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™
3/350/2 Mettukuppam,
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OWNERSHIP FLOW CHART														
SALE DEED						**PATTA**						**GPA**		
Sl No	Survey Number as per approved plan	Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	Infavour of/ Applicant	Survey Number	Extent Sq.m
1	R.S. No. 1567/30	927/1992 30.09.1992	Mrs. Ayesha Rumaisa	R.S. No. 1567	84.25	1	Mr Muhamed Karan Ubaidi	1567/30	1348.00	1426/2025 (16.10.2025)	Mr Mohamed Karan Ubaidi	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		493/2005 22.09.2005	Mrs. Ayesha Rumaisa	R.S. No. 1567	84.25									
2	R.S. No. 1567/30	1285/2003 17.12.2003	Mr Kanwar Bir Singh Kohli	R.S. No. 1567	84.25	2	Mr Kanwar Bir Singh Kohli & Mrs. Arunjit Kaur Kohli	1567/30	1348.00	1733/2025 (22.12.2025)	Mr Kanwar Bir Singh Kohli Mrs. Arunjit Kaur Kohli	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		1286/2003 17.12.2003	Mrs. Arunjit Kaur Kohli	R.S. No. 1567	84.25									
3	R.S. No. 1567/30	615/2019 22.05.2019	Mrs. Gitanjali Reddy	R.S. No. 1567	84.25	3	Mr Bharath Reddy & Mrs. Gitanjali Reddy	1567/30	1348.00	1425/2025 (16.10.2025)	Mr Bharath Reddy Mrs. Gitanjali Reddy	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		733/1992 10.07.1992	Mr Bharath Reddy	R.S. No. 1567	84.25									
4	R.S. No. 1567/30	1091/2011 05.12.2011	Mr Vishnu Mohan Reddy	R.S. No. 1567	84.25	4	Mr Vishnu Reddy	1567/30	1348.00	1567/2025 (18.11.2025)	Mr Vishnu Mohan Reddy	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		1339/2015 27.11.2015	Mr Vishnu Mohan Reddy	R.S. No. 1567	84.25									
5	R.S. No. 1567/30	924/1992 30.09.1992	M/s. Magnum Clothing Pvt. Ltd.	R.S. No. 1567	84.25	5	M/s. Magnum Clothing Pvt Ltd	1567/30	1348.00	1734/2005 (22.12.2025)	M/s. Magnum Clothing Pvt. Ltd.	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		925/1992 30.09.1992	M/s. Art Trend Exports Pvt. Ltd.	R.S. No. 1567	84.25									
6	R.S. No. 1567/30	1234/2002 10.10.2002	Sigma link Limited	R.S. No. 1567	84.25	6	M/s. Integrated Electrical Controls India Limited	1567/30	1348.00	1488/2025 (31.10.2025)	M/s. Integrated Electrical Controls India Private Limited	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		275/1993 22.02.1993	Jay and Jay Enterprises	R.S. No. 1567	84.25									
7	R.S. No. 1567/30	167/1999 26.02.1999	Mrs. Sara Basu Vetteth	R.S. No. 1567	151.65	7	Mrs. Sara Basu Vetteth	1567/30	1348.00	1420/2025 15/10/2025	Mrs. Sara Basu Vetteth	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		1027/2003 07.10.2003	Mrs. Sara Basu Vetteth	R.S. No. 1567	16.85									
8	R.S. No. 1567/30	166/1999 26.02.1999	Mr Yohan Basu Vetteth	R.S. No. 1567	151.65	8	Mr Yohan Basu Vetteth	1567/30	1348.00	ADJ 85/2025 12.11.2025	Mr Yohan Basu Vetteth	Vishranthi Homes Pvt. Ltd. Rep by Mr. C.R. Devendra	R.S. No. 1567/30	167.22
		1175/2003 17.11.2003	Mr Yohan Basu Vetteth	R.S. No. 1567	16.85									
				Sale Deed	1337.8			**Patta**	1348.00				**GPOA**	1337.8

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.