Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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Ownership flow chart														
Sl No	Survey Number as per approved plan	Sale deed				Patta				GPA				
		Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	infavour of/ Applicant	Survey Number	Extent sq.m
1.	Old S.No.65/5A, New S.No.65/39A & 65/39B	Release Deed, Doc No. 3182/2018, Date: 06.06.2018	P.N.Raghunathan Block -A-G1	S.NO: 65/5A2	547 sqft	Patta no: 25367	N.Raghunathan	S.No. 65/39B	547 sq.ft	Doc No. 5332/2025 Date: 07.08.2025	Mr. P.N.Raghunathan	M/S. Cubes Infrastructure.	S.NO: 65/5A2	203 sq ft
2.	Old S.No.65/5A, New S.No.65/39A & 65/39B	Release Deed, Doc No. 3182/2018, Date: 06.06.2018	P.N.Raghunathan Block -A-G2	S.NO:65 /5A2	307 sq ft	Patta no: 25367	N.Raghunathan	S.No. 65/39B	307 sq ft	Doc No. 5333/2025 Date: 07.08.2025	Mr. P.N.Raghunathan	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	307 sq ft
3.	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 2693/2004, Date: 28.05.2004	M.Vijayakumar Block -A-G3	S.NO:65 /5A2	522 sq ft	Patta no: 25367	M.Vijayakumar	S.No. 65/39B	522 sq ft	Doc No. 4169/2025 Date: 21.06.2025	Mr. M.Vijayakumar	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	110 sq ft
4	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 4924/2003 ,	S.Muralikrishnan Block -A- F1	S.NO:65 /5A2	598 sq ft	Patta no: 25367	S.Muralikrishnan	S.No. 65/39B	598 sq ft	Doc No. 2393/2025 Date: 08.04.2025	Mr. M.Vijayakumar	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	598 sq ft

For CUBES INFRASTRUCTURE

Partner

		Date: 14.11.2003												
5	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 278/2004 , Date: 23.01.2004	M.Thilagam Block -A- F2	S.NO:65 /5A2	570 sq ft	Patta no: 25367	M.Thilaga m	S.No. 65/39B	570 sq ft	Doc No. 4167/2025 Date: 21.06.2025	M.Thilagam	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	234 sq ft
6	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 5348/2003, Date: 08.12.2003	N.Sankara Narayanan Block -A- F3	S.NO: 65/5A2	578 sq ft	Patta no: 25367	N.Sankara Narayanan	S.No. 65/39B	598 sq ft	Doc No. 4168/2025 Date: 21.06.2025	Mr. N.Sankara Narayanan	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	204 sq ft
7	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 3256/2017, Date: 05.06.2017	Mrs. Anuradha Block -B- G1	S.NO: 65/5A2	325 sq ft	Patta No. 25368	Mrs. Anuradha	S.No. 65/39A	325 sq ft	Doc No. 4171/2025 Date: 21.06.2025	Anuradha & D.Senthil	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	119 sq ft
8	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 2178/2011, Date: 21.04.2011	P.L.Ramu & R.M.Alamelu Block -B- G2	S.NO: 65/5A2	540 sq ft	Patta No. 25368	P.L. Ramu & R.M. Alamelu	S.No. 65/39A	540 sq ft	Doc No. 5334/2025 Date: 07.08.2025	Mr. P.L. Ramu & R.M. Alamelu	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	128 sq ft
9	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 7424/2011, Date: 15.12.2011	T.Sundar Block -B- G3	S.NO: 65/5A2	349 sq ft	Patta No. 25368	T.Sundar	S.No. 65/39A	349 sq ft	Doc No. 193/2025 Date: 10.01.2025	Mr. T.Sundar	M/S. Cubes Infrastructure.	S.NO:6 5/5A2	349 sq ft

For CUBES INFRASTRUCTURE

Partner

10	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 4605/2015, Date: 13.07.2015	T.R.Ranganathan Block -B- G4	S.NO: 65/5A2	540 sq ft	Patta No. 25368	T.R.Ranganathan	S.No. 65/39A	540 sq ft	Doc No. 4166/2025 Date: 21.06.2025	Mr. T.R.Ranganathan	M/S. Cubes Infrastructure.	S.NO: 65/5A2	144 sq ft
11	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 5441/2003, Date: 11.12.2003	Y.Shanmugavalli Block -B- F1	S.NO:65/5A2	325 sq ft	Patta No. 25368	Y.Shanmugavalli	S.No. 65/39A	325 sq ft	Doc No. 4170/2025 Date: 21.06.2025	Y.Shanmugavalli	M/S. Cubes Infrastructure.	S.NO: 65/5A2	Power given for only Develop and construction No sale power given
12	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 5471/2003, Date: 11.12.2003	T.R.Ranganathan Block -B- F2	S.NO: 65/5A2	325 sq ft	Patta No. 25368	T.R.Ranganathan	S.No. 65/39A	325 sq ft	Doc No. 4166/2025 Date: 21.06.2025	Mr. T.R.Ranganathan	M/S. Cubes Infrastructure.	S.NO: 65/5A2	238 sq ft
13	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 1593/2021, Date: 03.03.2021	Anuradha & D.Senthil Block -B- F3	S.NO: 65/5A2	349 sq ft	Patta No. 25368	Anuradha & D.Senthil	S.No. 65/39A	349 sq ft	Doc No. 4171/2025 Date: 21.06.2025	Anuradha & D.Senthil	M/S. Cubes Infrastructure.	S.NO: 65/5A2	143 sq ft

For CUBES INFRASTRUCTURE

Partner

14	Old S.No.65/5A, New S.No.65/39A & 65/39B	Sale Deed, Doc No. 813/2004, Date: 18.02.2004	Dhanjay Trimbak Dhake Block -B- F4	S.NO: 65/5A2	325 sq ft	Patta No. 25368	Dhanjay Trimbak Dhake	S.No. 65/39A	325 sq ft	Doc No. 192/2025 Date: 10.01.2025	Mr. Dhanjay Trimbak Dhake	M/S. Cubes Infrastructure.	S.NO: 65/5A2	325 sq ft
				As Per Doc	6200sqft			As Per Patta	5920 sq ft				As Power Doc	3102
					576 SQM				550SQM					288.18
													UDS Alloted As Per JV Agreement	3083 sqft
														286.4 SQM

For CUBES INFRASTRUCTURE

Partner

Flats Alloted To Land Owners:

SI NO.	Flat No.	Build up area	UDS
1	A1	98.22 SQM	34.84 SQM
2	A2	86.17 SQM	30.94 SQM
3	B1	98.22 SQM	34.85 SQM
4	B2	82.55 SQM	29.08 SQM
5	B3	115.28 SQM	40.89 SQM
6	C1	98.22 SQM	34.84 SQM
7	C2	82.55 SQM	29.08 SQM
8	D2	82.55 SQM	29.08 SQM
	TOTAL UDS		**263.6 SQM**

Flats Alloted To Pramotor:

SI NO.	Flat No.	Build up area	UDS
1	A3	111.47 SQM	43.29 SQM
2	C3	115.3 SQM	44.87 SQM
3	D1	98.22 SQM	38.27 SQM
4	D3	115.3 SQM	44.87 SQM
5	E1	119.71 SQM	46.54 SQM
6	E2	61.17 SQM	23.69 SQM
7	E3	115.3 SQM	44.87 SQM
	TOTAL UDS		**286.4 SQM**

For CUBES INFRASTRUCTURE

Partner

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.