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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

JAMEEN PALLAVARAM VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT

Old Paimash Number – 1076 -0.6.4 Cawnies

Old Survey.No.139/1 - 54 Cents

Present T.S.Nos.18/1 & 18/9

Present Owner : Jones Foundation – 54 cents

Ramasamy Iyer S/o Radhakrishna Iyer

↓ **(Settlement to Legal Heirs)**

P.R.Karpagammal (Died – 26.05.1995)

Minor Jagannathan

Minor Subramanian

Minor Rajagopalan

Minor Radhakrishnan

(Settlement Deed Doc No.880/1956 dated 11.06.1956 SRO Pallavaram

(Survey No.139 -50 Cents & Various other Survey Numbers)

1.**P.R.Karpagammal**

2. P.R.Jagannathan (Son)

3. P.R.Subramanian (Son)

4. P.R.Rajagopal (Son)

5. P.R.Loganathan (Son)

6. P.R.Krishnamurthy @ Sudhakar

7. P.R.Ravichandran @ Babu

8. P.R.Kannan @ Samburna Rajan

↓ **(D Schedule)**

P.R.Rajagopal @ P.R.Rajagopalan (T.S.Patta – 181,

(Partition Deed Document No.1225/1976 dated 29.04.1976 SRO Pallavaram (Survey No.139 – 51 Cents & another Survey Number)

(Kist Receipt)

P.R.Rajagopal @ P.R.Rajagopalan

To **Legal Heirs**

R.Vijayalakshmi (Wife)

R.Ramaswamy @ Jeeva Rajagopal (Son)

R.Narayanasamy @ Ramanan (Son)

(Settlement Deed Doc No.2236/2021 dated 12.03.2021 SRO Pallavaram Survey No.139/1- 3/4th UDS in 51 Cents i.e. 38.25 Cents to Vijayalakshmi & 12.75 cents each to R.Ramaswamy @ Jeeva Rajagopal & R.Narayanasamy @ Ramanan)

P.R.Rajagopal @ P.R.Rajagopalan

Vijayalakshmi (Wife)

(Settlement Deed Doc No.982/2021 dated 03.02.2021 SRO Pallavaram Survey No.139/1- 1/4th UDS i.e.3 Cents UDS out of 15.75 Cents)

P.R.Rajagopal @ P.R.Rajagopalan

Vijayalakshmi

Ramasamy @ Jeeva Rajagopalan

Narayanasamy @ Ramanan

B.Shivaji Rao (T.S.No.18/1)

(Exchange Deed Doc No.2678/2021 dated 12.03.2021 SRO Pallavaram Survey No.139/1- 32 Cents out of 51 Cents)

(Exchange Deed Doc No.14069/2022 dated 14.12.2022 SRO Pallavaram Survey No.139/1-22 Cents out of 51 Cents)

M/s.Jones Foundations Pvt Ltd (T.S.No.18/9)

(Sale Deed Doc No.6843/2023 dated 14.06.2022 SRO Pallavaram Survey No.139/1- 32 Cents)

(Sale Deed Doc No.555/2023 dated 21.01.2023 - SRO Pallavaram Survey No.139/1- 22 Cents)

JAMEEN PALLAVARAM VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT

Old Survey.No.138/4 - 47 Cents

Present T.S.No.15/7

Present Owner : M/s.Jones Foundations Pvt Ltd – 47 Cents

Jeyaram Sastry

(Patta Pass Book having Patta No.278 –Survey No.138/4 – 47 Cents)

Son & Daughter

Magesh

(Settlement Deed Doc No.7443/2014 SRO Pallavaram)

Sudha Vishwanathan

Survey No.138/4 -47 Cents

Magesh

(Release Deed Doc No.3832/2018 ½ Undivided Share in Survey No.138/4 -47 Cents SRO Pallavaram)

Pon Durai

(Sale Deed 3973/2018

Survey No.138/4 – 24 Cents)

G Square Pallavaram Land Pvt Ltd

(Sale Deed 3977/2018

Survey No.138/4 – 23 Cents)

Shivaji Rao

Exchange Deed

3980/2018

138/4-24 Cents

Shivaji Rao

Exchange Deed

3979/2018

138/4-23 Cents

Shivaji Rao (Town Survey Patta No.15/7)

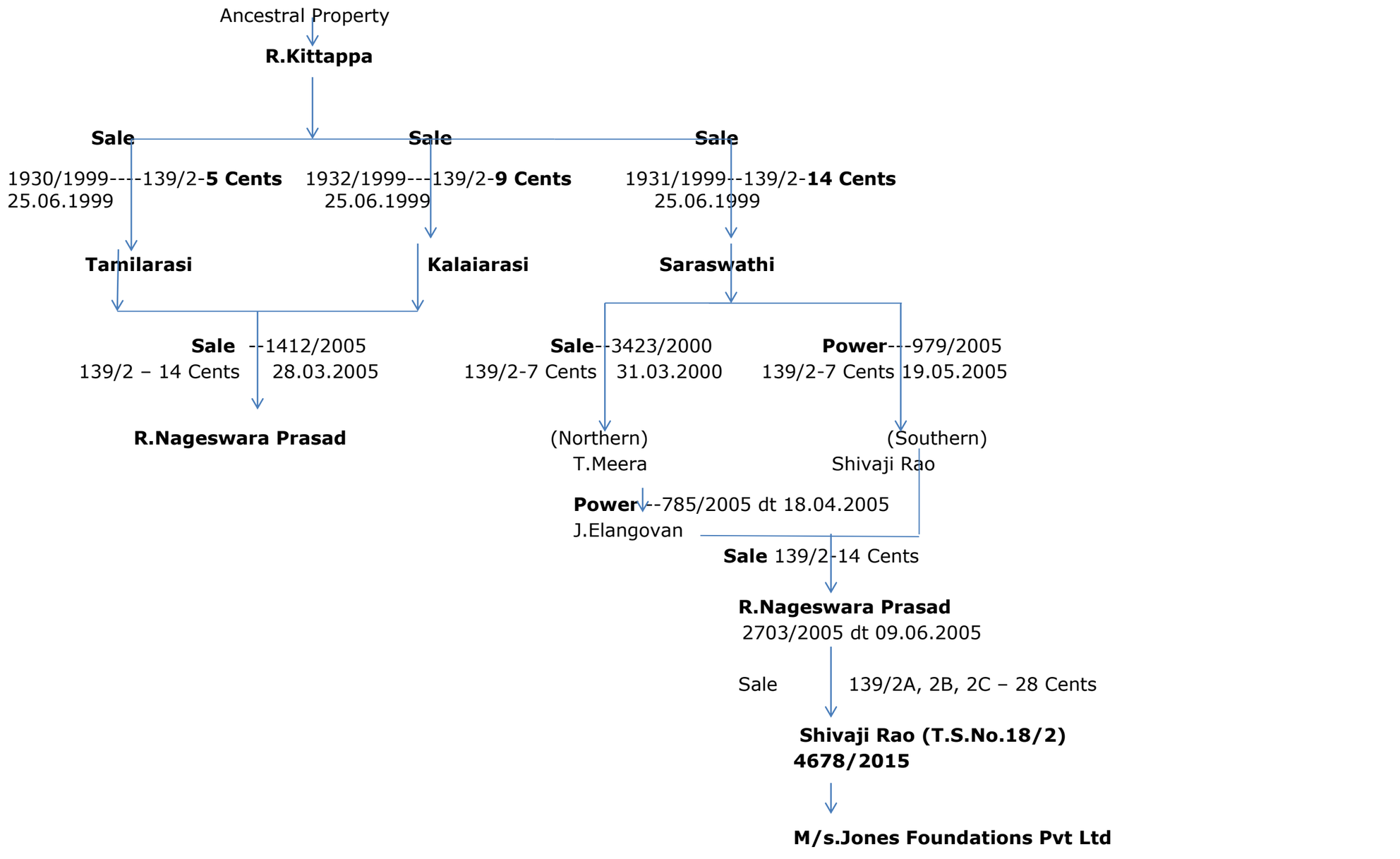
M/s.Jones Foundations Pvt Ltd

(Sale Deed Doc No.5203/2023 dated 24.05.2023 Survey No.138/4 - 47 Cents SRO Pallavaram)

CHENGALPET DISTRICT, PALLAVARAM TALUK, PALLAVARAM SRO

JAMEEN PALLAVARAM VILLAGE Survey No.139/2A,2B,2C – 28 Cents

Present Owner : M/s.Jones Foundations Pvt Ltd



(Sale Deed Doc No.5204/2023 dated 24.05.2023 139/2A, 139/2B & 139/2C - 28 Cents)

JAMEEN PALLAVARAM VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT

Old Survey.No.139/3 - 20 Cents, Present T.S.No.18/3

UDR A-Register Extract : Mr.Subramania Naicker

Mr.Parthasarathy Naicker

Mr.Mari Naicker (Patta No.2717, Kist Receipt)

Present Owner : M/s.Jones Foundations Pvt Ltd

1.Chakravarthy, s/o Sevvantha Naicker, 2.Rani, w/o Chakrapani, 3.Vasantha, w/o Ganesan, 4.Rajesh, s/o Ganesan, 5.Padavattan, s/o Velayutham, 6.Kesavan, s/o Manickam Naicker, 7.Ramachandran, s/o Manickam Naicker 8.Chakravarthy, s/o Manickam Naicker, 9.Pachaiammal, w/o Ranganathan, 10.Dilli, w/o Venkatesan 11.Vaduvambal, w/o Subramani, 12.Chandran, s/o Subramani, 13.Sivakumar, s/o Subramani, 14.Elumalai, s/o Arumugam Naicker, 15.Suseela, w/o Rajabadhar, 16.Purusothaman, s/o Rajabadhar, 17.Ramakrishnan, s/o Rajabadhar, 18.Srinivasan, s/o Rajabadhar, 19. Devaki, w/o Paranthaman, 20. Murugan, s/o Paranthaman 21. Anbu, s/o Paranthaman

↓

Arunachalam (Patta No.243, Adangal)

(Release Deed Document No.44/2004 dated 05.01.2004 21/22 UDS in Survey No.139/3 – 20 Cents, 139/4 – 49 Cents)

↓

Senthil Kumar

Rajesh Jaggi

(Power of Attorney Document No.1591/2004 dated 28.10.2004 Survey No.139/3 – 20 Cents, 139/4 – 49 Cents)

↓

D.Arumuga Naicker,

s/o Doraisamy Naicker

A.Krishnaveni,

w/o Arumuga Naicker

(Sale Deed Document No.2318/2006 dated 24.04.2006 Survey No.139/3 – 20 Cents, 139/4 – 49 Cents)

↓ Daughter

Vadivambal (T.S.Patta No.18/3 & 18/7/1)

(Settlement Deed Document No.3135/2013 dated 22.04.2013 Survey No.139/3 – 20 Cents, 139/4 – 49 Cents)

↓

M/s.Jones Foundations Pvt Ltd

(Sale Deed Doc No.3858/2023 dated 18.04.2023 –Survey No.139/3 – 20 Cents)

JAMEEN PALLAVARAM VILLAGE PALLAVARAM TALUK, CHENGALPATTU DISTRICT

Item – 1 - Survey No.140/2 – 51 Cents

Item – 2 - Survey No.140/1B4 – 20 Cents

Item – 3 – Survey No.140/1B3 – 24 Cents

95 Cents

T.S.No.19/3, 19/4 & 19/5

A – Register Extract – 140/1 - Ramamurthi Sastry

140/2 – R.Karpagammal

Present Owner : M/s.Jones Foundations Pvt Ltd

Item – 1 :

Ramasamy Iyer, s/o Radhakrishna Iyer

(Died – 13.04.2001)

↓

Karpagammal (wife) (Died – 26.09.1995)

Minor Jegannathan (son) — **rep by Mother**

Minor Subramani (son) — **& Natural**

Minor Rajagopal (son) — **Guardian**

Minor Radhakrishnan (son) — **Karpagammal**

Minor Loganathan (son)

(Settlement Deed Doc No.880/1959 dated 11.06.1956 SRO Pallavaram – Survey No.140/2 – 51 Cents & some other lands)

↓

1.P.R.Rajagopalan (Patta No.5043)

↓

2.R.Vijayalakshmi (wife)

3.R.Ramaswamy @ Jeeva Rajagopal (son)

4.R.Narayanasamy @ R.Ramanan (son)

(Settlement Deed Doc No.2236/2007 dated 12.04.2007 SRO Pallavaram – 3/4th Undivided Share in Survey No.140/2 – 51 Cents & 139/1 – 51 Cents)

↓

Shivaji Rao

(Power of Attorney Doc No.1228/2007 dated 16.05.2007 SRO Pallavaram – Survey No.140/2 – 51 Cents)

Shivaji Rao

↓

M/s.Prescision Homes Pvt Ltd

(Sale Deed Doc No.3026/2007 dated 22.05.2007 – Survey No.140/2 - 51 Cents)

Item – 2 :

Old Survey No.140/1 – 1 Acre 2 Cents

Old Survey No.141/9 – 46 Cents

Total -1 Acre 48 Cents

1.Ramamurthi Sastry

↓ **Sons**

2.R.Sivaraman

3.R.Raghuraman

4.R.Rajaraman **-Minors rep by F/NG**

5.R.Kalyanaraman **Ramamurthy Sastry**

6.R.Nagarajan

7.R.Ramakrishnan

8.R.Devarajan

↓

1. Sivakami Ammal

(Sale Deed Doc No.1389/1963 dated 16.07.1963 – Survey No.140/1 & 141/9 – 1 Acre 48 Cents)

↓ **Husband**

2. P.Chockalingam

↓

P.Gunasekaran

(Power of Attorney Doc No.249/1983 dated 16.11.1983 – Survey No.140/1 & 141/9 – 1 Acre 48 Cents)

↓

D.Saroja

(Sale Deed Doc No.3515/1987 dated 26.10.1987 – Survey No.140/1 & 141/9 – 35 Cents out of 1 Acre 48 Cents)

P.Gunasekaran



G.Sathya Muller

(Sale Deed Doc No.3516/1987 dated 26.10.1987 – Survey No.140/1 & 141/9 – 43 Cents out of 1 Acre 48 Cents)

P.Gunasekaran



Saroja

G.Sathya Muller

(Sale Deed Doc No.2394/1998 dated 18.02.1998 – Survey No.140/1 & 141/9, New Survey No.140/1B4 – 20 Cents out of 1 Acre 48 Cents) (Item-2)



Shivaji Rao

(Power of Attorney –Doc No.273/2009 dated 22.04.2009 –Survey No.140/1B4 – 20 Cents)



M/s.Prescision Homes Pvt Ltd

(Sale Deed Doc No.1391/2009 dated 23.04.2009 – Survey No.140/1 & 141/9, New Survey No.140/1B4 – 20 Cents out of 1 Acre 48 Cents) (Item-2)

<u>Item-3:-</u>

Gunasekaran

Saroja

Sathyamuller



S.Mohanraj

(Sale Deed Doc No.2396/1998 dated 29.02.1998 – Old Survey No.140/1 & 141/9, New Survey No.140/1B3 – 24 Cents out of 1 Acre 48 Cents) (Item – 3)



1. Maruthi Prasad

(Power of Attorney Doc No.597/2008 dated 26.05.2008 – Survey No.140/1B3 -24 Cents)

2. Shivaji Rao

1.Maruthi Prasad

2.Shivaji Rao

↓

M/s.Prescision Homes Pvt Ltd

(Sale Deed Doc No.1390/2009 dated 23.04.2009 – Old Survey No.140/1 & 141/9, New Survey No.140/1B3 – 24 Cents out of 1 Acre 48 Cents) (Item – 3)

M/s.Precision Homes Pvt Ltd

Name Change

M/s.Tamarai Homes Pvt Ltd

Sale ↓ **8867/2013 140/1B4-20 Cents**

12.12.2013 140/2-51 Cents &

140/1B3-24 Cents

M/s. Cross Enterprises

↓

Shankar

(Power of Attorney Doc No.8868/2013 dated 12.12.2013 – Survey No.140/2 -51 Cents, 140/1B4 – 20 Cents, 140/1B3 -24 Cents) (Item-1, 2 & 3)

(Revocation of Power of Attorney Doc No.5592/2015 dated 24.06.2015 – Survey No.140/2 -51 Cents, 140/1B4 – 20 Cents, 140/1B3 -24 Cents) (Item-1, 2 & 3)

M/s. Cross Enterprises

↓

Shankar

(Sale Agreement Doc No.9090/2016 dated 21.10.2016 – Survey No.140/2 -51 Cents, 140/1B4 – 20 Cents, 140/1B3 -24 Cents) (Item-1, 2 & 3)

(Cancellation of Sale Agreement Doc No.4423/2022 dated 20.04.2022 – Survey No.140/2 -51 Cents, 140/1B4 – 20 Cents, 140/1B3 -24 Cents) (Item-1, 2 & 3)

M/s. Cross Enterprises



M/s.Jones Foundations Pvt Ltd (T.S.No.19/3, 19/4 & 19/5)

(Sale Deed Doc No.6851/2022 dated 14.06.2022 – Survey No. 140/1B4 – 20 Cents) (Item- 2)

(Sale Deed Doc No.6852/2022 dated 14.06.2022 – Survey No. 140/1B3 – 24 Cents) (Item- 3)

(Sale Deed Doc No.5582/2023 dated 24.05.2023 – Survey No. 140/2 – 51 Cents) (Item- 1)

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

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/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.