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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CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Theni Taluk : Uthamapalayam Town : Cumbum Ward : Ward-A,Cumbam,Uthamapuram

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0002--	22	21	908/1A PART,2A PART,908/1B PART,2B1 PART,908/1B,2B2 -	-	ரயத்துவாரி	புஞ்சை	-	-	7-1	3	1.50		0	32	37.6	-	0.00	-	சிராஜ்தீன் மகன் ஹசிப்முகமது	-	2021/25/14/000791SD DT. 2021-08-30 13:26:25.143 TR DT: 30-08-2021

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 30-08-2021
பெயர் / Name : Arjunan P
பதவி / Designation : Tahsildar
இடம் / Place : உத்தமபாளையம் வட்டம் / Uthamapalayam, தேனி மாவட்டம் / Theni

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/25/14/005/001/0002/22/21** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/25/14/005/001/0002/22/21**

2. இத் தகவல்கள் 24-01-2024 அன்று 06:12:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 24-01-2024 at 06:12:43 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

Survey Manual Chap XIII Rule 84 & 137.

TOWN SURVEY
டவுன் சர்வே

REGISTER.
ரிஜிஸ்டர்.

Form No. old. 51. New. 41

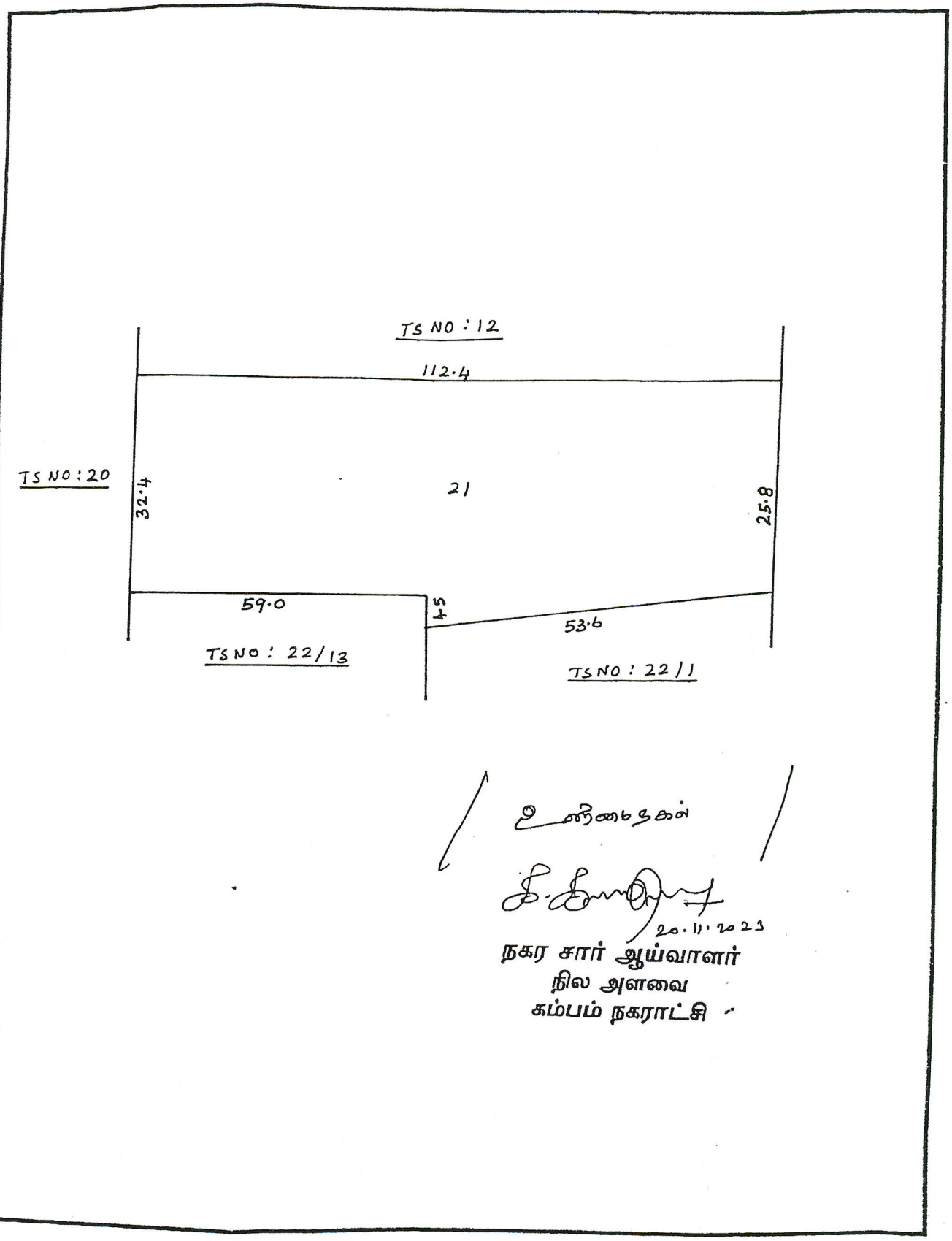
Name of locality or street. (1)	Number (2) Survey field	Number (3) Subdivision	Old survey number and letter (4)	Municipal door number. (5)	Government. Mitta, Zamindari, Inam. (6)	Dry, Wet, Unassessed. Poramboke, House-site. (7)	Source of irrigation and class (8)	If double crop, rate of composition (9)	Class and sort of soil. (10)	Tasam (11)	Rate per Acre/Hectare Rupees (12)	Rate per Acre/Hectare Paise. (12)	Extent by Town Survey. Acres/Hectare (13)	Extent by Town Survey. Square feet/Square Metre (13)	Assessment. Municipal. (14)	Assessment. Government. (15)	Number of patta or inam title-deed and name of the registered holder. Municipal register. (16)	Number of patta or inam title-deed and name of the registered holder. Adaagal. (17)	How the holding is utilized (18)	Remarks (19)
	20	-	934 / pt			புஞ்சை							0	2925.0						மனை
	21	-	934 / pt			புஞ்சை							0	1625.0						மனை
	28	1	908 / 1pt 2pt1			புஞ்சை			7.1	3	1	50	0	5000.0					10%	402 அலைக்கற்று மீறா நுழைவுக்கற்று மதகின் இடைவெளி
			908 / 1Bf 2B1pt			புஞ்சை			7.1	3	1	50	0	1762.4		T.4.84/559/1431				
			908 / 1Bf 2B2			புஞ்சை			7.1	3	1	50								
	28	2	908 / 1Bf 2B3			புஞ்சை			7.1	3	1	50	0	3174.0					12%	
22/1	22	21	—			புஞ்சை			7.1	3	1	50	0	3237.6		T.4.84/559/1431				இரண்டு மதகு மூலம் நீர் பாய்ச்சப்படுகிறது

மதிப்பீடு செய்தவர்
[illegible]
20.11.2023.

நகர சார் ஆய்வாளர்
நில அளவை
கம்பம் நகராட்சி

மாவட்டம்: தேனி
பட்டம்: உத்தமபாளையம்
நகர புல எண்: 22/21

நகரம்: கம்பம்.
சர்வே வார்டு: A
பிளாக்: 2



உளமைதகள்

20.11.2023

நகர சார் ஆய்வாளர்
நில அளவை
கம்பம் நகராட்சி

NOT to scale

District : Theni

Taluk : Uthamapalayam

Town : Cumbum

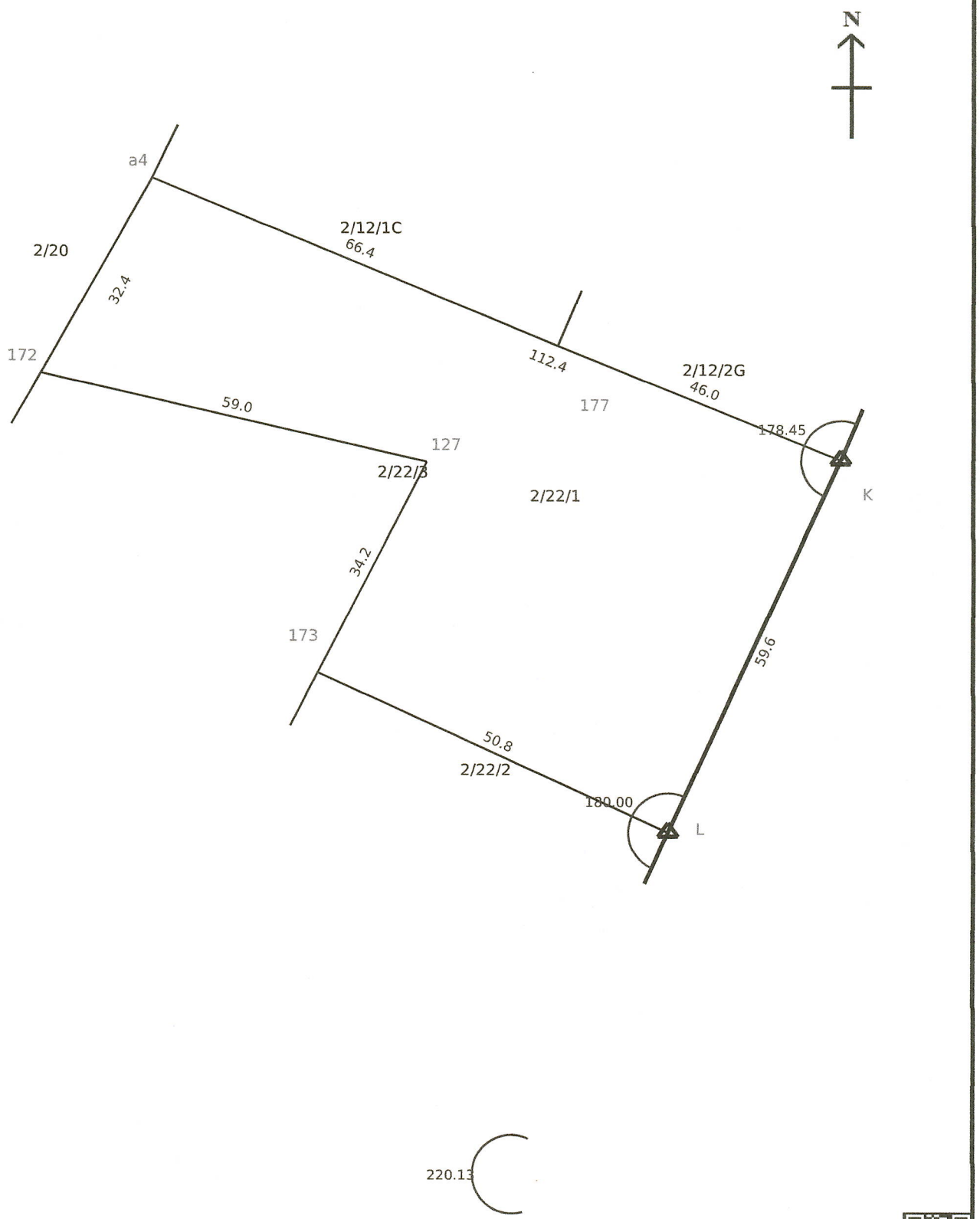
Ward : Ward-A,Cumbam,Uthamapuram

Block : 0002

Area : Hect 00 Ares 48 Sq m 85

T.S. No : 22/1

Scale : 1 : 826 mm



Date of Issue: 24-01-2024 18:18:49

270 fv.1

Survey and Settlement Department, Government of TamilNadu

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.