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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PROJECT NAME: OLIVIA

KARADIVAVI VILLAGE, PALLADAM TALUK, TIRUPPUR DISTRICT

OWNERSHIP FLOWCHART

SALE DEED							PATTA				
S.NO	SF.NO	DOC NO	DATE	NAME	SF.NO	EXTENT IN ACRE	S.NO	SF.NO	NAME	PATTA NO	EXTENT IN SQ.MTR
1	127/1C	14193/2023	08-05-2023	KP TEXTILES CBE PVT LTD	127/1C	3.00	1	127/1C	KP TEXTILES CBE PVT LTD	3260	12150
2	127/1D	235/2022	05-01-2022		127/1D	3.00	2	127/1D		3260	12150
3	127/1E	235/2022	05-01-2022		127/1E	2.605	3	127/1E		3260	10550
4	129/1B1	235/2022	05-01-2022		129/1B1	1.79	4	129/1B1		3242	7244
5	129/1C1	236/2022	05-01-2022		129/1C1	1.90	5	129/1C1		3241	7689
6	129/2A	236/2022	05-01-2022		129/2A	4.07	6	129/2A		3241	9100
7	129/1D	239/2022	05-01-2022		129/1D	2.25	7	129/1D		1973	16471
TOTAL						18.615				TOTAL	75354
		16448/2024	30-09-2024	N KANAGARAJ & U SENTHILKUMAR		1/2 SHARE FROM THE ABOVE EXTENT					

DOC NO:16448/2024, DATE: 30/09/2024-NAME: N KANAGARAJ & U SENTHILKUMAR BOUGHT HALF OF THE SHARE IN ABOVE ALL EXTENT FROM KP TEXTILES CBE PVT LTD

S.NO	SF.NO	DOC NO	DATE	NAME	SF.NO	EXTENT IN ACRE
1	127/1C	16448/2024	30-09-2024	N KANAGARAJ & U SENTHILKUMA	127/1C	1.50
2	127/1D				127/1D	1.50
3	127/1E				127/1E	1.30 ¼
4	129/1B1				129/1B1	0.89 ½
5	129/1C1				129/1C1	0.95
6	129/1D				129/1D	1.12 ½
7	129/2A				129/2A	2.03 ½
						9.3075

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.