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

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Government of Tamil Nadu

E-Challan

Payable at - DTO TIRUVALLUR

Bank Copy

Challan Number	20260416059303	**Challan Date**	16-Apr-2026	**Payment Date**	16-Apr-2026 19:52:27
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	G Gnanasekaran and K Udayakumar
Mobile No.	7373734331	**Aadhaar No.**	8127XXXX4384	**Remitter Address**	No.339,F.No.8B, 8th Floor, Sri
Department	02602-Directorate of Town and Country Planning	**District**	THIRUVALLUR	**DDO Code**	18010005
DDO / Office Name	ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING TIRUVALLUR	**Department Transaction ID**	63144_1776349364749	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	149791	63144	NA

Payment Type	Instrument No.	Instrument Date.	Drawn Bank
RBI NEFT RTGS	null	null	null

Payment Mode	RBI NEFT/RTGS	**Payment Type**	RBI NEFT RTGS	**Payment Status**	Success
Challan Amount (Rs.)	1,49,791			**Bank Name**	RBI
Amount (in words)	One Lakh Forty Nine Thousand Seven Hundred Ninety One Rupees only.			**Bank ref no.**	20260417130156542270

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

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Government of Tamil Nadu mandate form for NEFT / RTGS

Challan Number	20260416059303
Challan Creation Date	16-Apr-2026
Challan Expiry Date	30-APR-2026
Beneficiary Name	Government of Tamil Nadu
Beneficiary Bank Name	Reserve Bank of India
Beneficiary Branch	Regional Office, Chennai
Bebeficary Account No	20260416059303
Beneficiary Banks IFSC Code	RBIS0GOTNER
Remittance Amount (In figures)(A)	1,49,791
Remittance Amount (In Words)(B)	One Lakh Forty Nine Thousand Seven Hundred
Banks Charges (B) (Transaction charges and taxes	
Remittance Total Amount (A + B)	

Note:

1. Payment can be made online using the beneficiary details available above
2. Payment can be made offline in any bank by using the beneficiary details by means of
3. The Bank Should not accept the challan after the expiry of validity period mentioned above

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.