Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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Sl No	Document No	To	Survey No	Extent in Cents	Patta No	Survey No	Patta Area in Sq.Mtr	Owner Name	Doc No	From	In Favour of	Survey No	Extent inCents
1	Sale Deed Doc No.3369/2009	Mr.Sakthivel Kalleswara Vignesh	177, 178/1, 185, 179/3	122.67	1814	185/2C	382.00	Mr.Sakthivel Kalleswara Vignesh	General Power of Attorney Doc No. 12509/2025	1. Mr.Sakthivel Kalleswara Vignesh 2. Mrs.Deepa 3. Mrs.Gayathri Om Saravanan 4. Mr.Vignesh Sankar 5.Mrs.Preethi 6.Mrs.Sangeetha Hari Arumugam	M/s. Casagrand Covaan Private Limited	178/1A3, 185/2C, 179/3A1, 179/3A2, 178/1B, 177/6, 178/1A5, 177/7, 185/2A, 178/1A6, 178/1A2, 185/2B, 185/1D, 177/5, 177/2, 178/1A1, 185/1C, 177/1, 177/3, 177/4, 178/1A4, 178/1A7, 185/1A, 185/1B	837.03
						178/1A3	1562.00						
					1196	178/1B	2847.00	Mr.Sakthivel Kalleswara Vignesh					
2	Sale Deed Doc No.3370/2009	Mrs.E.Deepa	177, 178/1, 185/1, 185/2 & 179/3	100.50	1811	178/1A5	40.00	Mrs.Deepa					
						177/6	4028.00						
3	Sale Deed Doc No.3375/2009	Mrs.Gayathri Om Saravanan	177, 178/1, 185, 179/3	81.17	1809	177/2	924.00	Mrs.Gayathri Om Saravanan					
						178/1A1	92.00						
						185/1C	1242.00						
						185/2A	1369.00						
4	Sale Deed Doc No.3376/2009	Mrs.Vignesh Shankar	177, 178/1, 185, 179/3	95.70	1810	177/5	3874.00	Mr.Vignesh Sankar					
5	Sale Deed Doc No.3373/2009	Mrs.Sangeetha Hari Arumugam	177, 178/1, 185, 179/3	90.25	1813	185/2B	2749.00	Mrs.Sangeetha					
						185/1D	65.00						
						178/1A2	1016.00						
6	Sale Deed Doc No.3371/2009	Mrs.A.Preethi	177, 178/1, 185, 179/3	88.75	1812	177/7	130.00	Mrs.A.Preethi					
						178/1A6	3494.00						
7	Sale Deed Doc No.3374/2009	1. Mrs.Deepa 2. Mr.Vignesh Sankar 3.Mrs.Gayathri Om Saravanan 4.Mrs.Sangeetha 5. Mr.Sakthivel Kalleswara Vignesh 6.Mrs.Preethi 7.Mr.J.S.Praveen Kumar	177, 178/1, 185, 179/3	187.67	1808	177/1	195.00	1. Mrs.Deepa 2. Mr.Vignesh Sankar 3.Mrs.Gayathri Om Saravanan 4.Mrs.Sangeetha 5. Mr.Sakthivel Kalleswara Vignesh 6.Mrs.Preethi					
						177/3	665.00						
						177/4	84.00						
						178/1A4	1374.00						
						178/1A7A	973.00						
						185/1A	53.00						
						185/1B	2640.00						
8	Sale Deed Doc No.3372/2009	Mr.J.S.Praveen Kumar	177, 178/1, 185, 179/3	70.33	2493	179/3A1	3640	Mr.Sakthivel Kalleswara Vignesh					
	Settlement Deed Doc No.3989/2023	Mrs.S.Kalavathi	177, 178/1, 185, 179/3, 175/1, 176/1	97.14									
	Settlement Deed Doc No.8268/2023	Mr.A.Sakthivel	177, 178/1, 185, 179/3, 175/1, 176/1			179/3A2	410.00						
	Settlement Deed Doc No.5654/2024	Mr.Sakthivel Kalleswara Vignesh	177, 178/1, 185, 179/3, 175/1, 176/1										
	Total Extent In Cents			**837.03**	**Total Extent In Sq.Mtr**		**33848.00**		**Total Extent In Cents**				**837.03**
	Total Extent In Sq.Mtr			**33872.19**					**Total Extent In Sq.Mtr**				**33872.19**

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.