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

UNITED ARAB EMIRATES
MINISTRY OF HEALTH AND PREVENTION

دولة الإمارات العربيـــة المتحـــــدة
وزارة الصحـــــــة ووقاية المجتمع

DISTRICT : Sharjah

منطقة : الشارقة

رقم جواز السفر: M 4764515

إيصال رقم: 294734032126661984

شهـــادة وفـــاة
Death Certificate

Name :	عبدالرزاق ناظم الدين عبدالرزاق				الإسم الثلاثي:
Nationality :	الهند	الجنسية:	Gender :	ذكر	الجنس:
Religion :	مسلم	الديانة:	Marital Status :	متزوج	الحالة الإجتماعية:
Occupation :	لايعمل	المهنـــة:	Age :	71 سنة	العمر:
Address :	عجمان-الراشدية				العنوان:
Place of Death :	مستشفى القاسمى -الشارقة				مكان الوفاة:
Date of Death (in Figures) :	17/05/2024				تاريخ الوفاة الميلادي (بالأرقام):
Date of Death (in Letters) :	السابع عشر من شهر مايو سنة الفين و اربعة و عشرون				تاريخ الوفاة الميلادي (بالحروف):
Date of Death (Hijri calendar) :	1445-11-09				تاريخ الوفاة الهجري (بالأرقام):
Registration Number :	D/SJ/000850/2024				رقم القيد:
Date of Issue :	17/05/2024				تاريخ الإصدار:
Place of Issue :	مستشفى القاسمى -الشارقة				مكان الإصدار:
Type of Issue :	جديد				نوع الإصدار:

Registration officer : المسجل:

Signature : التوقيع:

Director of Center : مدير المركز:

Signature : التوقيع:

To verify, SCAN HERE امسح هنا

Any alteration to this certificate or its content will render it null and void.

أي تغيير في هذه الشهادة يلغيها.

UNITED ARAB EMIRATES
MINISTRY OF HEALTH AND PREVENTION

دولة الإمارات العربيـــة المتحـــــدة
وزارة الصحـــــــة ووقاية المجتمع

DISTRICT : Sharjah

منطقة : الشارقة

Passport No: M 4764515

Receipt No.:294734032126661984

شهـــادة وفـــاة
Death Certificate

Name :	ABDUL RAZAAK NAZIMUDEEN A RAZAAK				الإسم الثلاثي:
Nationality :	India	الجنسية:	Gender :	Male	الجنس:
Religion :	Muslim	الديانة:	Marital Status :	Married	الحالة الإجتماعية:
Occupation :	Does not work	المهنـــة:	Age :	71 Years	العمر:
Address :	عجمان-الراشدية				العنوان:
Place of Death :	AlQassimi Hospital-Sharjah				مكان الوفاة:
Date of Death (in Figures) :	17/05/2024				تاريخ الوفاة الميلادي (بالأرقام):
Date of Death (in Letters) :	The Seventeenth of May Two Thousand and Twenty Four				تاريخ الوفاة الميلادي (بالحروف):
Date of Death (Hijri calendar) :	1445-11-09				تاريخ الوفاة الهجري (بالأرقام):
Registration Number :	D/SJ/000850/2024				رقم القيد:
Date of Issue :	17/05/2024				تاريخ الإصدار:
Place of Issue :	AlQassimi Hospital-Sharjah				مكان الإصدار:
Type of Issue :	New				نوع الإصدار:

Registration officer : المسجل:

Signature : التوقيع:

Director of Center : مدير المركز:

Signature : التوقيع:

To verify, SCAN HERE امسح هنا

Any alteration to this certificate or its content will render it null and void.

أي تغيير في هذه الشهادة يلغيها.

வாரிசு சான்றிதழ்
Legal Heir Certificate

சான்றிதழ் எண் / Certificate No: TN-720241014646 நாள் / Date: 25-10-2024

கதவு எண் B21, ஒன்பதாவது குறுக்கு தெரு முனிசிபல் காலனி, நீலகிரிதெற்கு தோட்டம் கிராமம் / நகரம், தஞ்சாவூர் வட்டம், தஞ்சாவூர் மாவட்டம், தமிழ்நாட்டில் வசித்த நஜிமுதீன் தந்தையின் பெயர் அப்துல் ரஜாக் என்பவர் 17-05-2024 தேதி அன்று இறந்துள்ளார். மேற்படி இறந்த நபருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்களாவார்கள்.

This is to certify that Nazimudeen son of Abdul Razzak who was residing at Door No. 821, 9th cross street municipal colony Neelagiri Therkku Thottam Village/Town of Thanjavur Taluk of Thanjavur District, Tamil Nadu expired on 17-05-2024 leaving behind the following persons as surviving legal heirs.

வ.எண் / SLNo	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	Bathrunnissa	66	Wife of the deceased	Widow
2	Mohamed Tharik	42	Son of the deceased	Married
3	Mohamed Navas	41	Son of the deceased	Married
4	Nasrinnisa Affan	39	Daughter of the deceased	Married

The Following persons are predeceased Legal Heirs :

வ.எண் / SLNo	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	Abdul Razzak	90	Father of the deceased	Married
2	Zulaikha Bee	66	Mother of the deceased	Widow

1) இச்சான்று மனுதாரர் அளித்த ஆவணங்கள் / விவரங்களின் அடிப்படையில் வழங்கப்படுகிறது/ This certificate is based on the documents / particulars furnished by the applicant.

2) மனுதாரர் இச்சான்று தொடர்பாக தெரிவித்த எந்த ஒரு தவறான தகவல்களுக்கும் சான்று வழங்கும் அதிகாரம் பெற்ற அலுவலர் பொறுப்பல்ல/ The Competent Certificate Issuing authority is not responsible for any malafide information submitted by applicant.

3) வட்டாட்சியரால் வழங்கப்பட்ட இச்சான்றினால் தொடர்புடைய நபர்கள் இச்சான்றை வழங்கிய நாளிலிருந்து ஒரு ஆண்டிற்குள் மேல் முறையீடு செய்து கொள்ளலாம் / Against the order of the tahsildar, an appeal can be filed to the respective Revenue Divisional Officer within a period of one year from the date of issuance of certificate / rejection of the application.

மாவட்டம் /District : Thanjavur
வட்டம் /Taluk : Thanjavur

பதவி /Designation : வட்டாட்சியர் /Tahsildar

குறிப்பு / Remarks :
இச்சான்றிதழ் மின்னணுமுறையில் இயற்றப்பட்டதால், கையொப்பம் அல்லது முத்திரை தேவையில்லை /
This certificate is digitally signed and does not require any seal or signature.

[illegible] DIVAKULKELI KANNEERSELVAM
[illegible] 11:20:08 IST

இது வலப்பக்க மேலுள்ள 2D barcode படிப்பான் மூலம் இணையதளத்தில் சரிபார்க்கவும்.

Genuineness of the certificate can be verified by.

(a) Keying in the unique certificate number TN-720241014646 in the URL https://tnedistrict.tn.gov.in/tneda/VerifyCertI.xhtml.

(or)

(b) Reading the 2D barcode with mobile barcode reader and verify through online.

Note:

a) This certificate is issued as per the order of the Hon'ble High Court of Madras, dated 17.06.2022 in W.P. No. 25247 of 2021

I) This is only a relationship certificate, indicating the names of the persons and their relationship,with the deceased.

II) This is an opinion of issuing authority, as to the relationship of the persons named in the certificate, with the deceased, based on the information furnished by the applicant (s) and on verification of the information, by a discreet enquiry conducted by the office of the issuing authority.

III) This certificate cannot be equated to a succession certificate issued by a Court.

IV) The certificate issued by the Tahsildar does not affect the legal right of any party and has no bearing on the status of the legal heir which is conferred on an individual under his / her personal law

V) This certificate is liable to be recalled by the issuing authority if it is found that the information furnished is false or the certificate is obtained on suppression of material facts or fraudulently or in any other means

[illegible] Master Management (RA 3 (2)) Department, dated 29.09.2022 and pending without any decision or [illegible] the implementation of these guidelines and issuance of certificate thereon and it would not be applicable or not enforceable to any certificate issued prior to these guidelines.

These guidelines would not affect or alter any certificate, which was issued prior to these guidelines, published in G.O. (Ms.) No. 478, Revenue and Disaster Management [RA 3 (2)] Department, dated 29.09.2022

சார்பதிவாளர் அலுவலகம், பாபநாசம்
புத்தகம்.... ....1 எண்.256/2025
கூடுதல் பக்கங்கள்.....39.....பக்க எண்.....33

A. Dharanya
A. [illegible]

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.