Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

CITY UNION BANK LIMITED
Plot no. 590, Door No. 30,
Alagirisamy Salai, K K Nagar, Chennai -78
Phone No:9380216317 **E Mail: cub184@cityunionbank.com**

CUB
Trust and Excellence
SINCE 1904

Date : 31.10.2025

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No 1A 1st Floor ,
Gandhi Irwin Bridge Road,
Egmore , Chennai – 600008

Subject : TNRERA – Application for Project Registration – Construction Project named SHREE PALACE by Aanirudh Flat Promoters Pvt Ltd opening / maintaining an account exclusively for the project concerned regarding

Sir,

With reference to the application for registration of projects, it is called that Mr Vijay Kumar S and Mrs Neeraja V Directors of M/s Aanirudh Flat Promoters Pvt Ltd have open an Account No.510909010376070 exclusively for the project as Plot No 31 & 32 , New Door No 3 , Old Door No 1 & 2 , Nanganallur 3rd Main Road and Nanganallur 18th street , NCBS Colony , Nanganallur , Chennai - 600061

In Compliance of Sub Clause(d) of clause of (1) of sub section (2) of section 4 of the Act, Mr Vijay Kumar S and Mrs Neeraja Directors of M/s Aanirudh Flat PromotersPvt Ltd have agreed to deposit 70% of the amount collected from the allotees from time will be deposited to the above account .

Thanks and Regards

Branch Manager

CITY UNION BANK LTD.
K.K.Nagar Chennai 78

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.