Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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OWNERSHIP FLOW CHART - SABARI

S. No.	Sale Deed Doc No. & Date	Survey Number	Owner	Extent Sq.ft as per sale deed	GPA Doc No.dated	Executed by	in favour of / Applicant
1	Sale Deed Doc No.1411/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Parthasarthy Swaminath Kaushik	831.25	Doc No.31/2026 dated 23.02.2026	Parthasarthy Swaminath Kaushik	M/s.Ramaniyam Real Estates (P) Ltd
2	Sale Deed Doc No.137/2002 dated 28.01.2002	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	M.K.Shyamsundar	831.25	Doc No.34/2026 dated 27.02.2026	M.K.Shyamsundar	M/s.Ramaniyam Real Estates (P) Ltd
3	Sale Deed Doc No.2778/2005 dated 14.11.2005	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	A.Biju	831.25	Doc No.757/2026 dated 10.03.2026	A.Biju	M/s.Ramaniyam Real Estates (P) Ltd
4	Settlement Deed Doc No.2958/2024 dated 21.10.2024,	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Muralidharan Venkataramani	831.25	Doc No.39/2026 dated 01.03.2026	Muralidharan Venkataramani	M/s.Ramaniyam Real Estates (P) Ltd
5	Sale Deed Doc No.1585/2002 dated 15.07.2002	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 &	K.Murali & K.Srinivasan	831.25	Doc No.755/2026 dated 10.03.2026	K.Murali & K.Srinivasan	M/s.Ramaniyam Real Estates (P) Ltd
6	Sale Deed Doc No.1406/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Ramco Cements Limited	831.25	Doc No.898/2026 dated 25.03.2026	Ramco Cements Limited	M/s.Ramaniyam Real Estates (P) Ltd
7	Sale Deed Doc No.2636/2004 dated 08.10.2004	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Srinivasan Santhana	831.25	Doc No.32/2026 dated 02.03.2026	Srinivasan Santhana	M/s.Ramaniyam Real Estates (P) Ltd
8	Sale Deed Doc No.1412/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	S.Raghuraman	831.25	Doc No.575/2026 dated 25.02.2026	S.Raghuraman	M/s.Ramaniyam Real Estates (P) Ltd
9	Settlement Deed Doc No.825/2024 dated 25.06.2024	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	S.Natarajan	831.25	Doc No.756/2026 dated 10.03.2026	S.Natarajan	M/s.Ramaniyam Real Estates (P) Ltd

10	Settlement Deed Doc No.751/2006 dated 24.03.2006	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	M.Sriuttara	831.25	Doc No.33/2026 dated 15.02.2026	M.Sriuttara	M/s.Ramaniyam Real Estates (P) Ltd
11	Sale Deed Doc No.2444/2000 dated 13.12.2000	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	D.Ravindran	831.25	Doc No.578/2026 dated 25.02.2026	D.Ravindran	M/s.Ramaniyam Real Estates (P) Ltd
12	Settlement Deed Doc No.3092/2023 dated 10.10.2023	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Dinesh Sridharan, T.T.Sridharan & Usha Sridharan	831.25	Doc No.579/2026 dated 25.02.2026	Dinesh Sridharan, T.T.Sridharan & Usha Sridharan	M/s.Ramaniyam Real Estates (P) Ltd
13	Sale Deed Doc No.1408/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Ramco Industries Limited	831.25	Doc No.576/2026 dated 25.02.2026	Ramco Industries Limited	M/s.Ramaniyam Real Estates (P) Ltd
14	Sale Deed Doc No.1405/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Ramco Industries Limited	831.25	Doc No.577/2026 dated 25.02.2026	Ramco Industries Limited	M/s.Ramaniyam Real Estates (P) Ltd
15	Sale Deed Doc No.1415/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	S. Anand Narayan	831.25	Doc No.580/2026 dated 25.02.2026	S. Anand Narayan	M/s.Ramaniyam Real Estates (P) Ltd
16	Sale Deed Doc No.1407/1986 dated 22.09.1986	Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	Ramco Cements Limited	831.25	Doc No.897/2026 dated 25.03.2026	Ramco Cements Limited	M/s.Ramaniyam Real Estates (P) Ltd

	Flat Nos.	**UDS**	**Percentage**
Flat allotted to original land owners	16	8592.00	60.88%
Flat allotted to Ramaniyam Real Estates (P) Ltd	9	4708.00	39.12%
Total number of flats	25	13300	100.00%

Survey Number	Site Extent (Sq.ft)/ Flat Area/ UDS	UDS RELINQUISHED IN SQ.FT	UDS RETAINED IN SQ.FT
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
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Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537

Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
Survey Number 120/3 (Part) and 122/2 (Part), T.S.No.6468 & 6469	831.25	294.25	537
	13300.00	4708.00	8592.00

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.