Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

GPA DOCUMENT

Sl.No	R.Survey Nos	Doc No & dated	Executed By	Infavour of	Extent (Sq.ft.)
1	4249/1	**Doc No:** 1655/2025 **Dated:** 08.05.2025	A. ARSHATH FERAS	M/s. MINERVA HOUSING	118 sq.ft
2		**Doc No:** 1139/2025 **Dated:** 28.03.2025	K.K.VISWANATHAN		445.43 sq.ft
3		**Doc No:** 1654 /2025 **Dated:** 08/05/2025	N.VIDHYA PRAKASH		117 sq.ft
4		**Doc No:** 1317/2025 **Dated:** 15.04.2025	K.N.Mahadevan		176 sq.ft
5		**Doc No:** 1544 /2025 **Dated:** 30.04.2025	1.G.Krishnasamy 2..S.Pushpam		147 sq.ft
6		**Doc No:** 1147 /2025 **Dated:** 28.03.2025	N.Ravichandran		546.76 sq.ft
7		**Doc No:** 1146/2025 **Dated:** 28.03.2025	L.JAYANTH		448.5 sq.ft
8		**Doc No:** 1765 /2025 **Dated:** 17.04.2025	1. Subha Vinothkumar 2. D.Vinothkumar		183 sq.ft
9		**Doc No:** 1357 /2025 **Dated:** 17.04.2025	Govindaraj Dev Kumar		147 sq.ft
10		**Doc No:** 1653 /2025 **Dated:** 08.05.2025	T.M.Kumar		219 sq.ft
11		**Doc No:** 2164/2025 **Dated:** 12.06.2025	S.Ramakrishnan		179 sq.ft

12		**Doc No:** 1542/2025 **Dated:** 12.06.2025	1. Arun Venkatraman 2. N.Venkatraman 3. Revathi Venkatraman		183 sq.ft
13		**Doc No:** 2241 /2025 **Dated:** 17.06.20 25	Janani Iyer		147 sq.ft
14		**Doc No:** 2427 /2025 **Dated:** 27.06.2025	K.Narayanan		219 sq.ft
15		**Doc No:** 1763/2025 **Dated:** 15.05.2025	P.V.Balasubramani am		179 sq.ft
16		**Doc No:** 1546/2025 **Dated:** 15.05.2025	1. K.K.Varathakutti 2. V.Lakshmi		183 sq.ft
TOTAL					3637.69sq.ft (or) 337.94 sq.m

PATTA

Sl.No	T.Survey Nos	Infavour of	Extent (Sq.m.)
1	4249/1	1.A. Arshath Feras 2. D.Vinothkumar 3. Subha Vinothkumar 4. Govindaraj Dev Kumar 5. T.M.Kumar 6. S.Ramakrishnan 7. Arun Venkatraman N.Venkatraman Revathi Venkatraman 8. Janani Iyer 9. K.Narayanan 10. P.V.Balasubramaniam 11. K.K.Viswanathan 12.K.K.Varathakutti 13.V.Lakshmi 14.N. Vidhya Prakash 15.K. N. Mahadevan 16.G. Krishnsamy 17.S. Pushpam 18. N.Ravichandran 19. L.Jayanth	611.00

SALE DEED

Sl.No	R.Survey Nos	Doc No & dated	Infavour of	Extent (Sq.ft.)
1	4249/1	**Doc No:** 1663/2015 **Dated:** 04.06.2015	Mrs.B.Jayashree Jayashree Death & Legal Certificate Enclosed 1. A. ARSHATH FERAS (son)	295 sq.ft
2		**Doc No:** 2046/1991 **Dated:** 25.10.1991	K.K.VISWANAT HAN	445.43 sq.ft
3		**Doc No:** 4332/2024 **Dated:** 12.12.2024	N.VIDHYA PRAKASH	291.80 sq.ft
4		**Doc No:** 1881/1991 **Dated:** 09.10.1991	K.N.Mahadevan	439.25 sq.ft
5		**Doc No:** 2184/1991 **Dated:** 20.11.1991	1.G.Krishnasamy 2..S.Pushpam	368.58sq.ft
6		**Doc No:** 1813/1991 **Dated:** 26.09.1991	N.Ravichandran	546.76 sq.ft
7		**Doc No:** 26/2025 **Dated:** 03.01.2025	L.JAYANTH	448.5 sq.ft
8		**Doc No:** 2398/2013 **Dated:** 08.08.2013	1. Subha Vinothkumar 2. D.Vinothkumar	457.70 sq.ft
9		**Doc No:** 4265/2023 **Dated:** 31.10.2023	Govindaraj Dev Kumar	368.58 sq.ft

10		**Doc No:** 2045/1991 **Dated:** 25.10.1991	T.M.Kumar	546.76sq.ft
11		**Doc No:** 2977/2023 **Dated:** 17.07.2023	S.Ramakrishnan	448.48 sq.ft
12		**Doc No:** 480/2016 **Dated:** 12.02.2016	1. Arun Venkatraman 2. N.Venkatraman 3. Revathi Venkatraman	457.71sq.ft
13		**Doc No:** 307.2018 **Dated:** 31.01.2016	Janani Iyer	349.61 sq.ft
14		**Doc No:** 1881/2012 **Dated:** 23.08.2012	K.Narayanan	546.76 sq.ft
15		**Doc No:** 875/2013 **Dated:** 27.03.2013	P.V.Balasubramaniam	448.54 sq.ft
16		**Doc No:** 3416/2014 **Dated:** 19.1192014	1. K.K.Varathakutti 2. V.Lakshmi	434 sq.ft
TOTAL				6893.51 sq.ft (OR) 640.42 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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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.