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

C.A. No. 674. / 2009

~~SD~~/TR/ 347 / 2009 - 2

ISSUED TO : G. Radhakrishnan

CERTIFICATE on the

Form No. 58

26th DAY of June. 2009

VILLAGE { No.
Name : அம்பத்தூர்

Extract from Town Survey Land Register

Block No. 34

1	2	3	4	5	6	7	8	9	10	11	12	13			14	15	16	17	18	19
எந்தவம் அல்லது திருவின் பெயர்	நத		பழைய சர்வே நெம்பரும் ஏவட்டமும்	முனிசிபல் டோர் நெம்பர்	சர்கார் யிட்டா ஜமீன்தார் இனாம்	புன்செ. நஞ்சை தீர்வை யடாதது புறம்போக்கு மனை	பாய்ச்சலாகரமும் வகுப்பும்	இதரபோகமானால் கம்போசிஷன் ரேட்டு	மண்ணின் தரமும். நிலுகம்	தரம்	ஏக்கர் ஒன்றுக்கு ரேட்டு		டவுன் சர்வே விஸ்தீரணம்		தீர்வை		முனிசிபல் சிஜிஸ்டர்	அடங்கல்	நிலம் எவ்விதம் உபயோகப்படுகிறது	நெர
	சர்வே நீம்பு	சப்டிவிஷன்									ரைசா		எக்டேர்	ஏர்	முனிசிபல்	சர்கார்				
18 - யது எண் ஆரு	207	—	137/2பர	55/1229	ரு	கனை	—	—	—	—	4.800 சதுர அடிக்கு மேலுள்ள நிலங்களைப் பொறுத்தமட்டில் உரிய விகிதாசாரப்படி நகர நிலவரி விதிக்கத்தக்கது.		0	04 / 54.5	—	20.00	—	G. Radhakrishnan	கட்டிடம்	SB/TR/ 347 /2009 - 2010

Certified that the above is a true extract from the Town Survey land register maintained in the Chennai Taluk Office

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TAHSILDAR
Purasawalkam - Perambur Taluk
Chennai - 600 011.

Fee of Rs. 20/- Collected in R.B.I. Challan No. 26/15 Dated 22.6.09.

P.T.O

COPY OF SURVEY PLAN

SCALE : ONE INCH — FEET

ONE MM 1 : 500 MM

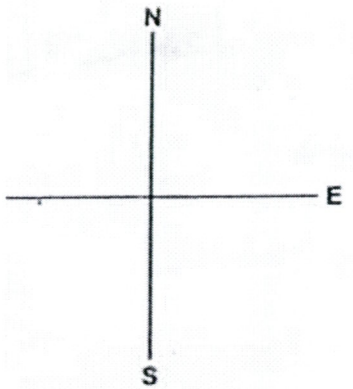
For T.S. No. ...207.....of

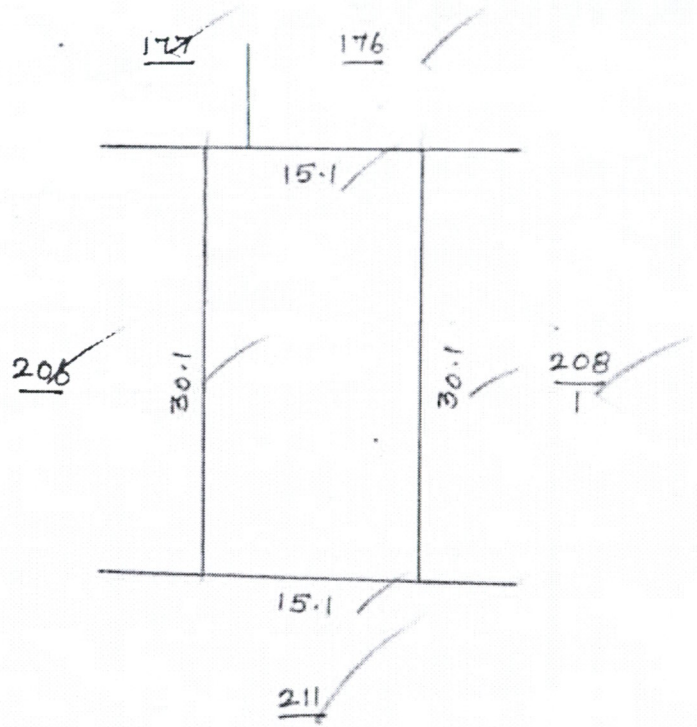
Block No.....34.....

.....VILLIVAKKAM.....DIVISION

PURASAWALKAM - PERAMBUR TALUK

Chennai - 11.





(1) Certified that the above is a true copy of the survey plan of the land specified on the reverse.

(2) ~~Certified that the said land has been re-measured on.....and that the measurements and areas were found to be correct.~~

Note (3) Should be struck-out when the party does not apply for re-measurement.

Copied by:

22.6.09

LAND RECORDS DRAUGHTSMAN

22.6.09

DEPUTY INSPECTOR OF SURVEY
Purasawalkam-Perambur taluk
Chennai - 600 011.

22.6.09

TAHSILDAR
Purasawalkam - Perambur Taluk
Chennai - 600 011.

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.