Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

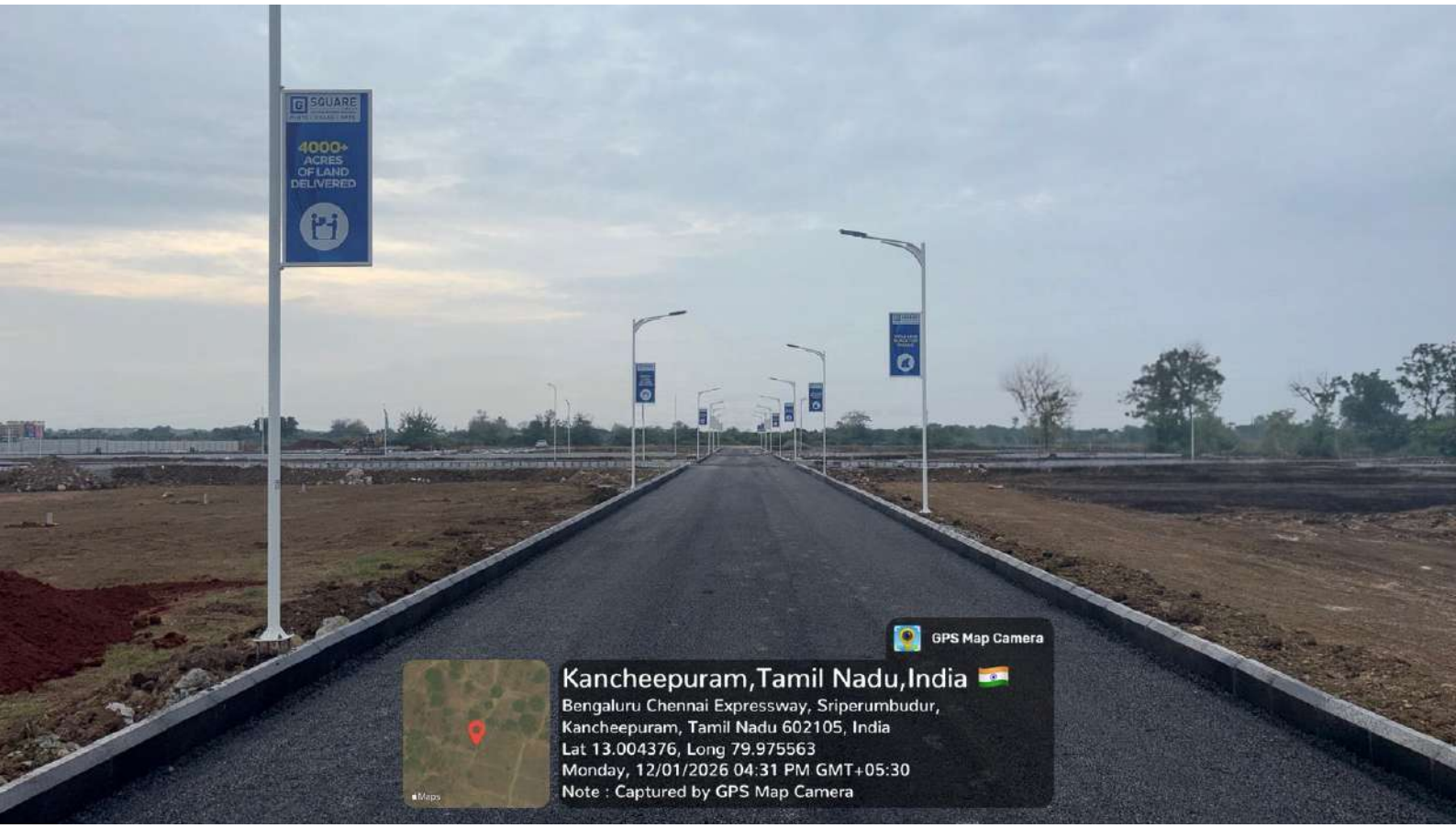
Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD




SQUARE
4000+
ACRES
OF LAND
DELIVERED
GPS Map Camera
Kancheepuram,Tamil Nadu,India
Bengaluru Chennai Expressway, Sriperumbudur,
Kancheepuram, Tamil Nadu 602105, India
Lat 13.004376, Long 79.975563
Monday, 12/01/2026 04:31 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps



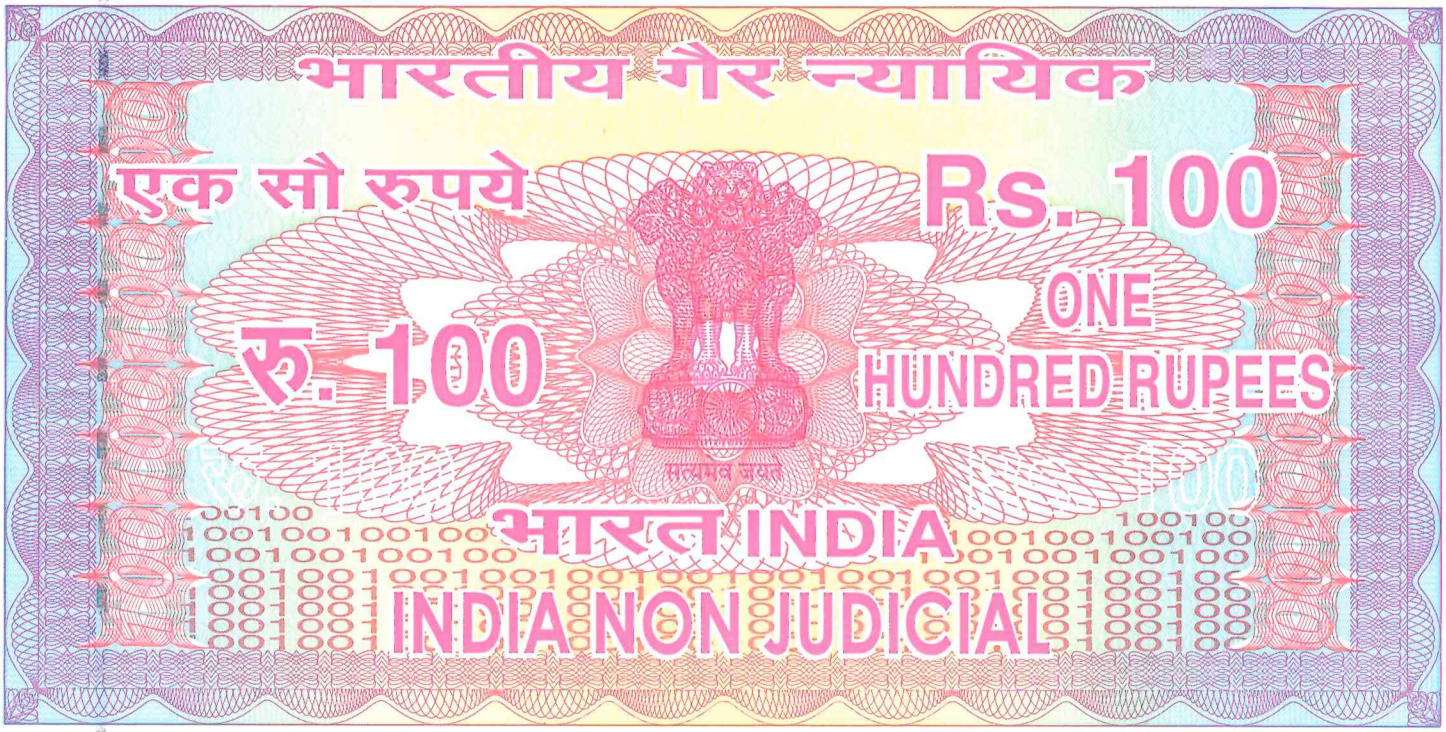

SQUARE
20,000+
HAPPY
CUSTOMERS
GPS Map Camera
Kancheepuram,Tamil Nadu,India
Bengaluru Chennai Expressway, Sriperumbudur,
Kancheepuram, Tamil Nadu 602105, India
Lat 13.004465, Long 79.975265
Monday, 12/01/2026 04:30 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps




WELL LAID BLACK TOP ROADS
GPS Map Camera
Kancheepuram,Tamil Nadu,India
Bengaluru Chennai Expressway, Sriperumbudur, Kancheepuram, Tamil Nadu 602105, India
Lat 13.003960, Long 79.974428
Monday, 12/01/2026 04:29 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps







தமிழ்நாடு तमिलनाडु TAMILNADU

EG 192191

K. SANKAR
L. No: 1481/94
Nagar, Chennai-17

28-2025

AKL ENTERPRICIES PRIVATE LTD AND OTHERS 15 DEC 2025

From CHENNAI

1. AKL ENTERPRISES PRIVATE LIMITED –
   No 6/23 Ragavaiah road, T Nagar Chennai,
   Thygarayanagar, Chennai.

2. Fidelity Enterprises Private Limited
   No 6/23 Ragavaiah road,
   T Nagar Chennai,Thygarayanagar,
   Chennai.

3. Sri Shiva Hotels & Resorts Private Limited
   F29, first floor, phase 1,
   Spencer plaza, 769, Anna salai.

4. M. Ravi –2A,
   Ramaniyam Arudra,
   15 Habibbula Road, Tnagar.

To,

The Chairman Tamil Nadu Real Estate Regulatory Authority,
No.133, G-Block, 1st Avenue,
Anna Nagar (East),
Chennai-600 102.

Respected Sir,

We have submitted an application for your approval for our layout project in Irunkattukottai – 'A' Viilage, Sriperumpudur Taluk and Kancheepuram District comprised in Sy.Nos.12/1, 13/1, 2, 5, 6, 7, 14/2A and 2B.

In the approval drawing, a power line was shown at the left top corner, which passes through the Park area, a 9.00 Metre Road and Plot Nos.98 and 99. Contrary to the drawing, in the site there is no power line physically passing through the said areas.

Hence we are providing you with Photo Evidence, which is attached along with this letter.

Kindly, considering the above said facts, and provide your approval as early as possible.

For SRI SHIVA HOTELS AND RESORTS PVT. LTD.,

Director

Thanking you

For AKL ENTERPRISES PRIVATE LIMITED

Director

For FIDELITY ENTERPRISES PRIVATE LIMITED

DIRECTOR





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.