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™
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DIGITALLY VERIFIED RECORD

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை **வட்டம் : சோழிங்கநல்லூர்**

வருவாய் கிராமம் : ஒக்கியம்துரைப்பாக்கம் **பட்டா எண் : 5433**

உரிமையாளர்கள் பெயர்

1. டி.வி.எஸ்.சர்மா மகன் டி.ரகுநந்தனா
2. டி.ரகுநந்தனா மனைவி டி.சாந்தி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
433	2B	0 - 28.40	0.60	--	--	--	--	8a/1605/17--- ---- Digitally signed:Nirmala D Tahsildar 25/09/2018 01:18:55:PM
76	3	0 - 3.40	0.10	--	--	--	--	---- ------ Digitally signed:Nirmala D Tahsildar 24/09/2018 07:38:39:PM
		0 - 31.80	0.70					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/02/11/009/05433/70945** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 09-06-2025 அன்று 03:18:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்



தமிழ்நாடு तमिलनाडु TAMILNADU

ER 321139

மாவட்டக்கருவூலம் சென்னை-600035 பேரல் 01-2025

02 SEP 2025

MGP Lands and Buildings Pvt Ltd

J. LAKSHMANAN
STAMP VENDOR
L.NO:13/ஆ3/97
112, Tana Street, Chennai - 07.

From:
M/s. MGP LANDS AND BUILDINGS PRIVATE LIMITED Rep by its DIRECTOR Mr. PRABHU PAULRAJ
No.3/330, Door No.3A, Third Floor, Alkasha Centre,
Rajiv Gandhi Salai(OMR), Okkiyam Thoraipakkam,
Chennai-600097

To:
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1ST Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600 008.

For MGP Lands and Buildings Private Limited

Authorized Signatory

Sub: Declaration regarding Patta and Request for RERA

Sir,

We, wish to inform you that our affidavit cum Declaration of Ms MGP LANDS AND BUILDINGS PRIVATE LIMITED REP BY ITS DIRECTOR Mr. Prabhu Paulraj, promoter of the proposed project at UDS Salai,Okkiyam Thoraipakkam Village and Sholinganallur Taluk, Chennai district, comes under in Greater Chennai Corporation which S.NO: 76/3 and 433/2B, in 3180.00 Sq.m extent.

Registered total land in single document but mentioned in different items, and also subdivision approval sanctioned by greater Chennai corporation in each items. For your reference approval numbers SD/WDCN15/00137/2025, SD/WDCN15/00138/2025, SD/WDCN15/00139/2025 & SD/WDCN15/00140/2025 . Furthermore rera approval applied for each items and the file numbers are TNRERA/PLF/5220/2025, TNRERA/PLF/5629/2025, TNRERA/PLF/7231/2025 & TNRERA/PLF/7236/2025, in this case total land extent mentioned in single patta as per the owner name. So please consider this affidavit for patta and process my RERA files.

For MGP Lands and Buildings Private Limited

Authorized Signatory

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.