Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

HINDUJA LEYLAND FINANCE

12th September 2024

To
Mr. SUNDAR,
NO.2/20, KRISHNAPURI 1ST STREET,
RAJA ANNAMALAIPURAM,
CHENNAI – 600028

The below mentioned list of Original Property documents are available with M/s. Hinduja Leyland Finance.

Ambattur Property:

Sl. No.	Date of Doc.	Document No.	Natural Document	Original / Copy	Parties to Document	
					From	To
1	28.11.2017	15950/2017	Sale Deed	Original	Mr.M.N. Govindan and The Co-operative Sub-Registrar/Liquidation Officer, office of the Regional Deputy Registrar of Co-operative Society (Housing) Chengalpet Region,	Dr.Rani Rathinavel, Dr.G.Varadarajulu, Dr.V.Rajalakshmi and Dr.V.Hema Vijayalakshmi
2	29.04.1981	1801/1981	Settlement Deed	Original-4th Page Missing	Mr. M.N.Govindan	Mrs. V Geetha

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3	29.04.1981	1802/1981	Settlement Deed	Original	Mr.M.N.Govindan	Ms.Rajalakshmi and Mrs.Geetha
4	29.04.1981	1865/1981	Settlement Deed	Original -5 out of 6 Pages	Mr.M.N.Govindan	Mr.Rathinavel
5	26.06.1990	4540/1990	Settlement Deed	Original	Mr.M.N.Govindan	Mrs.Hema Vijalakshmi
6	26.06.1990	4541/1990	Settlement Deed	Original -8 out of 9 Pages	Mr.M.N.Govindan	Mrs.Geetha
7	23.12.2020	13418/2020	General Power of Attorney	Original	Mrs.Rani Rathinavel	Mr.Deepak Rathinavel
8	04.03.2022	2945/2022	Sale Deed	Original	Dr.G.Varadarajulu, Dr.V.Rajalakshmi and Dr.V.Hema Vijayalakshmi represented by their Power Agent Mr.Vijay Hindua, Dr.Rani Rathinavel represented by her Power Agent Mrs.Kavitha	M/s.Network Infra Buildcon Private Limited
9	04.03.2022	2946/2022	Mortgage Deed	Original	M/s.Network Infra Buildcon Private Limited	M/s.Dugar Finance & Investment Ltd.

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SL NO	Date of Doc.	Document No.	Natural Document	Original / Copy	Parties to Document	
1	26.02.1969	593/1969	Indenture	Original-Lamination	Mr M N Govindarajan	M/s The Ambattur Govt Servants Co operative Building Society ltd
2	27.01.2022	920/2022	Cancellation Deed	Original	Mrs Rani Rathinavel	Mr Deepak Rathinavel
3	14.07.2020	9272/2021	General Power of Attorney	Original	Dr G Varadharajulu and Others	Mr Vijay Hinduja
4	11.02.2022		Declaration of Undertaking	Original	Mrs Rani Rathinavel	Mr S Kavitha
5	11.02.2022		Sales Receipt	Original	Mrs Rani Rathinavel	Mr S Kavitha
6	11.02.2022	1843/2022	General Power of Attorney	Original	Mrs.Rani Rathinavel	Mrs.Kavitha
7	24.04.2018--	Patta No 51	Manaivari thoraya Patta	Original	Patta in the names of Dr.Rani Rathinavel, Dr. G. Varadarajulu, Dr. V. Rajalakshmi and Dr.V.Hema Vijayalakshm	

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8	25.07.2024	9822/2024	Receipts	Original	M/s.Dugar Finance & Investment Ltd.	M/s.Network Infra Buildcon Private Limited
9	25.07.2024	9831/2024	MOTD	Original	M/s.Network Infra Buildcon Private Limited	M/s Hinduja Leyland Finance Ltd
10	25.07.2024	9835/2024	MOTD	Original	M/s.Network Infra Buildcon Private Limited	M/s Hinduja Leyland Finance Ltd
11	05.12.1964		Co-Operative Building Society	Original		
12	12.07.2022		Building Permission and approved plan	Original		

Thanking you,

For Hinduja Leyland Finance Limited

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Authorized Signatory

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

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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.