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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Sl No	Approval survey number	Patta				Deed				
		Patta No	Owner	S.No	Extent sq.m	Doc No (Date) & Doc type	Owner	Power Holder	S.No	Extent Cents (sq.m)
1.	816/1B1A	6697	SHAGUL HAMEED	816/1B1A	2786.00	1325/1993 (24.12.1993) Sale Deed & 1257/1994 (03.10.1994) Sale Deed	SHAGUL HAMEED	-	816/1B	75.00 cents (3035.25 sq.m)
									816/1B	19.00 cents (768.93 sq.m)
2.	817/1B	6916	MOHAMMED ASHIK	817/1B	440.00	977/1993 (20.01.2025) Sale Deed, 2886/2014 (16.09.2014) Release Deed & 1937/2024 (10.12.2024) Power Deed	MOHAMMED ASHIK	MAHALAKSHMI	817/1	13.00 cents (526.11 sq.m)
3.	817/4A1A	6917	MOHAMMED ASHIK	817/4A1A	17.00				817/4A	
4.	817/4A1B	6918	MAHALAKSHMI	817/4A1B	486.00	1932/2024 (09.12.2024) & Sale Deed	MAHALAKSHMI	-	817/4A1	12.00 cents (486.00 sq.m)
5.	817/4A2	6698	SHAGUL HAMEED	817/4A2	647.00	1257/1994 (03.10.1994) Sale Deed	SHAGUL HAMEED	-	817/4A	16.500 cents (667.75 sq.m)
TOTAL PATTA AREA					4376.00 Sq.mts	TOTAL DOCUMENT AREA				5484.04 Sq.mts

Explanation:

1) **Survey no: 816/1B1A:**
    - Mr. Shagul Hameed purchased **94.00 cents (3804.00 Sq.mts)** of land comprising in survey number 816/1B through sale deeds 1325/1993 and 1257/1994. On 26.08.2016, Mr. Shagul Hameed sold 24.650 cents (997.585 Sq.mts) to Mr. Rafeek through sale deed 937/2016. Therefore, balance extent (3804.00 – 997.58 = 2806.42 Sq.mts) belongs to Mr. Shagul Hameed. But during subdivision as per ground measurements **2786.00 Sq.mts** only available on site. Hence, the land was subdivided as 816/1B1A and the patta issued for **2786.00 Sq.mts** by the Revenue Department.

2) **Survey no: 817/1B & 817/4A1A:**
    - On 10.09.1993, Mrs. Noor Jahan (Mohammed Ashik and Aneesha Begam's mother) purchased 13.00 cents of land in survey numbers 817/1 & 817/4A. After her demise, Mrs. Aneesha Begam gave the share to her brother Mohammed Ashik through release deed 2886/2014. Hence, Mohammed Ashik obtain the right of entire 13.00 cents of land. Later, he gave power to Mrs. Mahalakshmi for the 13.00 cents land through power deed 1937/2024 on 10.12.2024. But during subdivision as per ground measurements **457.00 Sq.mts** only available on site. Hence, the land was subdivided as 816/1B1A and the patta issued for **457.00 Sq.mts** by the Revenue Department.
3) **Survey no: 816/1B1A:**
    - Mr. Shagul Hameed purchased **16.50 cents (667.75 Sq.mts)** of land comprising in survey number 817/4A through sale deed 1257/1994 (Property no: 2). But during subdivision as per ground measurements **647.00 Sq.mts** only available on site. Hence, the land was subdivided as 817/4A2 and the patta issued for **647.00 Sq.mts** by the Revenue Department.

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
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The LandLens suite
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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.