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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Madurai South Joint 4	Date / நாள்: 15-Jun-2026
Village /கிராமம்:Ward 4	Survey Details /சர்வே விவரம்: 1431/30

Data Availability Period for Village: Ward 4

Madurai South Joint 4 Sub Registrar Office: From 01-Jan-2025 To 14-Jun-2026

Search Period /தேடுதல் காலம்: 01-jan-2025 - 14-Jun-2026, **Flats: Plots: Wards: Blocks:** 0045

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Madurai			District: Madurai South		S.R.O: Madurai South Joint 4	
1	1589/2026	17-Feb-2026 17-Feb-2026 17-Feb-2026	Gift deed	1. LOTUS VENTURES & INFRABUILD PRIVATE LIMITED(முத.) JEGANATHAN((முக.)	1. THE COMMISSIONER OF MADURAI MADURAI CITY MUNICIPAL CORPORATION ON BEHALF OF GOVERNOR OF TAMILNADU	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 100/-		PR Number/முந்தைய ஆவண எண்: 1098/2026	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1431/30 - 1535.08 SQUARE METRE			
	Village & Street/கிராமம் மற்றும் தெரு: Ward 4, South Veli Street					
	எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of			

	கிழக்கு - Proposed 7.20 M Wide Road-4, Proposed 9.0M Wide Roads-2 &3, Proposed Residential Plots, Land in Survey Number 1431/33, 1431/31, மேற்கு - Land in Survey No. 1431/1(Part)., வடக்கு - Existing 18.6M wide South Veli Street, தெற்கு - Kirudhumal River	property being vacant land measuring an extent of 1535.08 Sq.M, comprised in Old Town Survey No. 1431/1 (Part), New Town Survey No. 1431/30, situated at Block No.45, Ward No. 4, Madurai Town, Madurai West Taluk, Madurai District and bounded on the North by : Existing 18.6M wide South Veli Street South by : Kirudhumal River East by : Proposed 7.20 M Wide Road-4, Proposed 9.0M Wide Roads-2 &3, Proposed Residential Plots, Land in Survey Number 1431/33, 1431/31. West by : Land in Survey No. 1431/1(Part). Measuring on the North by : 10.00 Metre South by : 10.00 Metre East by : 155.53 Metre West by : 151.70 Metre
	Schedule 2 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Ward 4	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1431/30 - 641.13 SQUARE METRE
	எல்லை விபரங்கள்: கிழக்கு - Land in Survey Numbers 1431/2/5A, 2/4, 2/3B, மேற்கு - Proposed 10.0 M wide Road-1, வடக்கு - Proposed Residential Plots, Proposed PP1 (Local Body), Proposed PP 2 (TNPDCL), தெற்கு - Residential Plots	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of property being vacant land measuring an extent of 641.13 Sq.M, comprised in Old Town Survey No. 1431/1 (Part), New Town Survey No. 1431/30, situated at Block No.45, Ward No.4, Madurai Town, Madurai West Taluk, Madurai District and bounded on the North by : Proposed Residential Plots, Proposed PP1 (Local Body), Proposed PP 2 (TNPDCL). South by : Residential Plots. East by : Land in Survey Numbers 1431/2/5A, 2/4, 2/3B. West by : Proposed 10.0 M wide Road-1 Measuring on the North by : 70.58 Metre South by : 71.39 Metre East by : 9.00 Metre West by : 9.00 Metre
	Schedule 3 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Ward 4	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1431/30 - 672.49 SQUARE METRE
	எல்லை விபரங்கள்: கிழக்கு - Land in Survey Numbers.1431/2/8A, 1431/2/8B, 1431/2/9B., மேற்கு - Proposed 10.0 M Wide Road-1, வடக்கு - Proposed Residential Plots, தெற்கு - Proposed Residential Plots	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of property being vacant land measuring an extent of 672.49 Sq.M, comprised in Old Town Survey No. 1431/1 (Part), New Town Survey No. 1431/30, situated at Block No.45, Ward No. 4, Madurai Town, Madurai West Taluk, Madurai District and bounded on the North by : Proposed Residential Plots. South by : Proposed Residential Plots East by : Land in Survey Numbers.1431/2/8A, 1431/2/8B, 1431/2/9A. West by : Proposed 10.0 M Wide Road-1 Measuring on the North by : 74.06 Metre South by : 74.89 Metre East by : 9.00 Metre West by : 9.00 Metre
	Schedule 4 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Ward 4	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1431/30 - 556.39 SQUARE METRE
	எல்லை விபரங்கள்: கிழக்கு - Land in Survey No. 1431/2/10C, மேற்கு - Proposed 10.0 M Wide Road-1, வடக்கு - Proposed Residential Plots , தெற்கு - Land in Survey No. 1431/33.	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of property being vacant land measuring an extent of 556.39 Sq.M, comprised in New Town Survey No. 1431/30, situated at Block No.45, Ward No. 4, Madurai Town, Madurai West Taluk, Madurai District and bounded on the North by : Proposed Residential Plots South by : Land in Survey No. 1431/33. East by : Land in Survey No. 1431/2/10C West by : Proposed 10.0 M Wide Road-1 Measuring on the North by : 76.34 Metre South by : 76.70 Metre East by : 7.20 Metre West by : 7.20 Metre
	Schedule 5 Details: Property Type/சொத்தின் வகைப்பாடு: Plot	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1431/30 - 38.82 SQUARE METRE

	Village & Street/கிராமம் மற்றும் தெரு: Ward 4					
	எல்லை விபரங்கள்: கிழக்கு - Proposed Plot for PP2 (TNPDCL, former Tangedco), மேற்கு - Proposed Residential Plots, வடக்கு - Land in Survey No. 1431/32, தெற்கு - Proposed 9.0 M wide Road-2			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of property being vacant land measuring an extent of 38.82 Sq.M, comprised in Old Town Survey No. 1431/1 (Part), New Town Survey No. 1431/30, situated at Block No.45, Ward No. 4, Madurai Town, Madurai West Taluk, Madurai District and bounded on the North by : Land in Survey No. 1431/32 South by : Proposed 9.0 M wide Road-2 East by : Proposed Plot for PP2 (TNPDCL, former Tangedco) West by : Proposed Residential Plots. Measuring on the North by : 2.55 Metre South by : 2.55 Metre East by : 15.20 Metre West by : 15.20 Metre		
2	1590/2026	17-Feb-2026 17-Feb-2026 17-Feb-2026	Gift deed	1. LOTUS VENTURES & INFRABUILD PRIVATE LIMITED(முத.) JEGANATHAN(முக.)	1. TAMILNADU POWER DISTRIBUTION CORPORATION LIMITED (TNPDCL) (FORMERLY KNOWN AS TANGEDCO) MADURAI DISTRICT TAMILNADU REPRESENTED BY ITS SUPERINTENDENT OR SPECIAL OFFICER	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 100/-		PR Number/முந்தைய ஆவண எண்: 1098/2026	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 1431/30 - 49.56 SQUARE METRE		
	Village & Street/கிராமம் மற்றும் தெரு: Ward 4, South Veli Street					
	எல்லை விபரங்கள்: கிழக்கு - Land in Survey Number 1431/2/2, 2/3A, 2/3B, மேற்கு - Proposed Plot for PP1 (Local Body), வடக்கு - Land in Survey No. 1431/32, தெற்கு - Proposed 9.0 M wide Road-2			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of property being vacant land measuring an extent of 49.56 Sq.M, comprised in Old Town Survey No. 1431/1 (Part), New Town Survey No. 1431/30, situated at Block No.45, Ward No.4, Madurai Town, Madurai West Taluk, Madurai District and bounded on the North by : Land in Survey No. 1431/32 South by : Proposed 9.0 M wide Road-2 East by : Land in Survey Number 1431/2/2, 2/3A, 2/3B. West by : Proposed Plot for PP1 (Local Body). Measuring on the North by : 2.55 Metre South by : 3.98 Metre East by : 15.27 Metre West by : 15.20 Metre And within the Sub-Registration District of Joint- IV and Registration District of Madurai.		

Number of Entries/பதிவுகளின் எண்ணிக்கை: 2

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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.