Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் **10(1)** பிரிவு

மாவட்டம் : திருவள்ளூர் வட்டம் : பொன்னேரி

வருவாய் கிராமம் : பெருங்காவூர் **2** பட்டா எண் : **2745**

உரிமையாளர்கள் பெயர்

1. - ... M/S .SIVASANKAR REAL ASSETS PRIVATE LIMITED -

| புல எண் | உட்பிரிவு | புன்செய் | | நன்செய் | | மற்றவை | | குறிப்புரைகள் |
|---|---|---|---|---|---|---|---|---|
| | | பரப்பு | தீர்வை | பரப்பு | தீர்வை | பரப்பு | தீர்வை | |
| | | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | |
| 407 | 1A1A1 | -- | -- | 0 - 31.45 | 2.72 | -- | -- | 2024/0105/01/616771--2024/01/04/000753SD------ Digitally signed: Mathivanan P Tahsildar 18/11/2024 08:10:42:PM |
| 407 | 2A1A | -- | -- | 0 - 43.40 | 3.75 | -- | -- | 2024/0105/01/615316--2024/01/04/000749SD------ Digitally signed: Mathivanan P Tahsildar 15/11/2024 12:31:10:PM |
| 407 | 2B1 | -- | -- | 0 - 13.16 | 1.14 | -- | -- | 2024/0105/01/620394--2024/01/04/000762SD------ Digitally signed: Mathivanan P Tahsildar 29/11/2024 01:25:16:PM |
| 407 | 3A1 | -- | -- | 0 - 50.08 | 4.33 | -- | -- | 2024/0105/01/615327--2024/01/04/000748SD------ Digitally signed: Mathivanan P Tahsildar 06/11/2024 05:46:03:PM |
| 429 | 2 | -- | -- | 0 - 39.50 | 3.42 | -- | -- | 2024/0103/01/375297------ Digitally signed: Senthilmurugan P Zonal Deputy Tahsildar 31/01/2024 11:49:51:PM |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 432 | - | -- | -- | 0 - 38.50 | 3.33 | -- | -- | 2024/0103 /01/375297--- ------ Digitally signed: Senthilmurugan P Zonal Deputy Tahsildar 31/01/2024 11:49:51:PM |
| 433 | 1A1 | -- | -- | 0 - 41.09 | 3.55 | -- | -- | 2024/0105 /01/618504--2024 /01/04/000755SD ------ Digitally signed: Mathivanan P Tahsildar 23/11/2024 09:05:37:AM |
| 433 | 1B1 | -- | -- | 0 - 15.64 | 1.35 | -- | -- | 2024/0105 /01/609492--2024 /01/04/000741SD ------ Digitally signed: Mathivanan P Tahsildar 20/10/2024 01:20:40:PM |
| 433 | 2B1 | -- | -- | 0 - 4.97 | 0.43 | -- | -- | 2024/0105 /01/615322--2024 /01/04/000750SD ------ Digitally signed: Mathivanan P Tahsildar 16/11/2024 12:30:14:PM |
| 438 | 1B2 | -- | -- | 0 - 43.50 | 3.74 | -- | -- | 2024/0103 /01/375297--- ------ Digitally signed: Senthilmurugan P Zonal Deputy Tahsildar 31/01/2024 11:49:51:PM |
| 440 | - | -- | -- | 0 - 47.00 | 4.06 | -- | -- | 2024/0103 /01/375297--- ------ Digitally signed: Senthilmurugan P Zonal Deputy Tahsildar 31/01/2024 11:49:51:PM |
| 441 | - | -- | -- | 0 - 43.50 | 3.78 | -- | -- | 2024/0103 /01/375297--- ------ Digitally signed: Senthilmurugan P Zonal Deputy Tahsildar 31/01/2024 11:49:51:PM |
| | | | | 4 - 11.79 | 35.60 | | | |

குறிப்பு :

| | |
|---|---|
| 1. | மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/04/167/02745/30798** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். |
| 2. | இத் தகவல்கள் 01-12-2024 அன்று 11:30:06 AM நேரத்தில் அச்சடிக்கப்பட்டது. |
| 3. | கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் |

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.