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
verified.realestate

Sl No	Survey Number as per approved plan	Title deed				Patta			GPA document				
		Doc No & date	Owner	Survey No.	Extent Sq.ft	Owner	Survey Number	Extent Sq.m	Doc No & date	Executed by	Infavour of	S.Nos.	Extent (SQFT)
1	Sale Deed	2634- 06.11.2009	N.Balasubramanian	S.No.94	625	N.Balasubramanian	94	232.5	3770-07.08.2025	N.Balasubramanian & Hari Venkatesh	Sri Sambhav Housing & Realty LLP	S.No.94	316 out of 769
2	Settlement deed	2574-08.05.2023	Hari Venkatesh	S.No.94	50% uds settled by N.Balasubramanian to and in favour of son = 625/2 =312.5 sqft	Hari Venkatesh							
3	Sale Deed - Parent document	1206- 31.03.1999	R.Aravamuthan	S.No.94	750	A.Sampath kumar			3769-07.08.2025	A.Sampath kumar	Sri Sambhav Housing & Realty LLP	S.No.94	315 out of 894
4	Death Certificate	D55904312585777992/ 2023 - 25.01.2023 Died	R.Aravamuthan	-									
5	Legal Heir Certificate	TN-7202303062020 - 17.03.2023	Legal Heirs - Gousalya A, Sampath Kumar A, Vijayaraghavan A, Praba Iyengar, Subhashini	-									
6	Release Deed	2092-12.04.2023	A.Sampath kumar	S.No.94									
7	Sale Deed	1364-06.04.2015	A.Vijayaraghavan & Koushalya	S.No.94	500	A.Vijayaraghavan & Koushalya			3771-07.08.2025	A.Vijayaraghavan & Koushalya	Sri Sambhav Housing & Realty LLP	S.No.94	348 out of 644
8	Sale Deed	3200-04.07.2025	Sri Sambhav Housing & Realty LLP	S.No.94	769	Sri Sambhav Housing & Realty LLP			-	-	-	-	-
9	Release deed	1809-17.04.2025	N.Balasubramanian & Hari Venkatesh & S.Sriram & A.Sampath kumar & A.Vijayaraghavan & Koushalya	S.No.94	576	N.Balasubramanian & Hari Venkatesh & Sri Sambhav Housing & Realty LLP & A.Sampath kumar & A.Vijayaraghavan & Koushalya	94	75.5	-	-	-	-	-
6	Settlement deed	5197-29.09.2022	A.Prakashchand jain	S.No.94/9	2890	A.Prakashchand jain	94/9	268	2654-11.06.2026	A.Prakashchand jain	Sri Sambhav Housing & Realty LLP	S.No.94/9	2890 out of 2890
					5966 sqft OR 554.25 sqm			**576 sqm**					**3869 sqft OR 359.43 sqm**

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.