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™
3/350/2 Mettukuppam,
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		OWNERSHIP FLOWCHART												
SL.NO	S.NO AS PER APPROVED PLAN	SALE DEED				PATTA				GPA				
		DOC NO &DATE	OWNER	S.NO	EXTENT(sq.m)	PATTA NO	OWNER	S.NO	EXTENT(sq.m)	DOC.NO & DATE	EXECUTED	INFAVOUR OF/APPLICANT	S.NO	EXTENT
1.	209/3	SETT DEED 11749 Dt:12/05/2023	Suraj A Bohara 100% share	209/3	1350	4050 Dt. 12/01/2026	1)Suraj A Bohara 2)Ashok I Bohara 3)Naman A.Bohara	209/3	1350	13222 dt:31/05/2023	1)Suraj A Bohara 2)Ashok I Bohara 3)Naman A.Bohara	AARTH VENTURE	209/3	1350
2.	187/3			187/3	250			187/3	250				187/3	250
3.	187/4			187/4	1600			187/4	1600				187/4	1600
4.	187/5			187/5	1600			187/5	1600				187/5	1600
5.	187/6			187/6	2250			187/6	2250				187/6	2250
6.	187/7	Sett 11795 Dated:13/05/2023	Suraj A Bohara Retained 1/3rd share and settled 2/3rd share to 1)Ashok I Bohara 2)Naman A.Bohara	187/7	1400			187/7	1400				187/7	1400
7.	187/12			187/12	2250			187/12	2250				187/12	2250
8.	185/16			185/16	2200			185/16	2200				185/16	2200
9.	185/18			185/18	750			185/18	750				185/18	750
10.	212/11			212/11	4250			212/11	4250				212/11	4250
11.	186/8A			186/8A	1450			186/8A	1450				186/8A	1450
12.	186/8B			186/8B	1400			186/8B	1400				186/8B	1400
13.	185/17			185/17	3400			185/17	3400				185/17	3400
14.	186/5E			186/5E	1000			186/5E	1000				186/5E	1000
15.	183/11			183/11	500			183/11	500				183/11	500
16.	186/5B			186/5B	600			186/5B	600				186/5B	600
17.	186/6			186/6	900			186/6	900				186/6	900
18.	187/18	SALE DEED: 11798 dt:12/05/2023	Goutham chand Jain	187/18	800	4063 Dt.18/09/2024 4063 4063 4063 4789 Dt:1/7/2025 4063 4063 4063 4063 4063	Goutham chand Jain	187/18	800	13222 dt:31/05/2023	Goutham chand Jain		187/18	800
19.	185/4			185/4	550			185/4	550				185/4	550
20.	187/9			187/9	1400			187/9	1400				187/9	1400
21.	187/10			187/10	1600			187/10	1600				187/10	1600
22.	185/5			185/5	300			185/5	300				185/5	300
23.	185/6			185/6	300			185/6	300				185/6	300
24.	185/8			185/8	450			185/8	450				185/8	450
25.	185/9			185/9	450			185/9	450				185/9	450
26.	185/12			185/12	550			185/12	550				185/12	550
27.	185/13B			185/13B	500			185/13B	500				185/13B	500
28.	187/16	SETTELMENT DEED 11747 Dt:12/05/2023	Amul kumar bohara 100% share	187/16	450	5217 DT:17/08/2026 4065 DT:07/07/2025 4065 5217 DT:17/08/2026 4065 4065 5217 DT:17/08/2026 4065 DT:07/07/2025 4065 4065 4065

45.	212/12		3)Aman bohara	212/12	2250	4065 4065 4065 4065 4065 4065 4065 4065 4065 4065 4065		212/12	2250			AARTH VENTURE	212/12	2250
46.	185/1A			185/1A	500			185/1A	500				185/1A	500
47.	209/7A			209/7A	800			209/7A	800				209/7A	800
48.	209/7C			209/7C	900			209/7C	900				209/7C	900
49.	209/7E			209/7E	50			209/7E	50				209/7E	50
50.	209/1			209/1	3400			209/1	3400				209/1	3400
51.	183/9			183/9	350			183/9	350				183/9	350
52.	183/12			183/12	750			183/12	750				183/12	750
53.	183/15C			183/15C	550			183/15C	550				183/15C	550
54.	183/8			183/8	400			183/8	400				183/8	400
55.	183/13			183/13	850			183/13	850				183/13	850
56.	183/15A			183/15A	550			183/15A	550				183/15A	550
57.	209/6	SALE DEED 1109 DT:07/02/2007	Arihanth homes	209/6	650	1897 dt.03/12/2025	Arihanth homes	209/6	650	3531 dt:19/11/2025	Arihanth homes		209/6	16.1C(651)
58.	209/8A	SALE DEED 1038 DT:31/01/2018	Green Environment Investments	209/8A	600	3108 dt.04/12/2025	Green Environment Investments	209/8A	600	3532 DT:19/11/2025	1)Green Environment Investments		209/8A	14.8C(599)
59.	186/7	SALE DEED 9975 DT:14/09/2018	Shrishti homes	186/7	800	3118 dt. 10/11/2024	Shrishti homes	186/7	800		2)Shrishti homes		186/7	20C(809)
60.	186/4B			186/4B	350			186/4B	350				186/4B	9C(364)
61.	186/5A			186/5A	300			186/5A	300				186/5A	7C(283)
62.	185/19B	SALE DEED 9908 DT:14/09/2018	Vandana ashok jain	185/19	22.5C(911)	3053 dt. 20/05/2023	Vandana ashok jain	185/19B	911	3530 DT:19/11/2025	Vandana ashok jain		185/19B	22.5C(911)
63.	185/19A4	EXCHANGE 3623 DT:21/11/2025	Green Environment Investments	185/19A	23C(931)	4982 dt. 13/12/2025	Green Environment Investments	185/19A4	931	3654 DT:21/11/2025	Green Environment Investments		185/19A	23C(931)
64.	185/19A3	SALE 3624 DT:21/11/2025	Arihanth homes	185/19A	3C(121)	4981 dt. 30/12/2025	Arihanth homes	185/19A3	121		Arihanth homes		185/19A3	3C(121)
65.	185/7	SALE 28169 DT:22/11/2023	SShiva	185/7	69C(2792)	4230 dt.15/04/2025	S.Shiva	185/7	2800	28170 DT:22/11/2025	S.Shiva		185/7	2800
66.	183/15B	SALE 28168 DT:22/11/2023	S.Shiva	183/15B	500	4220 dt. 17/04/2025	S.Shiva	183/15B	500				183/15B	500
67.	183/6D	SALE 21425 DT:04/09/2023	Meethika yadav	183/6D	1310	4124 dt 04/09/2023	Meethika yadav	183/6D	1310	3526 DT:19/11/2025	Meethika yadav		183/6D	1310
68.	187/14	SALE 12511 DT:13/06/2024	Dilipkumar mootha	187/14	20C(809)	4375 dt 19/09/2024	Dilipkumar mootha	187/14	800	12578 DT:13/06/2024	Dilipkumar mootha		187/14	800
69.	186/5F	SALE 12513 DT:13/06/2024	Dilipkumar mootha	186/5F	1050	4374 dt. 18/09/2024	Dilipkumar mootha	186/5F	1050				186/5F	1050
70.	183/7	SALE 21352 DT:09/122021	Vaneeta Aggarwal	183/7	500	3429 dt. 12/04/2025	Vaneeta Aggarwal	183/7	500	13168 DT:06/0	Vaneeta Aggarwal		183/7	500

71.	183/14	SALE 21345 DT:DT:09/12/2021	Vaneeta Aggarwal	183/14	42.5 C(1720)	3389 dt. 12/01/2026	Vaneeta Aggarwal	183/14	9300	6/2025			183/14	42.5C(1720)
72.	183/14	SALE 21349 DT:09/12/2021	Vaneeta Aggarwal(SOLD BY KALPATARU)	183/14	57.5 C(2327)		Vaneeta Aggarwal	183/14					183/14	57.5C(2327)
73.	183/14	SALE 16750 DT:25/11/2014 SALE 16751 DT:25/11/2014 SALE 16752 DT:25/11/2014	Kalpataru(sold 42.5cens out of 172.5)(balance land with kalpataru 130 cents)	183/14	57.5 C(2327) 57.5 C(2327) 57.5 C(2327)		Kalpataru	183/14		380 DT:13/08/2025	Kalpataru		183/14	130C(5261)
74.	185/15	SALE 20707 DT:26/09/2024	M.Anurag	185/15	150	4544 dt. 12/04/2025	M.Anurag	185/15	150	Self	M.Anurag		185/15	150
75.	TOTAL	Kalpataru(sold 42.5cens out of 172.5)(balance land with kalpataru 130 cents)			77952-1720 =76232				76223					76237

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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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.