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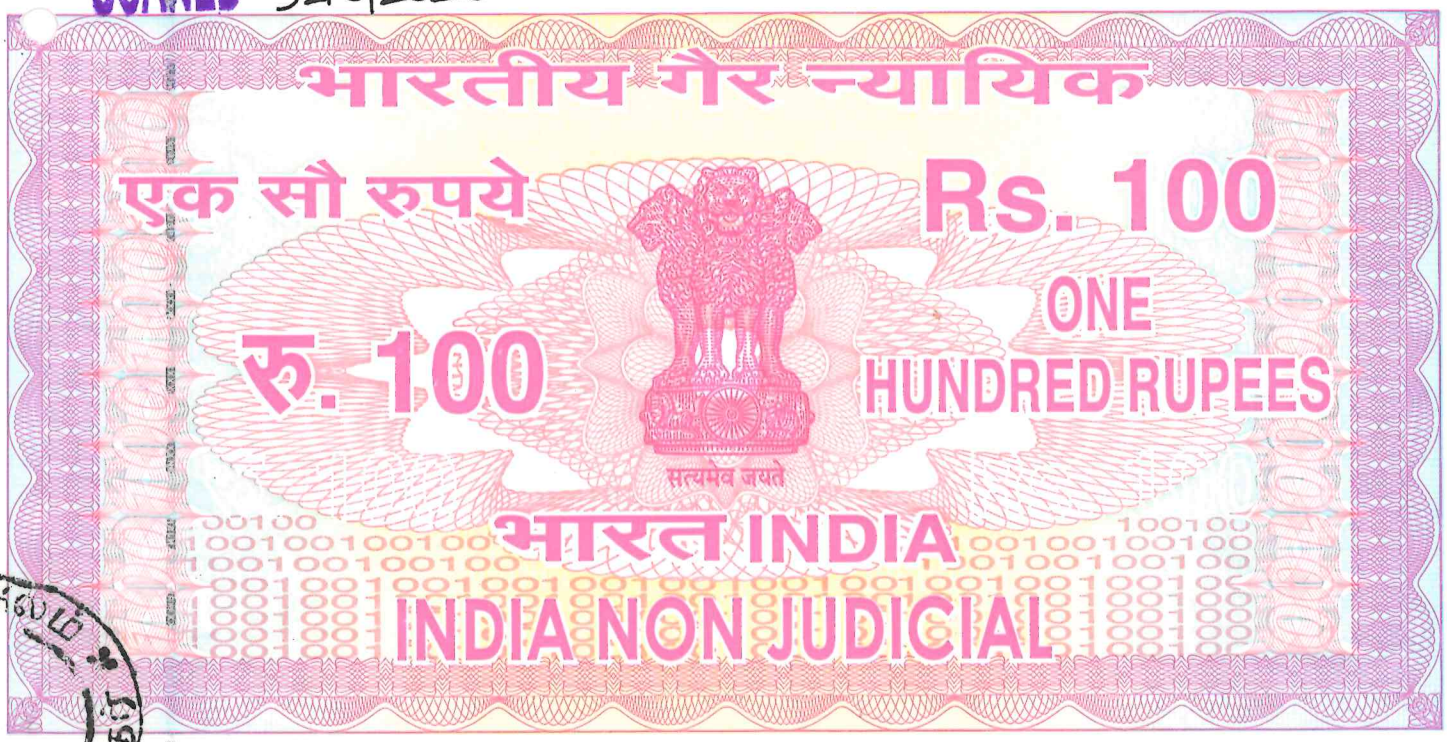
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SCANED 3216/2026



தமிழ்நாடு तमिलनाडु TAMILNADU 2 JUN 2026 FE 855434

M/s JMB FINANCE INC

A.GURUSAMY
STAMP VENDOR
L.No. 02/CH(S)/2008 Dt. 19.11.2008
No. 69, Srimetha Nagar, Andalkuppam,
Kunrathur, Chennai - 600 069.
Cell: 9380833111

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY, executed at CHENNAI, on this **3rd Day of JUNE 2026,** by **M/s VLC ENTERPRISES & REALESTATE,** represented by its Proprietor **Mr.B.LURTHURAJ PREM,** (PAN: AEFPL1200A & Aadhaar No.5665 4517 2958) Son of Mr.M.Bakiyajayaseelan, aged about 40 years, having office at No.7, Second Floor, ValgaValamudan Complex, Bazaar Road, Kundrathur, Chennai -600 069. hereinafter called the **'PRINCIPAL'** of the ONE PART;

TO AND IN FAVOUR OF

M/s JMB FINANCE INC (PAN: AARFJ4273D), a partnership firm, represented by its Partner **Mr.SATHISHKUMAR METHA,** (PAN: AQMPS0331C & Aadhaar No.2434 3563 8814) Son of Mr.Rajendran R Metha, aged about 42 years, residing at No.3/2, Harrington Road, 2nd Avenue, Chetpet, Chennai -600 031. hereinafter called the General Power of Attorney and Agent of the OTHER PART;

Document No.3216 of 2026 of book-1
Contains 18 Sheets 1 Sheet

For JMB FINANCE INC

Partner

Registering Officer

For VLC ENTERPRISES & REAL ESTATE

Proprietor

SUB-REGISTRAR VANDALUR

WITNESSETH AS FOLLOWS:

WHEREAS the PRINCIPAL represented to the POWER AGNET that he is the sole legal true and absolute owner of the property, viz. Comprised in **Survey No.102/1B,** Old Patta No.1326, as per patta **Survey No.102/1B4B,** New Patta No.1635, as per patta New Sub Division **Survey No.102/5,** Situated at **KILAMBAKKAM VILLAGE,** Vandalur Taluk, Chengalpattu District, measuring an extent of **53 Cents.,** which is more fully and particularly described in the schedule hereunder written. The Principal having purchased the same from and out of his own self acquired funds and savings without any ancestral nucleus, from Mrs.R.Dhanalakshmi, Wife of Mr.M.Ravichandran, residing at No.21, Railway Station Road, Swami Nagar, Annai Anjugam Nagar, Urabakkam-603 211, Vandalur Taluk, Chengalpattu District, in and by virtue of a Registered deed of absolute sale **Dated 12.01.2026,** duly registered at the office of the Sub Registrar Guduvanchery, as **Document No.419 of 2026,** Book No.I, and ever since then the PRINCIPAL is in continuous uninterrupted peaceful possession and absolute enjoyment thereof, paying taxes to the Government and Local authorities, down to this date, with full power of alienation without any let or hindrance.

KNOW ALL MEN BY THESE PRESENTS, I PRINCIPAL hereby appoint nominate, retain, and constitute of **M/s JMB FINANCE INC** represented by its Proprietor **Mr.SATHISHKUMAR METHA,** as my TRUE and LAWFUL GENERAL POWER OF ATTORNEY and AGENT, to do all acts, Deeds, and things hereinafter expressed in my name and on my behalf that is to say.

For JMB FINANCE INC

Partner

For VLC ENTERPRISES & REAL ESTATE

Proprietor

Document No.3216 of 2026 of book-1
Contains..18.....Sheets...2.....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

1. To Promote / Construct / Develop and Sell the "Schedule Property" either as a Residential Layout or by Constructing Apartment or Villas in the Developed Layout.

2. To apply to the CMDA / DTCP, and/or any other local competent body/bodies to obtain permission for the demolition of the existing super structure if any in the "Schedule property".

3. To develop the roads, compound wall, trenches, storm water drains, Electricity Supply, Drainage facilities and or any other infrastructure facilities with regard to the "Schedule property" and to comply with all the requirements under the law relating to such development.

4. To sign Building plans, Applications, Statements, Indemnity bond and returns and to submit the plans before the CMDA/ DTCP/ any other local competent body/bodies for the plans to be sanctioned, so as to commence the construction of the proposed building and to make the necessary payments, fees, etc., to the CMDA/ DTCP/ Panchayat/ Municipality and/or any other agencies for the "Schedule B Property".

5. To make applications before the TNEB, CMWSSB to get the necessary electrical, water sewerage connections and to make all the payments to these agencies with regard to the "Schedule property" or to any other competent Body/ Bodies, namely the DTCP, / any other local competent body/bodies, TNEB, CMWSSB etc.

For JMB FINANCE INC

Partner

Document No.3216..of 2026 of book-1
Contains.....18.....Sheets.....3.....Sheet

Registering Officer

For VLC ENTERPRISES & REAL ESTATE

Proprietor

SEAL OF THE SUB-REGISTRAR VANDALUR

6. To deal in all matters pertaining to Urban Land ceiling with the Urban Land ceiling Authorities and Apellate Authorities, Tribunal etc, with regard to the "Schedule property";

7. To make applications before the Tahsildar concerned to obtain Patta for the "Schedule property";

8. To sign all Forms / Documents / affidavits / indemnities required to apply to TNRERA and get the "Schedule property" registered under the Real Estate Regulatory Act and to represent us to TNRERA for any or all the matters pertaining to RERA.

9. To fix the price and to enter into Agreement/s with the prospective purchasers for the sale of "Schedule property" either parts or in full.

10. To sell the "Schedule property" either in divided or undivided parts thereof, incase of Development of Apartments or Villas in any of the "Schedule property".

11. To enter into Builders agreement/s with the prospective purchaser/s, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof and to appropriate the amounts received in any manner the attorney thinks fit for the "Schedule property".

For JMB FINANCE INC

Partner

For VLC ENTERPRISES & REAL ESTATE

Proprietor

Document No.....3216.....of 2026 of book-1
Contains.....18.....Sheets.....4.....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

12. To receive Advances, Sale considerations, Rents and Admit and acknowledge the receipt of the same, and to appropriate the amounts received in any manner the attorney thinks fit for the "Schedule property".

13. To execute Deed/s of Sale, Rectification Deeds, Agreement/s, Ratification Deeds, or other Deed/s with respect to the individual plots in the "Schedule property".

14. To present and submit the Deed/s of sale or such or such other documents before the Registrar, Sub-Registrar, or any other competent Authority/Authorities for registration and to receive the same after due registration for the "Schedule property".

15. To admit execution on our behalf before any Sub-Registrar having Jurisdiction and to complete such registration for the "Schedule Property" either in parts or in full.

16. To deposit or claim refund of any money on my behalf in any office or in Court of law on my behalf with reference to the "Schedule property".

17. To sign the necessary forms like Patta forms and such other forms as may be required by the competent registration Officer for effectively completing the registration formalities.

For JMB FINANCE INC

Partner

Document No.3216..of 2026 of book-1

Contains....18....Sheets....5....Sheet

Registering Officer

For VLC ENTERPRISES & REAL ESTATE

Proprietor

SEAL OF THE SUB-REGISTRAR VANDALUR

18. To pay the taxes, charges and other outgoings in respect of the "Schedule property" and development thereon.

19. To institute or defunct any proceedings in any court, civil, criminal, revenue, whether original or Apellate, Tribunals or other judicial or quasi-judicial bodies to protect the principal's interest and in that connection to appoint advocates, sign vakalats, plaints, petitions, affidavits, counter-affidavits, written statements, petitions, Memorandum or Appeal or Criminal complaints etc., and to give evidence, to execute any decree and to withdraw compound or compromise such proceedings on my behalf with reference to the "Schedule property".

20. To apply for the transfer of patta, mutation of records, sub-divisions of land and to have correspondence on my behalf with reference to the "Schedule property".

21. To do all such further deeds, acts and things and to execute declarations and such further documents as may be necessary and reasonably required by the Purchaser for more perfectly assuring the title and peaceful effective possession of the "Schedule property".

22. To execute cancellation deeds, rectification deeds and to submit and register the same and to receive the same after due registration for the "Schedule property".

For JMB FINANCE INC

Partner

For VLC ENTERPRISES & REAL ESTATE

Proprietor

Document No. 3216 of 2026 of book-1
Contains 18 Sheets 6 Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

23. To execute re-constitution Deed/s, in the event of "Schedule property" being reconstituted either within the Plots in Schedule Property or one or more adjoining properties.

24. To obtain refund of stamp duty or any payment from any office or Central or State Government or Corporation or DTCP /CMDA or Water Board or Local authority or Revenue authority or any court on my behalf with the reference to the "Schedule property".

25. Generally to act as our Attorney in relation to the matter as aforesaid and all other matters in which We may be interested or concerned and on our behalf, to exercise and do all acts and deeds or things as fully and effectually in all respects as if done by ourself personally on our behalf with reference to the "Schedule property".

I hereby further state, confirm and declare that this power of attorney hereby granted shall remain absolute and irrevocable and the rights of our agent is protected under Section 202 of the Indian contract Act;

I hereby ratify and confirm all our Attorney shall do, execute or perform or cause to be done, executed or performed the above said functions in connection with the "Schedule property" under and by virtue of this deed.

For JMB FINANCE INC

Partner

For VLC ENTERPRISES & REAL ESTATE

Proprietor

Document No. 3216 of 2026 of book-1
Contains....18....Sheets....1....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

No consideration has been paid or received through this power of Attorney Deed and no transfer is affected and the Power Agent shall maintain an account properly.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land Comprised in **Survey No.102/1B, Survey No.102/1B4B,** Old Patta No.1635, New Patta No.2009, as per patta New Sub Division **Survey No.102/5,** Situated at **KILAMBAKKAM VILLAGE,** Vandalur Taluk, Chengalpattu District, measuring an extent of **37.159 Cents., Out of 53 Cents,** (15.841 Cents less portion of the lands Gifted to CMDA by the Principal for towards Road portion Public Purpose Area) there about bounded on the;

NORTH BY - S.Nos.102/3 & 102/4
SOUTH BY - Land in S.No.101
EAST BY - Land in S.No.103
WEST BY - Panchayat Salai

Admeasuring **37.159 Cents.,**

And situated within the Sub-Registration District of Vandalur and the Registration District of Tambaram,

For JMB FINANCE INC

Partner

For VLC ENTERPRISES & REAL ESTATE

Proprietor

Document No.3216 of 2026 of book-1
Contains....18.....Sheets...8.....Sheet

Registering Officer



The Present Market Value **Rs.40,87,490/-**

IN WITNESS WHEREOF, I THE PRINCIPAL HAS HEREUNTO SET HIS HAND IN THIS DEED OF GENERAL POWER OF ATTORNEY ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

For JMB FINANCE INC

Partner

For VLC ENTERPRISES & REAL ESTATE

Proprietor

WITNESSES:

1. No4 manikkam nagar
Kundrathur ch-69

2. D SAM
NO 1/154 KAMACHI AMAN main Road
nagunivaram ch-125

3. M.S. Sampath
NO.80, Melandamada veethi
Mangadu
ch-122

DRAFTED BY:



S. NETHAJI, LL.B.,
ADVOCATE
Enrollment No: MS3094/2009
A G2, Manikkam Road, Samantham Nagar,
Kundrathur, Chennai-69. Cell: 94448 87037

Document No. 3216 of 2026 of book-1
Contains 18 Sheets 9 Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2774 of 2026

I hereby certify that a sum of ₹ 40,875/- (Rupees Fourty Thousand Eight Hundred and Seventy Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. VLC ENTERPRISES AND REALESTATE REPRESENTED BY ITS PROPRIETOR MR.B.LURTHURAJ PREM residing at No.7, Second Floor, ValgaValamudan Complex, Bazaar Road, Kundrathur, Chennai -600 069, KUNDRATHUR B, Kundrathur, Kancheepuram, Tamil Nadu, India, 600069.

Sub Registrar: Vandaloor
Date: 03/06/2026

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Vandaloor and fee of ₹ 41,985/- paid at 01:05 PM on the 03/06/2026 by

Left Thumb



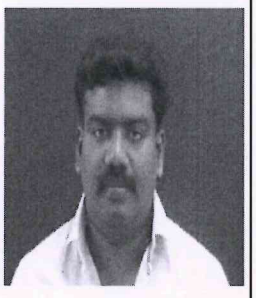


9840985556

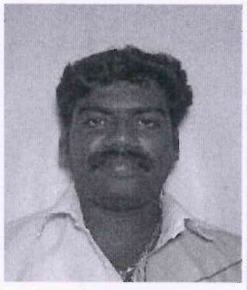
Additions as per recitals of document

Execution admitted by
Left Thumb





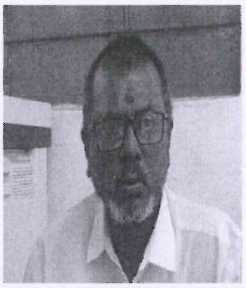
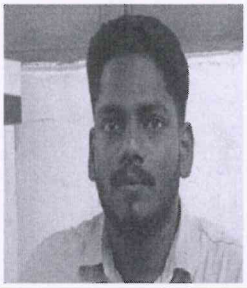
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:063284578ce2e82bf0f447badd3f8b5d850e0bd
(Details from UIDAI : Lurth Raj Prem B S/O: Bakkiya Jayaseelan, 10-04-1982, xxxxxxxx2958)



Document No.3216 of 2026 of book-1
Contains..18.....Sheets....1.0..Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7240745712c0c15e7f6445cbbcf9c671b2c3f68 **(Details from UIDAI : Satish Kumar Mehta C/O S/O Rajendra R Mehta, 17-09-1983, xxxxxxxx8814)**	
Identified by Witness 1 Left Thumb  	M.S Sampath 9444330995 Additions as per recitals of document	
Identified by Witness 2 Left Thumb  	D. SAM 9092777678 Additions as per recitals of document	

3rd day of June 2026

63540138

ABRAHAM K A
Sub Registrar
Vandaloor

Registered as Number **R/Vandaloor/Book-1/3216/2026**.

Document No. 3216 of 2026 of book-1
Contains 18 Sheets 1 Sheet

Date: 03/06/2026
Vandaloor

SEAL OF THE SUB-REGISTRAR VANDALUR

ABRAHAM K A
Sub Registrar

Registering Officer

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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Contains....18....Sheets....12....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : கிளாம்பாக்கம் பட்டா எண் : 2009

உரிமையாளர்கள் பெயர்

1. வி எல் சி என்டர்பிரைசஸ் அண்ட் ரியல் எஸ்டேட் உரிமையாளர் பாக்கிய ஜெயசீலன் மகன் லூர்துராஜ் ....பிரேம்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
102	5	0 - 21.46	1.50	--	--	--	--	2026/0103/35/007638--2022/35/15/000110SD ------ Digitally signed:SUGUMAR G Zonal Deputy Tahsildar 20/02/2026 09:39:27:AM
		0 - 21.46	1.50					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/35/15/003/02009/70341 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-06-2026 அன்று 03:13:07 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No.3246..of 2026 of book-1
Contains....18.....Sheets..13.....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

இந்திய அரசாங்கம்
Government of India

லூர்து ராஜ் பிரேம் பா
Lurth Raj Prem B

பிறந்த நாள் / DOB : 10/04/1982
ஆண்பால் / Male



5665 4517 2958

எனது ஆதார், எனது அடையாளம்

Scanned with CamScanner

ஆதார்

முகவரி: S/O: பாக்கிய ஜெயசீலன், பி எண் 4, 2வது தெரு, மாணிக்கம் நகர், குன்றத்தூர், குன்னத்தூர், காஞ்சிபுரம், தமிழ் நாடு, 600069

Address: S/O: Bakkiya Jayaseelan, PLOT NO 4, 2ND STREET, MANICKAM NAGAR, KUNDRATHUR, Kunnathur, Kancheepuram, Tamil Nadu, 600069

5665 4517 2958

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LURTH RAJ PREM

BAKKIYAJAYASEELAN

10/04/1982
Permanent Account Number

AEFPL1200A

Signature



29042014

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For VLC ENTERPRISES & REAL ESTATE

Proprietor

Document No. 3216 of 2026 of book-1
Contains....18....Sheets...14....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR





For JMB FINANCE INC

Partner





Document No...3216...of 2026 of book-1

Contains.....18.....Sheets.....15.....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

இந்திய அரசாங்கம்
Government of India



சம்பத் சுந்தர மூர்த்தி
Sambath Sundaramoorthy
பிறந்த நாள்/DOB: 01/01/1964
ஆண்/ MALE

Issue Date: 23/03/2013

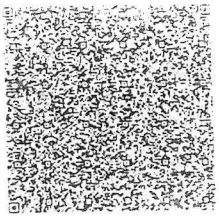
7068 6708 9966
VID : 9198 1026 5923 7623
எனது ஆதார், எனது அடையாளம்

M.S Sampath

Unique Identification Authority of India

முகவரி:
S/O: சுந்தர மூர்த்தி, 80, மேலண்டை [illegible]
வீதி, மங்காடு, காஞ்சிபுரம்,
தமிழ் நாடு - 600122

Address:
S/O: Sundaramoorthy, 80 MELANDAI
MADA VEETHI, MANGADU,
Kancheepuram,
Tamil Nadu - 600122



7068 6708 9966
VID : 9198 1026 5923 7623

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Document No.3216 of 2026 of book-1
Contains.....18.....Sheets....16..Sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA



Arputharaj Asuraj
அற்புதராஜ் ஏசுராஜ்
பிறந்த நாள்/DOB : 11-01-1997
ஆண் / Male

8214 7477 6741

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ஏசுராஜ், பிளாட் எண் 4, 2வது தெரு, மாணிக்கம் நகர், குன்றத்தூர், காஞ்சிபுரம். தமிழ் நாடு, 600069

Address:
S/O: Asuraj, PLOT NO 4, 2ND STREET, MANICKAM NAGAR, KUNDRATHUR, Sriperumbudur, Kancheepuram, Tamil Nadu, 600069

1947, 1800 1947 help@uidai.gov.in www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



श्याम सुंदर देवकरण
Shyam Sundar Dewakaran
பிறந்த நாள் / DOB : 10/06/2000
ஆண் / MALE

9401 8919 8815

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: தேவகரன், எண் 1/154, காமாட்சி நகர் மெயின் ரோடு, முகலிவாக்கம், காஞ்சிபுரம், தமிழ் நாடு, 600125

Address:
S/O: Dewakaran, NO 1/154, KAMATCHI NAGAR MAIN ROAD, Mugalivakkam, Kancheepuram, Tamil Nadu, 600125

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

Document No.3216 of 2026 of book-1
Contains.....18.....Sheets...17.....Sheet

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR


Document No.3216 of 2026 of book-1
Contains 18 Sheets 18 Sheet
Registering Officer
For JMB FINANCE INC
Partner
For VLC ENTERPRISES & REAL ESTATE
Proprietor
GPS Map Camera
Chennai,Tamil Nadu,India
Mannivakkam Road, Mannivakkam, Chennai, Tamil Nadu 600048, India
Lat 12.874998, Long 80.065449
Wednesday, 03/06/2026 11:28 AM GMT+05:30
Note : Captured by GPS Map Camera

SCANED

3058/2026 TP/27F009434/2024



தமிழ்நாடு तमिलनाडु TAMILNADU 29 MAY 2026 AZ 574807

VLC ENTERPRISES & REALESTATE

A.GURUSAMY
STAMP VENDOR
L.No.22/CH(S)/2008 Dt. 19.11.2008
No. 69, Srimetha Nagar, Andalkuppam,
Kunrathur, Chennai - 600 069.
Cell: 9380833111

சுத்த விக்கிரையப் பத்திரம்

2026-ஆம் வருடம், மே மாதம், 29-ந் தேதி, சென்னை-600 069, குன்றத்தூர், பஜார் ரோடு, வாழ்க வளமுடன் காம்பிளக்ஸ், இரண்டாவது தளம், கதவு எண்.7-ல் இயங்கிவரும் **M/s VLC ENTERPRISES & REALESTATE**-ன் உரிமையாளரும், காலஞ்சென்ற திரு.M.பாக்கியஜெயசீலன் அவர்களின் குமாரருமான சுமார் 40 வயதுள்ள **திரு.B.ஜார்துராஜ் பிரேம்** (PAN: AEFPL1200A & Aadhaar No.5665 4517 2958) ஆகிய தங்களுக்கு;

கள்ளக்குறிச்சி மாவட்டம் -605 757, திருக்கோவிலூர் வட்டம், திருக்கோவிலூர், புது தெரு, கதவு எண்.11/17-ல் வசித்து வந்து தற்போது மேற்படி திருக்கோவிலூர் சன்னதி தெரு, கதவு எண்.19-ல் வசிக்கும் திரு.அண்ணாதுரை அவர்களின் குமாரர் சுமார் 27 வயதுள்ள டாக்டர் **A.வருண்பிரகாஷ்** (PAN: BWHPV6822P & Aadhaar No.8574 9881 4273) ஆகிய நான் மனப்பூர்வமாய் சம்மதித்து எழுதிக்கொடுக்கும் சுத்த விக்கிரையப் பத்திரம் என்னவென்றால்;

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Contains 16 Sheets 1 Sheet

For VLC ENTERPRISES & REAL ESTATE

Proprietor

Registering Officer

SEAL OF THE SUB-REGISTRAR VANDALUR

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
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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.