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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verified.realestate

DIGITALLY VERIFIED RECORD

BUILDERS & PROMOTERS
(An ISO 9001: 2008 Certifed Company)

Shri Janani Homes (P) Ltd.,

Tel : 044-24500939, 2450 0012
E-mail : jananicon@yahoo.com
jananihomes1@gmail.com
Web : www.shrijananihomes.net

GUIDELINE VALUE OF THE PROPERTY

Sl.	Sur.No.	Extn. in Ares	Extn. in Cents	Guideline as per Cent	Total Value
1	85/3	5	15	66,000	9,90,000
2	85/4A	2.5	6	66,000	3,96,000
3	85/4B	3	7.5	66,000	4,95,000
4	85/4C	6	15	66,000	9,90,000
5	85/5A	9.5	23	66,000	15,18,000
6	85/5B	10.5	26	66,000	17,16,000
7	85/6	8	19	66,000	12,54,000
8	85/7	7	17	66,000	11,22,000
9	85/8	6.5	17	66,000	11,22,000
10	85/9	6.5	16	66,000	10,56,000
11	85/10	6.5	16	66,000	10,56,000
12	85/11	19.5	52	66,000	34,32,000
13	85/12	3	7	66,000	4,62,000
14	85/13	2.5	6	66,000	3,96,000
15	86/13	3	7.5	66,000	4,95,000
16	86/14	3	7.5	66,000	4,95,000
17	86/15	7	17	66,000	11,22,000
18	94/1	48	118	66,000	77,88,000
19	93/1	26	63	66,000	41,58,000
20	103/1	25.5	63	66,000	41,58,000
21	103/4A2	2.02	5	66,000	3,30,000
22	103/2A	3	9	66,000	5,94,000
23	103/2B	1	2.5	66,000	1,65,000
24	103/2C2	1.61	4	66,000	2,64,000
25	104/1	7.5	19	71,500	13,58,500

For TULIP PROPERTIES

Partner

For SHRI JANANI HOMES (P) LTD

Managing Director

Branch Office : #1A, Gandhi Street, (Back Side of Indian Oil Petrol Bunk) Kumaran Nagar, Sholinganallur, Chennai - 600 119.
Corporate Office : #9 2nd Cross, Shri Moogambigai Nagar, Reddiyarpalayam, Puducherry - 605 010

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26	104/2A	6	15	71,500	10,72,500
27	104/2B	3	7	71,500	5,00,500
28	104/2C	7	17.5	71,500	12,51,250
29	104/3	2	5	71,500	3,57,500
30	104/4	2.5	6	71,500	4,29,000
31	104/5	4.5	11	71,500	7,86,500
32	102/5	2	5.16	71,500	3,68,940
33	102/6	4.5	11	71,500	7,86,500
34	102/8A	2	5	71,500	3,57,500
	TOTAL	**257.13**	**640.66**		**4,28,42,690**

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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.