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Document Scrutiny :

Sl. No.	Doc. No. & Date	Vendor	Purchaser	Schedule
1.	Sale Deed 1142/1947 10/10/1947	Dewan Bahadur T.Ananthachari and T.Raghavan	The Modern Housing Construction and Properties Ltd	Plot No.19, Comprised in and forming part of the layout L.A-16/41 Situate in Mowbary Road, Alwarpet and forming part of Municipal Door No.51 & 52 (Part) Mowbrays Road, Alwarpet. comprised in Old S.No.1075, R.S.No. 3631 of Mylapore Village Collector Certificate No.803 measuring **3 Ground and 170 Sq.feet**
2.	Sale Deed 808/1948 21/07/1948	The Modern Housing Construction and Properties Ltd	M.K.Ramadas Iyer	Plot No.19, Comprised in and forming part of the layout L.A-16/41 Situate in Mowbary Road, Alwarpet and forming part of Municipal Door No.51 & 52 (Part) Mowbrays Road, Alwarpet. comprised in Old S.No.1075, R.S.No. 3631 of Mylapore Village Collector Certificate No.803 measuring **3 Ground and 170 Sq.feet**
3.	Death Certificate of Late M.K.Ramadas Iyar Who died on 07.05.1960 issued by Grater Chennai Corporation			
4.	Legal Heirship Certificate of late M.K.Ramadas Iyar issued by Mylapore-Triplicane Taluk Vide Certificate No.13821/1987 dt.01.07.1987 leaving behind the following has Legal Heirs i).R.Krishnamoorthy ii).Setharaman iii).Rajagopal iv).R.Lakshmi Narayanan			
5.	POA 342/1987 08/09/1987	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	S.Vengitaraman & Subramanya iyer one of the partner of Rajamani Builders	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631 of Mylapore Village measuring **3.07 Ground**
Flat No. S-1, Second Floor				
6.	Sale Deed 60/1988	R.Krishnamorthy and 3 others Son Of	S.Muralidharan	DoorNo.39, Bhimanna Garden Street,

	14/01/1988	M.K.Ramadas Iyer		Alwarpet, Madras-600018. R.S.No. 3631 of Mylapore Village measuring **804 Sq.f UDS of land in 7370 Sq.ft**
7.	Sale Deed 3050/2006 10.10.2006	S.Muralidharan	1. Ram Praksh 2. K.V.Sri Ram	Flat No.1, Second Floor, Bhargavi Apartment, Old Door No.39, New Door No.16, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631 of Mylapore Village measuring **804 Sq.f UDS of land in 7370 Sq.ft**
8.	Sale Deed 640/2011	1. K.V.Sri Ram 2. Ram Praksh	Ram Prakash	Flat No.1, Second Floor, Bhargavi Apartment, Old Door No.39, New Door No.16, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631 of Mylapore Village measuring **804 Sq.f UDS of land in 7370 Sq.ft**
9.	GPA 2521/2024 12.07.2024	V.Ram Prakash	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. S-1, Second Floor, "Bhargavi Apartments" with undivided share about 1290/11820 sq.ft. (i.e. 804 undivided share of land out of 7370 sq.ft.) with built up area about 1290 sq.ft. at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai –600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B**: An undivided share of land about 237 sq.ft. in Schedule 'A' Property along with entire built up

				area about 1290 sq.ft., Flat No. S-1, Second Floor, "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District,
Flat No. S-2, Second Floor				
10.	Sale Deed 468/1988 10/03/1988	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	Gnana Desikan I.A.S	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **609 Sq.f UDS of land in 7370 Sq.ft**
11.	GPA 2517/2024 12.07.2024	K.Gnanadesikan	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. S-2, Second Floor, " Bhargavi Apartments" with undivided share about 976/11820 sq.ft. (i.e. 609sqf undivided share of land out of 7370 sq.ft. or **609 sq .ft** undivided share out of 3 grounds and 170 sq.ft) with a built up area about 976 sq.ft. (860 + 116 car park area) at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 255 sq.ft. in Schedule 'A' Property along with

				entire built up area about 976 sq.ft., (i.e. 860 sq.ft. built up area along with 116 sq.ft. for car parking area), Flat No. S-2, 2nd Floor, "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District,
Flat No. G-2, Ground Floor				
12.	Sale Deed 469/1988 10/03/1988	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	R.Krishnamorthy	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **561 Sq.f UDS of land in 7370 Sq.ft**
13.	1.Death Certificate of Late R.Krishnamoorthy Who died on 14.02.1995 issued by Corporation of Madras 2.Death Certificate of Late K.Mohambal wife of R.Krishnamoorthy Who died on 21.03.2016 issued by Corporation of Madras			
14.	Legal Heirship Certificate of late R.Krishnamoorty issued by Mylapore-Triplicane Taluk Vide Certificate No.C1/15887/1998 dt.22.07.1998 leaving behind the following has Legal Heirs i).K.Mohambal ii).K.Nagarajan iii).K.Prabakar iv).K.Shankaran			
15.	GPA 2773/2024 01.08.2024	1. K.Nagarajan 2. K.Prabakar 3. K.Shankaran	M/s.Ascendant Realty LLP	**Schedule-A**: Flat No. G-2, Ground Floor, "Bhargavi Apartments" with undivided share about 900/11820 sq.ft. (i.e.**561 sq.ft** undivided share of land out of 7370 sq.ft. OR 561 sq.ft undivided share out of 3 grounds and 170 sq.ft) with a built up area about900 at Door No. 39, Bheemanna Garden Street, Alwarpet,

				Chennai - 600018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 207 sq.ft. in Schedule 'A' Property along with entire built up area about 900 sq.ft., Flat No. G-2, Ground Floor, "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No 72, Mylapore Town (Part-2) and Taluk, Chennai District,
Flat No. F-3, First Floor				
16.	Sale Deed 470/1988 10/03/1988	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	K.Skandan I.A.S	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. Comprised in R.S.No. 3631/17 of Mylapore Village measuring **609 Sq.f UDS of land in 7370 Sq.ft**
17.	Sale Deed 1296/2001 25.05.2001	K.Skandan I.A.S	R.Ramanathan	First Floor, Flat No.39/7, Bhimanna (Mudali) Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631/17 of Mylapore Village measuring **609 Sq.f UDS of land in 7370 Sq.ft**
18.	GPA 2529/2024 12.07.2024	R.Ramanathan	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. F-3, First Floor,Bhargavi Apartments " with undivided share about 976/11820 sq.ft. (i.e. 609sq.ft undivided share of land out of 7370 sq.ft. or 609sq.ft undivided share out of

				3 grounds and 170 sq.ft) with a built up area about 976 sq.ft. (860sq.ft + 116sq.ft car park area) at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 253 sq.ft. in Schedule 'A' Property along with entire built up area about 976 sq.ft (i.e 860 sq.ft built up area along with 116 sq.ft car park area), Flat No. F-3, First Floor, Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai-600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District,
Flat No. F-1, First Floor				
19.	Sale Deed 471/1988 10/03/1988	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	R.Rajagopal	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **877 Sq.f UDS of land in 7370 Sq.ft**
20.	Settlement Deed 1432/2007 08.06.2007	R.Rajagopal	R.Sekar Son of R.Rajagopal	Old Door No.39/3, New Door No.16/3, Flat No.F1, First Floor, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631/17 of Mylapore Village measuring **877 Sq.f**

				UDS of land in 7370 Sq.ft
21.	GPA 2356/2024 02.07.2024	R.Sekar	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. F-1, First Floor, "Bhargavi Apartments", with built up area about 1406 sq.ft along with undivided share of land about **877 sq.ft** out of 7320 sq.ft. (i.e. 3 Grounds and 170 sq.ft.) at Door No. 39, Bheemena Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** Flat No.F-1, First Floor, "Bhargavi Apartments", with built up area about 1406 sq.ft along with undivided share of land about 301 sq.ft out of **877 sq.ft** in Schedule 'A' Property at Door No. 39, Bheemena Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District
Flat No. G-1, Ground Floor				
22.	Sale Deed 472/1988 10/03/1988	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	T.C.Alagappan	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **877 Sq.f UDS of land in 7370 Sq.ft**
23.	GPA 2531/2024 12.07.2024	C.T.Alagappan	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. G-1, Ground Floor, " Bhargavi Apartments" with undivided share about

				1310/11820 sq.ft. (i.e. **817** undivided share of land out of 7370 sq.ft. or 817 undivided share out of 3 grounds and 170 sq.ft) with a built up area about 1310 sq.ft. at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 313 sq.ft. in Schedule 'A' Property along with entire built up area about 1310 sq.ft., Flat No. G-1, Ground Floor, "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No 72, Mylapore Town (Part-2) and Taluk, Chennai District,
Flat No. T-1, Third Floor				
24.	Sale Deed 1887/1988 11/11/1988	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	S.Maruthavanan	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **877 Sq.f UDS of land in 7370 Sq.ft**
25.	GPA 2477/2024 10.07.2024	S.Maruthavanan	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. T-1, Third Floor, "Bhargavi Apartments" with undivided share of land about 1406 sq.ft. out of 11820 sq.ft. (i.e. **877 sq.ft.** of UDS out of total land measuring

				7370 sq.ft. OR land about 3 grounds and 170 sq.ft.) with a total built up area about 1406 sq.ft. (1290 sq.ft along with 116 sq.ft for car park area) at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 301 sq.ft. in Schedule 'A' Property along with entire built up area about 1406 sq.ft., (i.e. 1290 sq.ft along with 116 sq.ft for car park area), Flat No. T-1, Third Floor, Bhargavi Apartments" at Door No. 39, Bheemena Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District
Flat No. F-2,First Floor				
26.	Sale Deed 289/1989 06/03/1989	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	Ashok P.Shah and Bharathi Shah	Flat No.FF2, Bhargavi Apartment, First Floor, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
27.	Death Certificate of Late Ashok P.Shah Who died on 07.11.2017 issued by Grater Chennai Corporation			
28.	Legal Heirship Certificate of late Ashok P.Shah issued by Mylapore Taluk Vide Certificate No.B4/1461/2018 dt.22.03.2018 leaving behind the following has Legal Heirs i). Bharati A.Shah, ii).Tejal A.Shah, iii).Chirag A.Shah, iv). Saradha P.Shah			

29.	GPA 1210/2018 17/04/2018	Chirag A.Shah Son of Ashok P.Shah	Bharathi A.Shah wife of Ashok P.Shah	**Schedule-A :** Old Door No.39, New Door No.16, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631 of Mylapore Village measuring 3 Ground 170 Sq.ft **Schedule-B:** Flat No.FF2, Bhargavi Apartment, First Floor, out of the schedule A Property **Out of this power is given for my 1/8th Share**
30.	Release Deed 1472/2018 07/05/2018	Saradha P.Shah	Tejal K.Shah	**Schedule-A :** 860/11820 Sq.ft, (ie. **536** sq.ft.) Undivided Share of Land out of the land measuring 3 Ground 170 Sq.ft. together with Flat Measuring Built Up Area of 860 Sq.ft., Including common areas in "Bhargavi Apartments", Flat No.FF2, 1st Floor, Comprised in R.S.No.3631/17 - MYLAPORE VILLAGE, Door No.39, BEEMANNA MUDALI GARDEN STREET, Alwarpet, Chennai - 600 018 **Schedule-B:** 1/8th U.D.S., rights, title, interests over the Schedule "A" property.
31.	Sale Deed 1671/2018 18.05.2018	1. Bharathi A.Shah 2. Tejal K.Shah 3. Chirag A.Shah	Hari Prasad	**Schedule;** 860/11820 Sq.ft., (i.e. **536.23 Sq.ft.) Undivided** Share of Land out of the land measuring 3 Grounds & 170 Sq.ft. together with Fiat Measuring Built Up Area of 860 Sq.ft., including common areas in "Bhargavi Apartments,Flat

				No.FF2, 1st Floor, (as per Corporation Tax Records Door No.16/6, Beemanna garden street) Comprised in R.S.No.3631/17 - Mylapore Village, Door No.39, Beemanna Mudali Garden street, Alwarpet, Chennai - 600 018 of Mylapore Taluk
32.	GPA 2525/2024 12.07.2024	S.Hari Prasad	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. F-2,First Floor, "Bhargavi Apartments" with undivided share about 860/11820 sq.ft. (i.e. **536 sq.ft undivided share** of land out of 7370 sq.ft.) with built up area about 860 sq.ft. at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 109 sq.ft. in Schedule 'A' Property along with entire built up area about 860 sq.ft., Flat No. F-2, First Floor, "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District,
Flat No. T-2, Third Floor				
33.	Sale Deed	R.Krishnamorthy and 3	Mahesh P.Shah	DoorNo.39, Bhimanna Garden Street,

	290/1989 06/03/1989	others Son Of M.K.Ramadas Iyer	Nalini M.Shah	Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
34.	GPA 2528/2024 12.07.2024	Mahesh P.Shah	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. T-2, Third Floor, "Bhargavi Apartments" with undivided share about 860/11820 sq.ft. (i.e. **536 sq.ft undivided share** of land out of 7370 sq.ft.) with built up area about 860 sq.ft. at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai- 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District
Flat No. T-3, Third Floor,				
35.	Sale Deed 687/1989 02/05/1989	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	Kamala Jayaraman	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
36.	Sale Deed 723/1996 22/03/1996	Kamala Jayaraman	Anil Tiwari	DoorNo.39, Flat No.11 Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
37.	GPA 2526/2024 12.07.2024	Anil Tiwari	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. T-3, Third Floor, "Bhargavi Apartments" with undivided share about 860/11820 sq.ft. (i.e. **536 sq.ft** undivided share of land out of 7370 sq.ft. OR 536sq.ft undivided share out of 3

				grounds and 170 sq.ft) with a built up area about 860 sq.ft. at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about 182 sq.ft. in Schedule 'A' Property along with entire built up area about 860 sq.ft., Flat No. T-3, Third Floor, "BhargaviApartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District,
38.	Sale Deed 688/1989 02/05/1989	R.Krishnamorthy and 3 others Son Of M.K.Ramadas Iyer	Kamala Jayaraman	DoorNo.39, Bhimanna Garden Street, Alwarpet, Madras-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
39.	Sale Deed 2010/1999 30/08/1999	Kamala Jayaraman	Mahes P.Shah Huf Rep.by Mahes P.Shah Kanta	DoorNo.39, Third Floor, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
40.	Rectification Deed 471/2000 08/03/2000	Kamala Jayaraman	Mahes P.Shah Huf Rep.by Mahes P.Shah Kanta	DoorNo.39, **Flat No.10**, Bhargavi Apartment, Third Floor, Bhimanna Garden Street, Alwarpet, Chennai-600018. R.S.No.

				3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
41.	Settlement Deed 85/2010 18.01.2010	Mahesh P.Shah	Nalini M.Shah wife of Mahesh P.Shah	Old Door No.SF-3-39, New Door No.16/9, Flat No.3, Bheemanna Garden Street, Alwarpet, Chennai-600018. R.S.No. 3631/17 of Mylapore Village measuring **536 Sq.f UDS of land in 7370 Sq.ft**
42.	GPA 2524/2024 12.07.2024	Nalini Mahesh Shah	M/s.Ascendant Realty LLP	**Schedule-A:** Flat No. S-3, Second Floor, "Bhargavi Apartments" with undivided share about 860/11820 sq.ft. (i.e. **536 sq.ft** undivided share of land out of 7370 sq.ft.) with built up area about 860 sq.ft. at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District
43.	Death Certificate of Late M.K.Ramadas Iyar Who died on 07.05.1960 issued by Grater Chennai Corporation			
44.	Legal Heirship Certificate of late M.K.Ramadas Iyar issued by Mylapore-Triplicane Taluk Vide Certificate No.13821/1987 dt.01.07.1987 leaving behind the following has Legal Heirs i).R.Krishnamoorthy ii). Setharaman iii).Rajagopal iv).R.Lakshmi Narayanan			
45.	1.Death Certificate of Late R.Krishnamoorthy Who died on 14.02.1995 issued by Corporation of Madras 2.Death Certificate of Late K.Mohambal wife of R.Krishnamoorthy Who died on 21.03.2016 issued by Corporation of Madras			
46.	Legal Heirship Certificate of late R.Krishnamoorty issued by Mylapore-Triplicane Taluk Vide Certificate No.C1/15887/1998 dt.22.07.1998 leaving behind the following has Legal Heirs i).K.Mohambal ii).K.Nagarajan iii).K.Prabakar iv).K.Shankaran			
47.	1.Death Certificate of Late R.Sitaraman Who died on 03.01.2006 issued by Grater Chennai Corporation 2.Death Certificate of Late S.Jayam Who died on 25.08.1998 issued by Grater Chennai Corporation			
48.	Legal Heirship Certificate of late R.Setharaman issued by Guindy Taluk Vide Certificate No.E1/390/2014 dt.07.04.2014 leaving behind the following has Legal Heir Thiru.Balakumar			
49.	1.Death Certificate of Late Rajagopal Who died on 30.03.2014 issued by Grater Chennai			

	Corporation 2. Death Certificate of Late Mrs.Suseela Who died on 02.03.2006 issued by Grater Chennai Corporation			
50.	Legal Heirship Certificate of late R.Setharaman issued by Mylapore Taluk Vide Certificate No.TN-720241018256 dt.30.11.2024 leaving behind the following has Legal Heir Thiru.1.Sekar 2.Sudha Jayaraman			
51.	1.Death Certificate of Late R.Lakshmi Narayanan Who died on 25.11.2018 issued by Grater Chennai Corporation 2. Death Certificate of Late Vijayalakshmi Who died on 15.05.2018 issued by Grater Chennai Corporation			
52.	Sale Deed 4193/2024 29.11.2024	1.K.Nagarajan Son of R.Krishnamurthi 2.K.Prabakar Son of R.Krishnamurthi 3.K.Shankaran Son of R.Krishnamurthi 4.R.Sekar Son of R.Rajagopal 5.Balakumar Son of Seetharaman 6.Suda Jayaraman wife of jayaraman	C.T.Alagappan	**Schedule-A**: All that piece and parcel of the land of land out of 7370 sq.ft. or 561 sq.ft undivided share out of 3 grounds and 170 sq.ft) at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, comprised in R.S. No. 3631/17, T.S. No. 3631/17, Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about **72 sq.ft**. in Schedule 'A' Property along with one covered car park area about 116 sq.ft. in the Ground "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Chennai-600 018.
53.	GPA 1666/2025 08/05/2025	C.T.Alagappan	M/s.Ascendant Realty LLP	**Schedule-A:** All that piece and parcel of the land of land out of 7370 sq.ft. OR 561 sq.ft undivided

				share out of 3 grounds and 170 sq.ft at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai-600 018, comprised in R.S. No.3631/ 17, T.S. No. 3631/17 Block No.72, Mylapore Town (Part-2) and Taluk, Chennai District **Schedule-B:** An undivided share of land about **72 sq.ft.** in Schedule A' Property along with one covered car park area about 116 sq.ft. in the Ground Floor at "Bhargavi Apartments" at Door No. 39, Bheemanna Garden Street, Alwarpet, Chennai - 600 018

Sl. No.	Patta No.	Issued in favour of	Village Name	Survey No.	T.S. No.	Block No.	Ward No.	Extent (Sq.m.)
1.	2024/0153/ 02/010333 TR Date. 2024-03-20	1. C.T.Aagappan 2. Nalini M. Shah 3. Marudavanan 4. Mahesh B. Shah Huf 5. Anil Tiwari 6. K.Nagarajan 7. K.Prabhakar 8. K.Sankaran 9. R.Shekhar 10.S.Hariprasad	Mylapore (Part-2)	-	3631/17	72	-	686.00

		11.R.Ramanathan 12.Ramprakash 13.K.Gnanadeshikan						

Plot extent :

- Extent as per the Document : 684.70 **Sq.m.**
- Extent as per the Patta : 686.00 **Sq.m.**

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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+91 9996 12 9996

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.