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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+91 9996 12 9996
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| Sl No | Survey Number as per approved plan | Deed | | | | Patta | | | | GPA | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Doc No & date | Owner | Survey Number | Extent Sq.m | No | Owner | Survey Number | Extent Sq.m | Doc No dated | Executed | In favour of/ Applicant | Survey Number | Extent sq.m |
| 1 | 3925/23 and 3925/32 | 4477/2022 14.11.2022 | Mohamed Irshad Hussain | 3925/23 and 3925/32 | 153.227 | 2018/0153 /02/00108 1TR DT 2018.03.28 | 1.MOHAMED IRSHAD HUSSsAIN 2.B.HAFEEZ KHAN 3.NAZNEEN KHAN | 3925/23 | 458.50 | 4101/2023 18.10.2023 | Mohamed Irshad Hussain | India Builders Chennai Limited | 3925/23 and 3925/32 | (91.936 Land Owner Retained +61.290 Builder Share) **153.227** |
| | | | | | | 2018/0153 /02/0010 77TR DT:2018-03-23 DT23.03. 2018 | 4.MOHAMED SAJJAD HUSSAIN 5.HUMERA HUSSAIN, 6.ARSHIYA HUSSAIN | 3925/32 | 357.50 | 567/2024 16.02.2024 | Mohamed Irshad Hussain | India Builders Chennai Limited | 3925/23 and 3925/32 | |
| 2 | 3925/23 and 3925/32 | 2709/2015 07.09.2015 | Dr. Nazneen khan (alias) dr. Nazneen begum khan | 3925/23 and 3925/32 | 153.226 | | | | | 2974/2022 14.11.2022 | Dr. Nazneen khan (alias) dr. Nazneen begum khan | India Builders Chennai Limited | 3925/23 and 3925/32 | (91.936 Land Owner Retained +61.290 Builder Share) **153.226** |
| | | | | | | | | | | 44/2024 16.02.2024 | Dr. Nazneen khan (alias) dr. Nazneen begum khan | India Builders Chennai Limited | 3925/23 and 3925/32 | |
| 3 | 3925/23 and 3925/32 | 4127/2023 19.10.2023 | Hafeez Khan | 3925/23 and 3925/32 | 153.226 | | | | | 4128/2023 19.10.2023 | Hafeez Khan | India Builders Chennai Limited | 3925/23 and 3925/32 | (91.936 Land Owner Retained +61.290 Builder Share) **153.226** |
| | | | | | | | | | | 566/2024 16.02.2024 | Hafeez Khan | India Builders Chennai Limited | 3925/23 and 3925/32 | |
| 4 | 3925/23 and 3925/32 | 754/2015 11.03.2015 | I.Mohammed Sajjad Hussain (Alias) Saj Huss | 3925/23 and 3925/32 | 119.286 | | | | | 38/2024 27.02.2024 | I.Mohammed Sajjad Hussain (Alias) Saj Huss | India Builders Chennai Limited | 3925/23 and 3925/32 | (71.534 Land Owner Retained+ 47.690 Builder Share) **119.224** |

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 3925/23 and 3925/32 | 755/2015 11.03.2015 | Humera Hussain (Alias) Humera Irshad Hussain | 3925/23 and 3925/32 | 119.193 | | | | | 43/2024 11.02.2024 | Humera Hussain (Alias) Humera Irshad Hussain | India Builders Chennai Limited | 3925/23 and 3925/32 | (71.534 Land Owner Retained+ 47.690 Builder Share)<br><br>**119.224** |
| 6 | 3925/23 and 3925/32 | 756/2015 11.03.2024 | Arshiya Hussain (Alias) Arshiya Khan | 3925/23 and 3925/32 | 119.19 | | | | | 568/2024 16.02.2024 | Arshiya Hussain (Alias) Arshiya Khan | India Builders Chennai Limited | 3925/23 and 3925/32 | (71.534 Land Owner Retained+ 47.690 Builder Share)<br><br>**119.224** |

Total Extent = 817.35 Sqm

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

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# 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.