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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DIGITALLY VERIFIED RECORD

WHITEFIELD MUDRA PHASE C – Project at Medavakkam (Survey Nos. 134/2A3, 135/1C3, 135/2C3, 136/2C1D, 164/1A5 & 165/1A1A)

Ownership flow chart :

Sl. No	Approval S.No.	Patta				Sale deed / Settlement deed			
		Patta No.	Owner	S.No.	Extent Sq.m	Doc. No. & dated	Owner	S.No.	Extent Cents (Sq.m)
1	134/2A3	6820	C. Nagalakshmi	134/2A3	300	4174 dated 12.09.2003	C. Nagalakshmi	134/2A	24 (971.24)
2	135/1C3	6820	C. Nagalakshmi	135/1C3	420	4174 dated 12.09.2003	C. Nagalakshmi	135/1	56 (2266.24)
3	135/2C3	6821	R. Venkatakumar	135/2C3	445	4173 dated 12.09.2003	R. Venkatakumar	135/2	61 (2468.58)
4	136/2C1D	6820	C. Nagalakshmi	136/2C1D	314	6076 dated 29.08.2005	C. Nagalakshmi	136/2	53 (2144.83)
5	164/1A5	6899	R. Venkatakumar	164/1A5	200	6701dated 06.05.2022	R. Venkatakumar	164/1A5	4.95 (200.32)
6	165/1A1A	2437	R. Venkatakumar	165/1A1A	1630	5473 dated 17.07.2002	R. Venkatakumar	165/1	83 (3358.89)
Total					3309	Total			281.95 (11410.11)

GPA						
Sl. No	Approval S.No.	Doc. No. & dated	Executed by	In Favour of	S.No.	Extent
1	134/2A3	4282 dated 24.03.2022	C. Nagalakshmi	M/s. Shirdi Shelters Whitefield (P) Ltd., rep. by its Managing Director C. Saravanan	134/2A3	7.50 Cents (303.51 sq.m)
2	135/1C3	4282 dated 24.03.2022	C. Nagalakshmi	M/s. Shirdi Shelters Whitefield (P) Ltd., rep. by its Managing Director C. Saravanan	135/1C3	10.50 Cents (424.92 sq.m)
3	135/2C3	4281 dated 24.03.2022	R. Venkatakumar	M/s. Shirdi Shelters Whitefield (P) Ltd., rep. by its Managing Director C. Saravanan	135/2C3	11 Cents (445.15 sq.m)
4	136/2C1D	4282 dated 24.03.2022	C. Nagalakshmi	M/s. Shirdi Shelters Whitefield (P) Ltd., rep. by its Managing Director C. Saravanan	136/2C1D	8 Cents (323.75 sq.m)
5	164/1A5	9300 dated 20.06.2022	R. Venkatakumar	M/s. Shirdi Shelters Whitefield (P) Ltd., rep. by its Director C. Nagalakshmi	164/1A5	4.95 Cents (200.32 sq.m)
6	165/1A1A	4281 dated 24.03.2022	R. Venkatakumar	M/s. Shirdi Shelters Whitefield (P) Ltd., rep. by its Managing Director C. Saravanan	165/1A1A	40.50 Cents (1638.98 sq.m)
Total						82.45 Cents (3336.63 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.