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

Patta						Sale Deed			
S.No	DTCP Approved Sf.NO	Patta No	Owner Name	Sf No in Patta	Extent Sq.m	Doc No & Dated	Owner Name	Sf.No	Extent Sq.m
1	209/2B	5922	Vijayalakshmi	209/2B	40	15777/2022 - 01.11.2022	Vijayalakshmi	209/2	40
2	209/3B	5922	Vijayalakshmi	209/3B	465	15777/2022 - 01.11.2022	Vijayalakshmi	209/3	465
3	211/3	5922	Vijayalakshmi	211/3	162	15777/2022 - 01.11.2022	Vijayalakshmi	211/3	162
4	209/4A1	1533	Bouvanesvarane	209/4A1	886	1905/2005 - 10.03.2005	Bouvanesvarane	209/4A	1254
5	209/4A3	1533	Bouvanesvarane	209/4A3	46				
6	209/4B1	1533	Bouvanesvarane	209/4B1	696	1905/2005 - 10.03.2005	Bouvanesvarane	209/4B	900
7	209/4B3	1533	Bouvanesvarane	209/4B3	40				
8	211/1A	1533	Bouvanesvarane	211/1A	3660	2577/2006 - 10.03.2006	Bouvanesvarane	211/1	3884
9	209/4A2	5942	Vaithiswaran	209/4A2	318	16680/2022 - 16.11.2022	Vaithiswaran	209/4A	323
10	209/4B2	5942	Vaithiswaran	209/4B2	164	16680/2022 - 16.11.2022	Vaithiswaran	209/4B	164
11	209/4C	5926	Vaithiswaran	209/4C	550	16681/2022 - 16.11.2022	Vaithiswaran	209/4C	566
12	209/4D	5926	Vaithiswaran	209/4D	50	16681/2022 - 16.11.2022	Vaithiswaran	209/4D	50
13	209/4E	5926	Vaithiswaran	209/4E	100	16681/2022 - 16.11.2022	Vaithiswaran	209/4E	101
14	211/1B	5933	Vaithiswaran	211/1B	240	16682/2022 - 16.11.2022	Vaithiswaran	211/1	242
15	209/7A	5925	Vaithiswaran	209/7A	400	16683/2022 - 16.11.2022	Vaithiswaran	209/7A	404

GPA to Sell				
Doc No & Dated	Executed By	In Favour of	Sf.No	Extent Sq.m
15782/2022 - 01.11.2022	Vijayalakshmi	Vaithiswaran	209/2B	40
15782/2022 - 01.11.2022	Vijayalakshmi	Vaithiswaran	209/3B	465
15782/2022 - 01.11.2022	Vijayalakshmi	Vaithiswaran	211/3	162

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.