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

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Sl No	Sale Deed							Patta				General power of Attorney					
	Document No & Date	From	To	Survey No	Extent in Sq.Ft	Extent in Sq.Mtr	Extent in Cents	Patta No	Owner	Survey No.	Extent in Sq.Mtr	Doc No & Dated	From	To	Survey No	Extent in Sq.ft	Extent in Sq.Mtr
1	Settlement Deed Doc No.471/1991	Mrs.Julaika Beevi	1.Mr.A.Najimudin 2.Mr.A.Thajudeen	60/4	16117.2	1497.32	37.00										
2	Partition Deed Doc No. 2007/2011	Mrs.Kulsum Beevi	1.Mr.A.Najimudin 2.Mr.A.Thajudeen	60/4	10028.00	932.00	23.02										
					26145.20	**2429.32**	**60.02**										
3	Partition Deed Doc No. 2415/2021	1.Mr.A.Najimudin 2.Mr.A.Thajudeen		60/4A2	13939.20	1294.98	32.00	3219	Mr.A.Thajudeen	60/13	231.00	POA Doc No.2877/2021	Mr.A.Thajudeen	Mrs.Dharani	60/4A2	2613.60	242.81
4	Partition Deed Doc No. 2349/2021	1.Mr.A.Najimudin 2.Mr.A.Thajudeen		60/4A2	8710.00	809.50	20.00	3098	1.Mr.A.Najimudin 2.Mr.A.Thajudeen	60/4A2A	202.00						
					22649.20	**2104.48**	**52.00**	3220	Mr.A.Najimudin	60/14	231.00	Adjudication POA No.19/2025	1.Mr.Mohamed Aftab Nazemudeen 2.Mrs.Bathernisha 3.Mr.Mohamed Tharik 4.Mohamed Navas 5.Mrs.Nafeesa Abdul Gafoor	Mr.Kaleel Rahman	60/4A2	4670.00	433.85
5	Settlement Deed Doc No.2712/2012	Mr.A.Thajudeen	Mr.Mohamed Farhan	60/4A2	2355.00	218.78	5.41	3218	Mr.Mohamed Farhan	60/12	202.00						
6	Settlement Deed Doc No.2711/2021	Mr.A.Thajudeen	Mrs.Barijha	60/4A2	2178.00	202.34	5.00	3217	Mrs.Barijha	60/11	202.00	POA Doc No.2876/2021	Mrs.Barijha	Mrs.Dharani	60/4A2	2178.00	202.34
7	Settlement Deed Doc No.2604/2021	Mr.A.Thajudeen	Mrs.T.Nazhirunisha	60/4A2	2000.00	185.87	4.59	3216	Mrs.T.Nazhirunisha	60/10	186.00	POA Doc No.2877/2021	Mrs.T.Nazhirunisha	Mrs.Dharani	60/4A2	2000.00	185.87
					6533.00	**607.00**	**15.00**										
8	Settlement Deed Doc No.2602/2021	Mr.A.Najimudin	Mrs.Bathurunisha	60/4A2	2000.00	185.87	4.59	3213	Mrs.Bathurunisha	60/17	186.00	POA Doc No.2889/2021	Mrs.Bathurunisha	Mr.Kaleel Rahman	60/4A2	2000.00	185.87
9	Settlement Deed Doc No.2714/2021	Mr.A.Najimudin	Mrs.A.Nabisha	60/4A2	2178.00	202.34	5.00	3222	Mrs.A.Nabisha	60/16	202.00	POA Doc No.2875/2021	Mrs.A.Nabisha	Mr.Kaleel Rahman	60/4A2	2178.00	202.34
10	Settlement Deed Doc No.2713/2021	Mr.A.Najimudin	Mr.Mohamed Abdhab	60/4A2	2178.00	202.34	5.00	3221	Mr.Mohamed Abdhab	60/15	202.00	Adjudication POA No.76/2022	Mr.Mohamed Abdhab	Mr.Kaleel Rahman	60/4A2	4627.00	429.86
					6356.00	**590.55**	**14.59**										
11	Sale Deed Doc No. 2132/2024	Mr.Mohamed Farhan	Mr.Kaleel Rahman	60/9	2355.00	218.87	5.41										
12	Settlement Deed Doc No.955/2025	Mr.Kaleel Rahman	Mrs.Nilobar Nisha	60/9	418.00	38.83	0.96	3485	Mrs.Nilobar Nisha	60/9B	39.00						
	Total										**1883.00**					**20266.60**	**1882.94**

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.