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,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Ownership flow chart

Sl No	Survey Number as per approved plan	Doc type	Sale deed					Patta				GPA				
			Doc No & date	Executed	infavour of/ Applicant	Survey Number	Extent (Sq.m)	No	Owner	Survey Number	Extent Sq.m	Doc No& dated	Executed	infavour of/ Applicant	Survey Number	Extent A.c, (Sq.m)
	FLAT NO 1							**2024/0153/02/034597TR DT. 2024-08-19 TR DT:19-08-2024**	**1)Mrs.V.RADHA, 2)Dr.C.VASUDEVAN, 3)Dr.DOLLY MEHTA, 4)PRAKASH CHANDRABOTHRA, 5)GLOW WORMSIGNS PRIVATE LIMITED, 6)PRAKASH H. HEMDEV, 7)Mrs.KANCHAN BOTHRA, 8)Mr.RAJ DHARMARAJ, 9)Mrs.CAUVERY DHARMARAJ,, 10)Mr.DUSHYANT PATEL, 11) Dr.MALAR**	**537/15**	**1236**	**1057 & 30.07.2025**	**1)Mrs.V.RADHA, 2)Dr.C.VASUDEVAN, 3)Dr.DOLLY MEHTA, 4)PRAKASH CHANDRABOTHRA, 5)GLOW WORMSIGNS PRIVATE LIMITED, 6)PRAKASH H. HEMDEV, 7)Mrs.KANCHAN BOTHRA, 8)Mr.RAJ DHARMARAJ, 9)Mrs.CAUVERY DHARMARAJ,, 10)Mr.DUSHYANT PATEL, 11) Dr.MALAR**	**M/s. CHITALE INFRA LLP**	**537/15**	**564.28**
1	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	194 & 25.03.1991	1) JAMUNA BAI TULSIDAS 2) JYOTI BAI LACHMANDAS, 3)KAVITA S.BAJAJ, 4) PRAKASH H.HEMDEV, 5)JAYANTI BHAI R.PATEL	1)N.VAIDAYANATHAN, 2)V RADHA	Old R.S.No.537/1 and R.S.No.537/15	123.61									
2		SALE DEED	1055 & 25.07.1991	1) JYOTI BAI LACHMANDAS, 2) JAMUNA BAI TULSIDAS 3)KAVITA S.BAJAJ, 4) PRAKASH H.HEMDEV, 5)JAYANTI BHAI R.PATEL	1)N.VAIDAYANATHAN, 2)V RADHA	Old R.S.No.537/1 and R.S.No.537/15	5.69									
3		SETTLEMENT DEED	1069 & 09.09.2015	N.VAIDAYANATHAN	**V RADHA**	Old R.S.No.537/1 and R.S.No.537/15	64.65									
						FLAT 1 : TOTAL UDS	**129.30**									
	FLAT NO 2															
4	**Old R.S.No. 537/1 and R.S.No. 537/15**	SETTLEMENT DEED	1348 & 23.11.2015	1) JAYANTI BHAI R.PATEL 2) SUSHILA J. PATEL 3) HITESH J. PATEL	**DUSHYANT PATEL**	Old R.S.No.537/1 and R.S.No.537/15	**110.37**									
	FLAT NO 3															
5	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	381 & 30.03.1994	JAMUNA BAI TULSIDAS	**GLOW WARM SIGNS PVT LTD AND ITS DIRECTORS OF 1)DARUS BAHADURJEE, 2)TEHNAZ BAHADURJEE**	Old R.S.No.537/1 and R.S.No.537/15	79.99									
6		SALE DEED	380 & 30.03.1994	JYOTI BAI LACHMANDAS		Old R.S.No.537/1 and R.S.No.537/15	84.91									
						FLAT 3 : TOTAL UDS	**164.90**									
	FLAT NO 4															
7	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	747 & 11.08.2021	M/S.CHEVRO LEATHER MANUFACTURES	**1)MALAR.R 2)C VASUDEVAN**	Old R.S.No.537/1 and R.S.No.537/15	**167.24**									
	FLAT NO 5															
8	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	1448 & 30.12.2004	AJIT L NICHANI POA OF KAVITA S.BAJAJ	**DOLLY METHA**	Old R.S.No.537/1 and R.S.No.537/15	**164.90**									
	FLAT NO 6															
9	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	39 & 01.02.1991	1) JAMUNA BAI TULSIDAS 2) JYOTI BAI LACHMANDAS, 3)KAVITA S.BAJAJ, 4) PRAKASH H.HEMDEV, 5)JAYANTI BHAI R.PATEL	**1)PRAKASH CHANDRA BOTHRA, 2)KANCHAN BOTHRA**	Old R.S.No.537/1 and R.S.No.537/15	**167.24**									
	FLAT NO 7															
10	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	936 & 14.04.1982	N.SAMBANDAM	**PRAKASH H.HEMDEV**	Old R.S.No.537/1 and R.S.No.537/15	123.61									
11		RELEASE DEED	122 & 29.01.1992	JYOTI BAI LACHMANDAS		Old R.S.No.537/1 and R.S.No.537/15	41.25									
						FLAT 7 : TOTAL UDS	**164.86**									
	FLAT NO 8															
12	**Old R.S.No. 537/1 and R.S.No. 537/15**	SALE DEED	1019 & 08.09.2004	1)MANOHAR SINGH LULLA, 2)NINA M.LULLA	**1)RAJ DHARMARAJ, 2)CAVERY DHARMARAJ**	Old R.S.No.537/1 and R.S.No.537/15	**167.27**									
			.				**1236.07**				**1236.00**					**564.28**

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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OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

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.