Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

OWNERSHIP FLOWCHART

Site Address : HAMSAVERDE , STILT FLOOR+5 FLOORS RESIDENTIAL BUILDING (18.30 m HEIGHT) WITH 15 DWELLING UNIT AVAILING WITH PREMIUM FSI AT BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME, KORATTUR, CHENNAI - 80. COMPRISED IN OLD T.S.NO. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part, 39 Part, 40 Part AND OLD S.NO. 1178/1 Part, 1179 Part, 1180/1 Part, NEW T.S.NO. 39, WARD-E, BLOCK NO: 81 OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

RECTIFICATION DEED					PATTA				GENERAL POWER OF ATTORNEY			
Sl. No.	Document No	Infavour of	Survey No	Extent in Sq.ft	Sl. No.	Survey No	Infavour of	Extent in Sq.M	Sl. No.	Document No & Date	Land Owner Extent in Sq.ft	Promoter/ Developer (M/s.Magishaa Construction Rep by its Propristor Shankar K Marimuthu) Extent in Sq.ft
1	3715/2025	R.Subramanian	Ward-E, Block No.81, T.S.Nos.34 Part, 35 Part, 36 Part, 37 Part, 37 Part, 38 Part, 39 Part, 40 Part, Survey No. 1178/1 Part	1879.00	1	Old Survey No. 1179/PT, T.S.No. 39, Ward: E, Block: 81	R.Subramanian, Kamala Subramanian & R.Subramanian	694.00 (Ares 6 Sq.Meter 94 or 7470.91 Sq.ft)	1	3998/202528-05-2025	1127.00	752.00
2	3708/2025	Kamala Subramanian		1879.00	2				2	4018/2025 28-05-2025	1127.00	752.00
3	3716/2025	S. Ramalekshmi		1879.00	3				3	3999/2025 28-05-2025	2254.00	1504.00
4	3717/2025	S. Ramalekshmi		1879.00	4							
As per Doucument Plot Extent				**7516.00 SQFT**	**As per Patta Plot Extent**			**694.00 Sq.M**			4508.00	3008.00
									Grand Total		**7516.00 Sq.ft**	

FLAT SHARE AREA DETAILS

Site Address : HAMSAVERDE , STILT FLOOR+5 FLOORS RESIDENTIAL BUILDING (18.30 m HEIGHT) WITH 15 DWELLING UNIT AVAILING WITH PREMIUM FSI AT BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME, KORATTUR, CHENNAI - 80. COMPRISED IN OLD T.S.NO. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part, 39 Part, 40 Part AND OLD S.NO. 1178/1 Part, 1179 Part, 1180/1 Part, NEW T.S.NO. 39, WARD-E, BLOCK NO: 81 OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

7	THIRD	3BHK	C1	104.34	8.60	0.00	14.98	127.92	23.68	151.60	49.93	1
8	THIRD	3BHK	C2	98.49	7.26	0.00	13.06	118.81	21.92	140.73	46.31	1
9	THIRD	3BHK	C3	88.93	6.51	0.00	12.05	107.49	19.86	127.35	41.95	
10	FOURTH	3BHK	D1	104.34	8.60	0.00	14.98	127.92	23.68	151.60	49.93	1
11	FOURTH	3BHK	D2	98.49	7.26	0.00	13.06	118.81	21.92	140.73	46.31	1
12	FOURTH	3BHK	D3	88.93	6.51	0.00	12.05	107.49	19.86	127.35	41.95	1
13	FIFTH	3BHK	E1	104.34	8.60	0.00	14.98	127.92	23.68	151.60	50.44	
14	FIFTH	3BHK	E2	98.49	7.26	0.00	13.06	118.81	21.92	140.73	46.82	1
15	FIFTH	3BHK	E3	88.93	6.51	0.00	12.05	107.49	19.86	127.35	42.46	1
TOTAL				8391.28	77.11	0.00	120.27	1062.66	202.38	1259.04	9432.10	11
											Visitors' Car Parking	
											Grand Total	17

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.