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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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FG 593632

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Compie.,
Thirumangalam, Chennai-600 101.

மாவட்டக் கருவூலம் சென்னை-600 035
ஜன
05-2026

01 AUG 2026 M/s. Raghava Foundation Pvt Ltd.

DECLARATION

We, **M/s. Raghava Foundations Pvt. Ltd.**, represented by its General Power of Attorney, Mr. Setty Venkata Siddartha, hereby solemnly declare that CMDA Layout Approval No. Layout-1/0230/2022 has been issued solely in the name of M/s. Raghava Foundations Pvt. Ltd.

We further declare that the present application for registration under the Real Estate (Regulation and Development) Act, 2016 relates exclusively to the saleable plots comprised in Survey Nos. 41/1A1B2 and 41/1B, which are solely owned by us. The land comprised in Survey No. 41/1A1A, belonging to Mrs. Prema, has been reserved for road under the approved layout and has been conveyed to the competent authority by way of a registered Gift Deed bearing Document No. 1730 of 2024. Accordingly, no part of her land forms part of the present RERA project, and she has no ownership, development, marketing or sale rights in respect of the said project.

We further declare that M/s. Raghava Foundations Pvt. Ltd. alone is the promoter of the project and shall be solely responsible for all obligations under the Real Estate (Regulation and Development) Act, 2016.

Place: Chennai

Date: 03.08.2026

NOTARY PUBLIC GOVT. OF INDIA
P. KARUPPIAH
CHENNAI - 50

P.KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 79, Avvai Nagar, Chennai - 600 050

For RAGHAVA FOUNDATIONS 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.