Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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FLOW CHART

Flow Chart Vacant Land Plot Nos. 1, 2, 17, 18 and 19 5 Plots) bearing No.29 of 2009 approved by the Commissioner, Town and Country Planning, Chennai, Tamil Nadu

Plot No.	Extent in Sqft	Survey Nos.
Plot No.1	6699	1288/2 Part
Plot No.2	9560	1288/2 Part, 1314/1 Part
Plot No.17	8611	1288/2 Part, 1314/1 Part
Plot No.18	8611	1288/2 Part, 1314/1 Part, 1314/2 Part
Plot No.19	10758	1314/1 Part, 1314/2 Part
Total Extent	44239 or 4109.90 Sqmts	

Item No.1 - Survey No.1288/2 - 92 Cents

PATTA					DOC				GPA				
Appd No	Patta No	S.No.	Extent in Sqmtrs	Owner	Doc No & Date	S.No	Extent In Cents	Owner	Doc No. & Date	Executed by	Infavour of	Survey No	Extent In sqmtrs
					529/1966								
					10.01.1966	1288/2	92 Cents	Mr.Nataraja Naicker	868/2011	M/s.Evershine Garden City (P) Limited	M/s.Lancor Holdings Limited	1228/2	92 Cents
29 of 2009	2513	1288/2	92 Cents						04.05.2011	and Others			or
			or	M/s.Evershine Garden City (P) Limited	3626/1990								3700 Sqmtrs
			3700 Sqmtrs		06.07.1990	1288/2	92 Cents	Mrs.R Lalitha					
					14408/2007								
					12.06.2007	1288/2	92 Cents	M/s.Evershine Garden City Private Limited					

Item No.2 - Survey No.1314/1 Part - 75 Cents & Survey No.1314/2 Part - 76 Cents

PATTA					DOC				GPA				
Appd No	Patta No	S.No.	Extent in Sqmtrs	Owner	Doc No & Date	S.No	Extent In Cents	Owner	Doc No. & Date	Executed by	Infavour of	Survey No	Extent In sqmtrs
					2258/1968	1314/1 &	75 Cents &						
					27.08.1958	1314/2	76 Cents	Mr.Manicka Naicker					
29 of 2009	314	1314/1	75 Cents									1314/1	75 Cents
			or		787/1993	1314/1 &	75 Cents &		868/2011	Mrs.N.Rajam & Mrs.Saraswathy Venkatesan	M/s.Lancor Holdings Limited		
			3050Sq Mtrs		03.03.1993	1314/2	76 Cents	Mr.U.Suresh Golecha	04.05.2011	and Others		1314/2	76 Cents
		1314/2	76 Cents		252/1993	1314/1 &	75 Cents &						
			or		05.03.1993	1314/2	76 Cents	Mr.Manicka Naicker (POA: Mr.T.Sathiyamurthy)					
			3100Sq Mtrs										
					9566/2005	1314/1 &	75 Cents &						
					03.11.2005	1314/2	76 Cents	Mrs.N.Rajam & Mrs.Saraswathy Venkatesan					

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.