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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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMIL NADU

20AC 948575

V. கண்ணன்
மு.தர வி. உரிமம் எண் 12/2011
மொபைல் எண்: 9443516555

M. ரவிசந்திரன்
கோவை மாநகர்

உறுதிமொழிபத்திரம்

சேலம் மாவட்டம், மேட்டூர் வட்டம், காவேரிபுரம் கிராமம், கருங்கல்லூர் அஞ்சல், கத்திரிப்பட்டி, மலையாளத்தெரு, கதவு எண் - 1/1-250 -ல் வசித்து வரும் M. ரவிசந்திரன் S/o. மாதையன் ஆகிய எனக்கு பாத்தியப்பட்ட சேலம் மேற்கு ரிடி, மேட்டூர் சப்ரிடி, மூலக்காடு கிராமம், கீழ்கண்ட சர்வே எண்

ஆவண எண் மற்றும் தேதி	பட்டா எண்	பழைய சர்வே எண்	புதிய சர்வே எண்	பரப்பு (ஏக்கர்)
2890/2024 & 04.07.2024	1347	19/4A	19/4A	0.49 ½
		19/4B		0.44
		19/4C		0.47
		19/4D		0.15
		19/4E		0.15
		19/4F		0.10
		19/4G2		0.09
		மொத்தம்		**1.89 ½**

சொத்துக்கள் எனக்கு கிரையம் படியும் பட்டா படியும் அனுபவத்தின் அடிப்படையில் பாத்தியபட்ட சொத்துக்கள் என உறுதி அளிக்கிறேன்.

இப்படிக்கு

M. ரவிசந்திரன்

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.