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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company / Partners of Firm / Proprietary Firm / Individual None/ADITYARAM represented by its Managing Director / Partner / Proprietrix Thiru / Tmt. / M/s. ADITYARAM has enrolled as Registered Professionals with this Chennai Metropolitan Development Authority (CMDA).

The Company / Partners of Firm / Proprietary Firm / Individual is Registered as a Registered Professional and given the Registration No. RD/2024/7/0267 on 26-Jul-2024. The Company / Partners of Firm / Proprietary Firm have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(ms) No.18, MAWS (MA1) Dept. Dated. 04.02.2019

This Registration is valid upto **25-Jul-2029**.

Signature Not Verified
Name :A Meganathan
Designation :Superintendent
Date :07/26/2024 3:22:52 PM



A Meganathan

Superintendent

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company **M/s. ADITYARAM HOUSING PRIVATE LIMITED,** represented by its Director **Thiru.** P. **ADITYARAM** has enrolled as **Registered Developer (RD)** with Chennai Metropolitan Development Authority (CMDA).

The Company is registered as a Registered Developer and given the Registration No. **RD/2022/06/1943** on **24.06.2022**. The Company have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18, MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **23.06.2027**.



24/6/22.

(A. MEGANATHAN)
Superintendent

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company / Partners of Firm / Proprietary Firm / Individual -/AMANI ADITYARAM represented by its
Managing Director / Partner / Proprietrix Thiru / Tmt. / M/s. AMANI ADITYARAM has enrolled as Registered Professionals with this Chennai Metropolitan Development Authority (CMDA).

The Company / Partners of Firm / Proprietary Firm / Individual is Registered as a Registered Professional and given the Registration No. RD/2024/7/0073 on 09-Jul-2024. The Company / Partners of Firm / Proprietary Firm have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(ms) No.18, MAWS (MA1) Dept. Dated. 04.02.2019

This Registration is valid upto **08-Jul-2029**.

Signature Not Verified
Name :A Meganathan
Designation :Superintendent
Date :07/09/2024 5:29:45 PM



A Meganathan

Superintendent

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the individual **Thiru. P. ARYA ADITYARAM** has enrolled as **Registered Developer (RD)** with Chennai Metropolitan Development Authority (CMDA).

The individual is registered as a Registered Developer and given the Registration No. **RD/2023/04/2442** on **27.04.2023.** The individual have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18, MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **26.04.2028**.

This certificate is utilized for the approval of land bearing S.Nos. 99/1A, 2A1, 2B1, 2C1, 2C2A, 2C2B, 2C2C, 2C2D, 99/3A, 3B, 3C, 100/2A, 101, 102/1B2, 2A, 103/2A1, 118/1A, 1B, 2E, 2F, 120/3, 4, 5, 6, 120/7A, 7B, 7C, 120/8A, 8B, of Sholinganallur Village and Taluk, Chennai District.



27/4/23

(A. MEGANATHAN)
Superintendent

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that Partnership of firm **ADITYARAM INFRASTRUCTURE PROJECTS LLP** represented by its Designated Partner **Thiru. P. ADITYARAM** has enrolled as **Registered Developer (RD)** with Chennai Metropolitan Development Authority (CMDA).

The Partnership of firm is registered as a Registered Developer and given the Registration No. **RD/2023/04/2441** on **27.04.2023**. The firm have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18, MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **26.04.2028**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

27/4/23

(A. MEGANATHAN)
Superintendent

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company **M/s. ADITYARAM PROPERTIES PRIVATE LIMITED** represented by its Managing Director **Thiru.** P. **ADITYARAM** has enrolled as **Registered Developer (RD)** with Chennai Metropolitan Development Authority (CMDA).

The Company is registered as a Registered Developer and given the Registration No. **RD/2023/03/2370** on **27.03.2023**. The Company have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18, MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **26.03.2028**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

27/3/23

(A. MEGANATHAN)
Superintendent

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company / Partners of Firm / Proprietary Firm / Individual -/SRINIVASA RAO represented by its Managing Director / Partner / Proprietrix Thiru / Tmt. / M/s. SRINIVASA RAO has enrolled as Registered Professionals with this Chennai Metropolitan Development Authority (CMDA).

The Company / Partners of Firm / Proprietary Firm / Individual is Registered as a Registered Professional and given the Registration No. RD/2024/7/0072 on 09-Jul-2024. The Company / Partners of Firm / Proprietary Firm have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(ms) No.18, MAWS (MA1) Dept. Dated. 04.02.2019

This Registration is valid upto **08-Jul-2029**.

Signature Not Verified
Name :A Meganathan
Designation :Superintendent
Date :07/09/2024 5:28:23 PM



A Meganathan

Superintendent

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.