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 1968ம் வருடத்திய பத்திர மதிப்பு குறைப்புத் தடுப்புச் சட்டம்**

**விதி எண்.3ல் 1ன்படி ஸ்டேட்மெண்ட்**

**கிராமம்: பேரையம்பட்டி**

| வ. எண். | சர்வே எண். | ஹெக்டேர்ஸ் | ஏக்கர் செண்டு | வழிகாட்டி மதிப்பு ஹெக்டேர் 1க்கு ரூ. | வழிகாட்டி மதிப்பு ஏக்கர் 1க்கு ரூ. | சொத்தின் தன்மை | மதிப்பு ரூ. |
|---|---|---|---|---|---|---|---|
| 1. | 188/1 | 1.02.95 | Acre 2 Cent 54 | 2965500 | 1200000 | புஞ்சை | 3052985 |
| 2. | 188/2 | 0.08.69 | Cent 21.50 | 2965500 | 1200000 | புஞ்சை | 258000 |
| 3. | 189/1 | 0.28.44 | Cent 70.25 | 2965500 | 1200000 | புஞ்சை | 843390 |
| 4. | 189/2 | 0.16.50 | Cent 41 | 2965500 | 1200000 | புஞ்சை | 492000 |
| 5. | 189/3 | 0.39.67 | Cent 98 | 2965500 | 1200000 | புஞ்சை | 1176415 |
| 6. | 189/4 | 0.49.96 | Acre 1 Cent 23.40 | 2965500 | 1200000 | புஞ்சை | 1481565 |
| 7. | 189/5 | 0.33.80 | Cent 83.50 | 2965500 | 1200000 | புஞ்சை | 1002340 |
| 8. | 190/4 | 0.14.78 | Cent 36.50 | 2965500 | 1200000 | புஞ்சை | 438310 |
| 9. | 190/5 | 0.14.51 | Cent 35.84 | 2965500 | 1200000 | புஞ்சை | 430295 |
| 10. | 190/7 | 0.31.33 | Cent 77.39 | 2965500 | 1200000 | புஞ்சை | 929095 |
| 11. | 190/8 | 0.54.74 | Acre 1 Cent 35.21 | 2965500 | 1200000 | புஞ்சை | 1623315 |
| | | **மொத்தம்** | **Acre 9 Cent 77** | | | | **11727710** |

For Crescent Greens Landscapes Pvt. Ltd.

Authorized Signatory

...1...புத்தகம் 20 ..24.....ம் வருடத்திற் ..11477
ஆவணம் ...41.....தாய்கலைக் கொண்டது
.....27..... வது தரச்

பதிவு அலுவலர்
சாத்தூர்

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

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# 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.