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

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DIGITALLY VERIFIED RECORD

Flow Chart

S.No. 345/2B part and 327/3B, Nedunkundram village, Vandalur Taluk, Chengalpattu District .

S.No.	Sub Division	Extent	Remarks.	Doct.No.	Date	Nature of doct	Present owner
345	2Bpart	23.5	ares	12541/10	23.11.10	Sale Deed	TVSHL
327	3B	9.5	ares	12541/10	23.11.10	Sale Deed	TVSHL
Total		33	ares				
345	2Bpart	23.5	ares	441/12	15.5.12	POA	EHRL
327	3B	9.5	ares	441/12	15.5.12	POA	EHRL
Total		33					
345	2B1	9	ares	838/13	15.2.13	Gift Deed	CMDA
327	3B2	2.5	ares	838/13	15.2.13	Gift Deed	CMDA
Total		11.5	ares				
345	2B1B	9	ares	Patta 2502			CMDA
327	3B2	2.5	ares	Patta 2502			CMDA
Total		11.5	ares				
345	2B1A	14.7	ares	Patta 1930			TVSHL
327	3B1A1	5.28	ares	Patta 1913			TVSHL
		19.98	ares	Total			
345 327	2B part 3B part	805 sqm 1006 sqm	Nursery school Clinic	CMDA PP No. B/SplBldg/ 141A to T/2013	9.5.13	Group Development of Special Building	TVSHL
Total		1811 sqm					
345 327	2B part 3B part	805 sqm 1006 sqm	Nursery school Clinic	CMDA PPD LO.No. 26/2014	28.11.14	House site Lauyout	TVSHL
Total		1811 sqm					
345 327	2B1A part 3B1 part	1811 sqm	Clinic Plot converted as Residential cum commercial development in Plot No. 1 Nursery Plot converted as commercial cum swimming pool - Plot No. 2`	CMDA PPD LO.No. 115/19	24.10.19	Sub division of Clinic Plot and Nursery Plot	TVSHL
327	3B1A1part	187 sqm	Plot No.1				
Total as per patta 1930 and 1913		1998 sqm					

for TVS EMERALD 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.