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
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DIGITALLY VERIFIED RECORD

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

**IIHPK7599P**

नाम / Name
**KRISHNAN M**

पिता का नाम / Father's Name
**MUTHU**

जन्म की तारीख / Date of Birth
**10/06/1977**

M. கிருஷ்ணன்

हस्ताक्षर / Signature

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*In case this card is lost / found, kindly inform / return to :*

**Income Tax PAN Services Unit, UTIITSL**
**Plot No. 3, Sector 11, CBD Belapur,**
**Navi Mumbai - 400 614.**

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनीट, यूटीआईआईटीएसएल

प्लॉट सं. ३, सेक्टर ११, सी.बी.डी.बेलापूर,

नवी मुंबई-४०० ६१४.

**Aaykar Sampark Kendras**

**For Income Tax Related Queries Call Toll Free Nos.**

**1961**

**or**

**18001801961**

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இந்திய அரசாங்கம்

Government of India



கிருஷ்ணன் மு

Krishnan M

பிறந்த நாள் / DOB : 10/06/1977

ஆண்பால் / Male

8359 3036 9184

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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ஆதார்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:

S/O: முத்து, 3/333, ஐந்தாவது குறுக்குத் தெரு, மடையத்தூர், மடையத்தூர், காஞ்சிபுரம், தமிழ் நாடு, 603108

Address:

S/O: Muthu, 3/333, 5TH CROSS STREET, Madayathur, Madayathur, Kancheepuram, Tamil Nadu, 603108

**8359 3036 9184**

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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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

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# 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.