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RE REGULATORY RECORD

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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Kelamangalam	Date / நாள்: 09-Jun-2026
Village /கிராமம்:Achettipalli	Survey Details /சர்வே விவரம்: 1182/1A1,1183/2A,1187/C2,1188/B1,1188/B2,1188/C,1190/B1A,1190/B1B,1190/B3A,1190/B3B,1191/B2,1192/B2,1192/B3,1193/B2

Data Availability Period for Village: Achettipalli

Kelamangalam Sub Registrar Office: From 04-Jun-2024 To 08-Jun-2026

Search Period /தேடுதல் காலம்: 04-Jun-2024 - 08-Jun-2026

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Salem			District: Krishnagiri		S.R.O: Kelamangalam	
1	12822/2025	04-Sep-2025 04-Sep-2025 05-Dec-2025	Settlement deed	1. K. MAMATHA	1. POOJA. A	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 3,00,000/-		PR Number/முந்தைய ஆவண எண்: 1109/2019, 1388/2019, 1760/2017, 4098/2018, 4874/2017, 9817/2019	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1188/C - 1500.0 SQUARE FEET			
	Village & Street/கிராமம் மற்றும் தெரு: Achettipalli, ADVIKA					

	SIGNATURE GRAND					
				Plot No./மனை எண் : 45		
	எல்லை விபரங்கள்: கிழக்கு - 9 Meter Wide Layout Road, மேற்கு - Plot Nos.47 & 55, வடக்கு - Plot No.44, தெற்கு - Plot No.46			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ACHETTIPALLI VILLAGE, 1. SURVEY NO.1182/1A, Dry Ext Hec.0.22.5, Asst Rs.0.25 in this new sub Division SURVEY NO.1182/1A1 Dry Ext. Hec.0.05.7, Asst Rs.0.10 (Patta No.3337) Full Extent 2. SURVEY NO.1183/2, Dry Ext Hec.0.48.0, Asst Rs.1.33 in this new sub Division SURVEY NO.1183/2A Dry Ext. Hec.0.12.0, Asst Rs.0.33 (Patta No.3337) Full Extent 3. SURVEY NO.1187/C, Dry Ext Hec.0.37.0, Asst Rs.0.80 in this new sub Division SURVEY NO.1187/C2 Dry Ext. Hec.0.10.5, Asst Rs.0.23 (Patta No.3337) Full Extent 4. SURVEY NO.1188/B1 Dry Ext. Hec.0.26.0, Asst Rs.0.16 (Patta No.3337) Full Extent 5. SURVEY NO.1188/B, Dry Ext Ac.1.23, Asst Rs.0.30 in this new sub Division SURVEY NO.1188/B2 Dry Ext. Hec.0.23.5, Asst Rs.0.15 (Patta No.3277) Full Extent 6. SURVEY NO.1188/C Dry Ext. Hec.0.26.0, Asst Rs.0.16 (Patta No.3467) Full Extent 7. SURVEY NO.1190/B1, Dry Ext Ac.0.39, Asst Rs.0.10 in this new sub Division SURVEY NO.1190/B1B Dry Ext. Hec.0.08.5, Asst Rs.0.06 (Patta No.3277) Full Extent 8. SURVEY NO.1190/B3, Dry Ext Ac.0.25, Asst Rs.0.08 in this new sub Division SURVEY NO.1190/B3B Dry Ext. Hec.0.05.0, Asst Rs.0.06 (Patta No.3277) Full Extent 9. SURVEY NO.1191/B, in this new sub Division SURVEY NO.1191/B2 Dry Ext. Hec.0.51.0 (or) Ac.1.25, Asst Rs.0.32 (Patta No.3278) Full Extent 10. SURVEY NO.1192/B2 Dry Ext. Hec.0.05.0, Asst Rs.0.06 (Patta No.3662) Full Extent 11. SURVEY NO.1192/B, in this new sub Division SURVEY NO.1192/B3 Dry Ext. Hec.0.17.5, Asst Rs.0.10 (Patta No.3466) Full Extent 12. SURVEY NO.1193/B, Dry Ext Hec.0.17.5, Asst Rs.0.10 in this new sub Division SURVEY NO.1193/B2 Dry Ext. Hec.0.08.5, Asst Rs.0.06 (Patta No.3676) Full Extent 13. SURVEY NO.1190/B1A Dry Ext. Hec.0.07.5, Asst Rs.0.06 (Patta No.3337) Full Extent 14. SURVEY NO.1190/B3A Dry Ext. Hec.0.05.0, Asst Rs.0.06 (Patta No.3337) Full Extent The above all Survey Numbers Making Total land have been converted into House Plots, and the same has been approved by the Hosur New Town Development Authority Vide Approved No.L.P/HNTDA (K.D) (SWP) No.84/2024, and Planning Permission (SWP) No.39/2024, and vide his proceedings ROC No.Z986NDMT/2024/TCP, Dated : 04.06.2024, and final approved sanctioned vide the proceedings of the Achettipalli Village Panchayath Vide his proceedings ROC No.01/2024-25, Tamilnadu Real Estate Regulatory Authority Registration Certificate of Project, ref No. TNPLI45632025, Application No.TNRERA/PLI/7502/2025, Dated : 03.09.2025, in the name and style of “ADVIKA SIGNATURE GRAND” in which PLOT NO.45 (FORTY FIVE) Bounded as follows:- EAST : 9 Meter Wide Layout Road WEST : Plot Nos.47 & 55 NORTH : Plot No.44 SOUTH : Plot No.46 WITHIN THESE BOUNDARIES MEASURING East to West on NORTH Side : 50 (FIFTY) Feet East to West on SOUTH Side : 50 (FIFTY) Feet North to South on EAST Side : 30 (THIRTY) Feet North to South on WEST Side : 30 (THIRTY) Feet Total : 1500 - SQUARE FEET of Vacant site The above Plot comes in SURVEY NO.1188/C,		
2	13214/2025	15-Dec-2025 15-Dec-2025 15-Dec-2025	Sale deed	1. K. MAMATHA	1. PREETHI	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 8,10,000/-		Market Value/சந்தை மதிப்பு: ரூ. 8,10,000/-		PR Number/முந்தைய ஆவண எண்: 1109/2019, 1388/2019, 1760/2017, 4098/2018, 4874/2017, 9817/2019	

	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1188/B1, 1188/B2 - 1350.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Achettipalli, ADVIKA SIGNATURE GRAND					
				Plot No./மனை எண் : 11		
	எல்லை விபரங்கள்: கிழக்கு - Plot No.12, மேற்கு - Plot No.10, வடக்கு - 10. 00 Meter Wide Layout Road, தெற்கு - Park - 1			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: WITHIN THESE BOUNDARIES MEASURING East to West on NORTH Side : 30 (THIRTY) Feet East to West on SOUTH Side : 30 (THIRTY) Feet North to South on EAST Side : 45 (FORTY FIVE) Feet North to South on WEST Side : 45 (FORTY FIVE) Feet Total : 1350 - SQUARE FEET		
3	1117/2026	05-Feb-2026 05-Feb-2026 05-Feb-2026	Sale deed	1. K. MAMATHA	1. D. MOHANASUNDARI	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 9,36,000/-		Market Value/சந்தை மதிப்பு: ரூ. 9,36,000/-		PR Number/முந்தைய ஆவண எண்: 1109/2019, 1388/2019, 1760/2017, 4098/2018, 4874/2017, 9817/2019	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1188/B1 - 1560.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Achettipalli, ADVIKA SIGNATURE GRAND					
				Plot No./மனை எண் : 5		
	எல்லை விபரங்கள்: கிழக்கு - 30 Feet Wide Layout Road, மேற்கு - Plot No.6, வடக்கு - Plot No.4, தெற்கு - 33 Feet Wide Layout Road			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: WITHIN THESE BOUNDARIES MEASURING East to West on NORTH Side : 30 (THIRTY) Feet East to West on SOUTH Side : 30 (THIRTY) Feet North to South on EAST Side : 52 (FIFTY TWO) Feet North to South on WEST Side : 52 (FIFTY TWO) Feet Total : 1560 - SQUARE FEET, in this East South Corner Splay area 12.5 - Square feet remaining an extent of 1547. 5 - SQUARE FEET		
4	1118/2026	05-Feb-2026 05-Feb-2026 05-Feb-2026	Deposit Of Title Deeds	1. D. MOHANASUNDARI	1. IDBI BANK	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 19,00,000/-		PR Number/முந்தைய ஆவண எண்: 1117/2026	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1188/B1 - 1560.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Achettipalli, ADVIKA					

	SIGNATURE GRAND	
		Plot No./மனை எண் : 5
	எல்லை விபரங்கள்: கிழக்கு - 30 Feet Wide Layout Road, மேற்கு - Plot No.6, வடக்கு - Plot No.4, தெற்கு - 33 Feet Wide Layout Road	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: WITHIN THESE BOUNDARIES MEASURING East to West on NORTH Side : 30 (THIRTY) Feet East to West on SOUTH Side : 30 (THIRTY) Feet North to South on EAST Side : 52 (FIFTY TWO) Feet North to South on WEST Side : 52 (FIFTY TWO) Feet Total : 1560 - SQUARE FEET, in this East South Corner Splay area 12.5 - Square feet remaining an extent of 1547. 5 - SQUARE FEET

Number of Entries/பதிவுகளின் எண்ணிக்கை: 4

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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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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.