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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Sl No	Survey Number as per approved plan	Sale Deed				Patta			GPA document				
		Doc No & date	Owner	Survey No.	Extent	Owner	Survey Number	Extent Sq.m	Doc No & date	Executed by	Infavour of	S.No.	Extent (sq.m)
1.	Old door no.37/1,2,3, 4&5 New door no 74,76,78,80 &82, Kilapuk Chennai-600010, Comprised in Old S.No 272 & R.S.No 154 part as per Document, New R.S. No 154/32, 154/226, 154/227 & 154/228 as per Patta, Block No.13, Egmore village,chennai.	Partition deed:384 dated:24/01/1973	M.Natrajan	OS.No.272 ,Rs.No.154 part	7G- 0867 sq.ft								
2		Sett deed:1353 dated;13/06/2013	M.Natrajan to soudhamine kandiah	OS.No.272 ,Rs.No.154 /32 part	2691	soudhamine kandiah	154/227	250	GPA to Develop and not for sale in doc.1654 dated:25/06/2025	soudhamine kandiah	CHAITANYA FOUNDATIONS PVT LTD	OS.No.272 R.S.No.154/32,154/226,154/227,154/228	7G-0867 sq.ft(17667 sq.ft)
3		Sett deed:1354 dated;13/06/2013	M.Natrajan to Anandhi sabesan	OS.No.272 ,Rs.No.154 /32 part	2691	Anandhi sabesan	154/226	250		Anandhi sabesan			
4		Sett deed:1355 dated;13/06/2013	M.Natrajan to Murugan natarajan	OS.No.272 ,Rs.No.154 /32 part	3100	Murugan natarajan	154/228	288		Murugan natarajan			
5		Sett deed:1356 dated;13/06/2013	M.Natrajan to 1)suganthi 2) soudhamine kandiah 3) Anandhi sabesan 4) Murugan	OS.No.272 ,Rs.No.154 /32 part	4/5 of 9185	1)suganthi 2) soudhamine kandiah 3) Anandhi sabesan 4) Murugan	154/32	853					
6		Death certificate of M.Natarajan Dated:11/06/2021 Legal heirs of M.Natarajan are											

		1)suganthi 2) Soudhamine kandiah 3) Anandhi sabesan 4) Murugan Death certificate of suganthi date of death 16/03/2024 Legal heirs of suganthi are 1) Soudhamine kandiah 2) Anandhi sabesan 3) Murugan											
					17667 sq.ft(1641.3 sq.m)			1641 sq.m					17667 sq.ft(1641.3 sq.m)

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.