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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Memorandum Of Understanding for Flat Sharing

This MOU for Flat Sharing entered into on this the 23rd day of August 2025 by and between

Mr.C.A.Kurien (PAN AQOPK5221F), S/o. Late Abraham C.Thomas, aged about 46 years, residing at Door No.12/39,Thadagam road, Edayarpalayam, Coimbatore 641025 the OWNER of the Schedule Property and M/s."CRYSTAL HOMES" (PAN NO AAQFC9674A) having its Head Office at,S1,Sai Anantham Apartments, China Subbanna Street, K.K.pudur, Saibaba Colony,Coimbatore - 641 038 the DEVELOPER, represented by its Partner Mr.N.Murugappan,(PAN AOUPM3641M) Son of Mr.Nagappan, residing at No.6, Nagappa Colony, Kavundampalayam Post, Coimbatore - 641 030 agrees to share the dwellings including car parking according to their respective proportionate share to be constructed by the developer at T.S.No.1/3,Thadagam Road,Edayarpalayam,Coimbatore-641025.

OWNER Share:

The OWNER Shall be entitled to Eight numbers of dwellings including car parking as detailed below.

S.No	Floor Detail	Flat Number	UDS
1	A (First Floor)	A2	490 Sqft
2	A (First Floor)	A5	542 Sqft
3	B (Second Floor)	B1	490 Sqft
4	B (Second Floor)	B4	573 Sqft
5	C (Third Floor)	C3	490 Sqft
6	C (Third Floor)	C5	542 Sqft
7	D (Fourth Floor)	D1	490 Sqft
8	D (Fourth Floor)	D6	573 Sqft
	Total	8 Dwellings	4190 Sqft

OWNER

DEVELOPER

For CRYSTAL HOMES

Partner

DEVELOPER Share:

The DEVELOPER Shall be entitled to Fifteen numbers of dwellings including car parking as detailed below.

S.No	Floor Detail	Flat Number	UDS
1	A (First Floor)	A1	490 Sqft
2	A (First Floor)	A3	490 Sqft
3	A (First Floor)	A4	573 Sqft
4	A (First Floor)	A6	573 Sqft
5	B (Second Floor)	B2	490 Sqft
6	B (Second Floor)	B3	490 Sqft
7	B (Second Floor)	B5	542 Sqft
8	B (Second Floor)	B6	573 Sqft
9	C (Third Floor)	C1	490 Sqft
10	C (Third Floor)	C2	490 Sqft
11	C (Third Floor)	C4	573 Sqft
12	C (Third Floor)	C6	573 Sqft
13	D (Fourth Floor)	D2	490 Sqft
14	D (Fourth Floor)	D3	490 Sqft
15	D (Fourth Floor)	D4	573 Sqft
	Total	15 Dwellings	7900 Sqft

The remaining **Flat No.D5** (Fourth Floor) including car parking, shall continue to be shared by the OWNER and the Developer according to their respective proportionate share.

S.No	Floor Detail	Flat Number	UDS
16	D (Fourth Floor)	D5	542 Sqft

Description of Total undivided share of land:

S.No	Description	Total UDS
1	Owner Share	4190 Sqft
2	Developer Share & Common Share 7900 Sqft+542 Sqft	8442 Sqft
	Total	12632 Sqft

OWNER

DEVELOPER

For CRYSTAL HOMES

Partner

SCHEDULE OF PROPERTY

In Coimbatore Registration District,Vadavalli Sub-Registration District, Coimbatore Taluk, Koundampalayam Village, within this an extent of 16¼ cents of land in T.S.No.1/4, (Old S.F.No.361) and 29 cents of land in T.S.No.1/3, (Old S.F.No.358/3B) together 45¼ cents of land.

Within this an extent of 29 cents of land in T.S.No.1/3, Block no.6, Old S.F.No.358/3B, situated within the following boundaries.

North of - Land in S.F.No.359
South of - East West 30 Feet Road
East of - Land in T.S.No.1/1 Block No.6 belongs to C.A.Thomas.
West of - Land in T.S.No.1/4 Block No.6 belongs to C.A.Kurien

OWNER

DEVELOPER

For CRYSTAL HOMES

Partner

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.