

RE REGULATORY RECORD

# RERA Document

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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property  
சொத்து தொடர்பான வில்லங்கச் சான்று

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| S.R.O /சா.ப.அ: Sriperumpudur      | Date / நாள்: 02-Sep-2024                     |
| Village /கிராமம்:Mevalur kuppam B | Survey Details /சர்வே விவரம்: 345/2A2, 345/3 |

Search Period /தேடுதல் காலம்: 01-AUG-2024 - 01-Sep-2024

| Sr.<br>No./வ.<br>எண்                                                                                                                                                                                                                       | Document No.& Year/<br>ஆவண எண் மற்றும்<br>ஆண்டு | Date of Execution & Date<br>of Presentation & Date of<br>Registration/எழுதிக் கொ<br>டுத்த நாள் & தாக்க ல்<br>நாள் & பதிவு நாள் | Nature/தன்மை                             | Name of Executant(s)/<br>எழுதிக்கொடுத்தவர்(பெயர்(கள்))                                                                                                                                                                                                                                                                                                                                                              | Name of Claimant(s)/<br>எழுதி வாங்கியவர்<br>பெயர்(கள்) | Vol.No & Page. No/<br>தொகுதி எண் மற்றும்<br>பக்க எண் |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------|
| 1                                                                                                                                                                                                                                          | 8807/2024                                       | 02-Aug-2024<br>02-Aug-2024<br>02-Aug-2024                                                                                      | Gift deed                                | 1. G SQUARE REALTORS PRIVATE<br>LIMITED(முத.)<br>ESSARAR ENTERPRISES PARTNER<br>M/S AGR INFRABUILD PRIVATE<br>LIMITED REPRESENTED BY ITS<br>AUTHORIZED SIGNATORY<br>MR.B.NAGENDRAN(முக.)                                                                                                                                                                                                                            | 1. THE COMMISSIONER<br>POONAMALLEE PANCHAYAT<br>UNION  | -                                                    |
| Consideration Value/கைமாற்றுத் தொகை:<br>-                                                                                                                                                                                                  |                                                 |                                                                                                                                | Market Value/சந்தை மதிப்பு:<br>ரூ. 700/- |                                                                                                                                                                                                                                                                                                                                                                                                                     | PR Number/முந்தைய ஆவண எண்:<br>2420/2024, 2423/2024     |                                                      |
| Schedule 1 Details:<br>Property Type/சொத்தின் வகைப்பாடு: Plot                                                                                                                                                                              |                                                 |                                                                                                                                |                                          | Survey No-Extent/புல எண்-விஸ்தீர்ணம்: 345/2A2, 345/3 - 791.64 SQUARE<br>METRE                                                                                                                                                                                                                                                                                                                                       |                                                        |                                                      |
| Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B                                                                                                                                                                                    |                                                 |                                                                                                                                |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                        |                                                      |
| எல்லை விபரங்கள்:<br>கிழக்கு - Proposed Residential Plots and Proposed 7.2M Roads - 3, 4 and 5, மேற்கு<br>- Proposed Residential Plots, வடக்கு - Existing 9 M Road in Phase II Project - Harmony<br>, தெற்கு - Vacant Land in Survey No.371 |                                                 |                                                                                                                                |                                          | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of<br>land measuring 791.64 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein<br>comprised in Survey No.345/2A2 and 345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village,<br>Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur<br>Taluk) |                                                        |                                                      |

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| <b>Schedule 2 Details:</b><br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B<br><b>எல்லை விபரங்கள்:</b><br>கிழக்கு - Proposed Residential Plots, மேற்கு - Proposed Residential Plots, வடக்கு - All that piece and parcel of land measuring 791.64 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No.345/2A2 and 345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk), தெற்கு - Proposed 7.2 M Road 3 - R3 | <b>Survey No-Extent/புல எண்-விஸ்தீர்ணம்:</b> 345/2A2, 345/3 - 111.76 SQUARE METRE                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Schedule 3 Details:</b><br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B<br><b>எல்லை விபரங்கள்:</b><br>கிழக்கு - Vacant Land in Survey No.371, மேற்கு - Proposed 9.0 M Road 1 - R1, வடக்கு - Proposed Residential Plots and Proposed 7.2 M Road - R2 , தெற்கு - Proposed Residential Plots                                                                                                                                                                                                                                                                                          | <b>Survey No-Extent/புல எண்-விஸ்தீர்ணம்:</b> 345/3 - 428.36 SQUARE METRE<br><br>Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 428.36 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey Nos. 345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |
| <b>Schedule 4 Details:</b><br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B<br><b>எல்லை விபரங்கள்:</b><br>கிழக்கு - Vacant Land in Survey No.371, மேற்கு - Proposed 9.0 M Road 1 - R1, வடக்கு - Proposed Residential Plots, தெற்கு - Proposed Residential Plots                                                                                                                                                                                                                                                                                                                        | <b>Survey No-Extent/புல எண்-விஸ்தீர்ணம்:</b> 345/3 - 434.67 SQUARE METRE<br><br>Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 434.67 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No.345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk)   |
| <b>Schedule 5 Details:</b><br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B<br><b>எல்லை விபரங்கள்:</b><br>கிழக்கு - Vacant Land in Survey No.371, மேற்கு - Proposed 9.0 M Road 1- R1, வடக்கு - Proposed Residential Plots, தெற்கு - Proposed Residential Plots, PP1 and PP2                                                                                                                                                                                                                                                                                                            | <b>Survey No-Extent/புல எண்-விஸ்தீர்ணம்:</b> 345/3 - 440.57 SQUARE METRE<br><br>Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 440.57 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No.345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk)   |
| <b>Schedule 6 Details:</b><br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B<br><b>எல்லை விபரங்கள்:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Survey No-Extent/புல எண்-விஸ்தீர்ணம்:</b> 345/3 - 51.0 SQUARE METRE<br><br>Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of                                                                                                                                                                                                                                                                                                                |

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| கிழக்கு - Vacant Land in Survey No.371, மேற்கு - Proposed PP2, வடக்கு - Proposed 7.2 M Road 5- R5, தெற்கு - Vacant Land in Survey No.371                               | land measuring 51 Sq Mtr. reserved Public Purpose-1(Local Body) marked in pink colour in the sketch enclosed herein comprised in Survey No.345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk)                                                                                      |
| <b>Schedule 7 Details:</b><br>Property Type/சொத்தின் வகைப்பாடு: Plot                                                                                                   | <b>Survey No-Extent/புல எண்-விஸ்தீர்ணம்: 345/3 - 47.0 SQUARE METRE</b>                                                                                                                                                                                                                                                                                                                                         |
| Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>எல்லை விபரங்கள்:</b><br>கிழக்கு - Proposed PP1, மேற்கு - Proposed Residential Plot No.33, வடக்கு - Proposed 7.2 M Road 5- R5, தெற்கு - Vacant Land in Survey No.371 | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 47 Sq Mtr. Reserved for Public Purpose-2 (TANGEDCO) marked in orange colour in the sketch enclosed herein situated in Survey No.345/3 situated at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

| ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்<br>கட்டணமில்லா தொலைபேசி எண் |                        |
|---------------------------------------------------------------------------------------------------------|------------------------|
| கட்டணமில்லா தொலைபேசி எண்                                                                                | 1800 102 5174          |
| மின்னஞ்சல் முகவரி                                                                                       | helpdesk@tnreginet.net |

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

