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™
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DIGITALLY VERIFIED RECORD

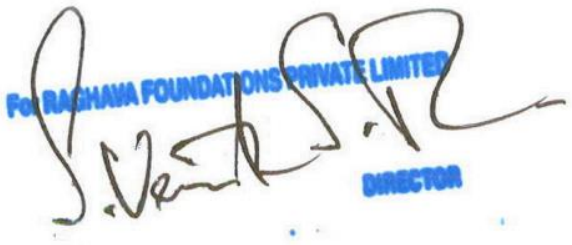
CLARIFICATION

We, **M/s. Raghava Foundations Pvt. Ltd.**, represented by our General Power of Attorney, Mr. Setty Venkata Siddartha, hereby solemnly declare and clarify that the present application for registration under the Real Estate (Regulation and Development) Act, 2016 (RERA) relates exclusively to the saleable plots comprised in Survey Nos. 41/1A1B2 and 41/1B, which are solely owned by us.

The land comprised in **Survey No. 41/1A1A** originally belonged to Mrs. Prema, as evidenced by Sale Deed Document No. **14363/2021**, covering an extent of 53 cents. Subsequently, we purchased an extent of 50 cents from her through Sale Deed Document No. **1156/2022**. Accordingly, the remaining extent of 3 cents continues to stand in the name of Mrs. Prema under **Patta No. 5688**.

While obtaining the CMDA Layout Approval, the said remaining extent of 3 cents belonging to Mrs. Prema was earmarked as road area and was conveyed to the competent authority by way of a registered Gift Deed bearing Document No. 1730 of 2024. Accordingly, no portion of the said 3 cents belonging to Mrs. Prema forms part of the plottable area of the layout. Consequently, **CMDA Layout Approval No. Layout-1/0230/2022** has been issued solely in the name of M/s. Raghava Foundations Pvt. Ltd., and the corresponding Local Body Approval has also been issued in the name of M/s. Raghava Foundations Pvt. Ltd.

In view of the above facts, we respectfully request that the above clarification may kindly be taken into consideration and that the RERA registration for the said project be considered and issued in the name of **M/s. Raghava Foundations Pvt. Ltd.**, as the company is the sole owner of the saleable/plottable area comprised in the approved layout.



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.