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 TAMILNADU M/s. Kanishkaa Foundation ES 626791

26 MAR 2026

R. LALITHA
STAMP VENDOR
Lic. No. R. Dis/109/54/88
54, Thambu Chetty Street,
Chennai - 600 001.

Clarification Letter

From

Mr.R.Raghavan

Mr.G.Jegannathan

Mrs.Sudha Sundar

Mrs.Geetha Kannan

Mr.A.S.Raman

Mr.A.R.Sreenivasan

Mr.A.S.Rangarajan

Mr.Murali Raghavachari

Mrs.Santhi Murali (Land Owners)

M/s. Kanishkaa Foundation (Power agent)

For KANISHKAA FOUNDATION

Proprietor

New Door No.19, Old Door No.37,

Cenotaph Road 1st Lane,

Teynampet, Chennai 600018,

To

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Chennai.

Sir,

Sub: TNRERA - Application for registration of a real estate project - Construction of **Shirinivos Apartments** - Building at New Door No.19, Old Door No.37, Cenotaph Road 1st Lane, Teynampet, Chennai 600018, comprised in Old R.S.No.3847/12, 3847/16, 3447/17, 3847/18 & 3847/21 (Document), New R.S.No.3847/59 (Patta), Block No.76 of Mylapore Village within the limit of Greater Chennai Corporation – reg.

With reference to the above subject, we are the Power agent of the above mentioned project, we hereby state and declare that, the property are allotted to the land owners vide a partition Deed Doc No. 1177/1964 in favour of below mentioned land Extent

1.Mr.A.R.Srinivasan	-	1782 Sq.ft
2.Mr.A.S.Rajagopalan	-	825 Sq.ft
3.Mr.A.S.Rangarajan	-	825 Sq.ft
4.Mr.A.S.Raman	-	728 Sq.ft
5.Mr.A.S.Krishnaswamy	-	728 Sq.ft
Common Passage	-	970 Sq.ft
Total	-	5858 Sq.ft

Mr.A.R.Srinivasan Died instate of 07.10.1974 the aforesaid family member continued to owned jointly. And subsequently the August 1995 the parties decided to demolish the old building and

For KANISHKAA FOUNDATION

Proprietor

construct new Residential apartment. Based on The unregistered Agreement of Sale dated 31.08.1995 the land area allotted to the Land Owners given below.

1.Mr.A.S.Rajagopalan	-	755 Sq.ft
2.Mr.A.S.Rangarajan	-	755 Sq.ft
3.Mr.A.S.Raman	-	755 Sq.ft
4.Mr.A.S.Krishnaswamy	-	755 Sq.ft

The Balance land area are sold by the prospective buyer sold separately and the buyer also given a power of Attorney to in favour of our Company.

Based on the Power of Attorney we will take a Planning Permission approval from CMDA and Building permission approval from GCC.

If any dispute or encumbrance raise in the difference area specified as above will solved by us with our own expenses.

We kindly request you to approve my layout registration as soon as possible.

Thanking you,

Yours sincerely

For KANISHKAA FOUNDATION

Proprietor

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.