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RE REGULATORY RECORD

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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: கெலமங்கலம்	Date / நாள்: 26-Jul-2025
Village /கிராமம்:மத்திகிரி	Survey Details /சர்வே விவரம்: 711/10

Search Period /தேடுதல் காலம்: 01-Jul-2024 - 25-Jul-2025

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	5482/2025	02-Jun-2025 02-Jun-2025 02-Jun-2025	விற்பனை ஆவணம்/ கிரைய ஆவணம்	1. AMAZING DWELLERS LLP(முத.) K. DHASS(முக.)	1. V. SRINIVASAN	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 2,45,07,187/-		Market Value/சந்தை மதிப்பு: Rs. 2,45,07,187/-		PR Number/முந்தைய ஆவண எண்: 3281/2020	
	அட்டவணை 1 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: மனை			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 711/10 - 463.6 சதுர மீட்டர்		
	Village & Street/கிராமம் மற்றும் தெரு: மத்திகிரி, RK AVENUE					
				Plot No./மனை எண் : A 3		
	Boundary Details: கிழக்கு - Land in S.F. No.711/2B1 of Mathigiri Village , மேற்கு - 30 Feet Wide North - South Layout Road, வடக்கு - Plot No.A-2, தெற்கு - Plot No.A-4			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: Survey No.711/2A, in this New Sub-Division Survey No.711/10, of MATHIGIRI VILLAGE, The said Community Hall site is now converted to residential plot and the same has been approved by HNTDA and assigned as L.P/H.N.T.D.A (K.D) (SWP) No.41/2025 and Planning Permission (SWP) No.13/2025, in which Plot Nos.A3 and A4, belongs to the vendor in the aforesaid manner and the same is now being sold to		

				the purchaser and situated within the following boundaries :- Plot No.A-3, bounded by :- East : Land in S.F. No.711/2B1 of Mathigiri Village West : 30 Feet Wide North - South Layout Road North : Plot No.A-2 South : Plot No.A-4 Within these boundaries Measuring :- East to West on the North Side : 30.40 Mtr., East to West on the South Side : 30.40 Mtr., North to South on the East Side : 15.25 Mtr., North to South on the West Side : 15.25 Mtr., Total : 463.60 Square Meter, of vacant land.		
	அட்டவணை 2 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: மனை Village & Street/கிராமம் மற்றும் தெரு: மத்திகிரி, RK AVENUE			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 711/10 - 504.85 சதுர மீட்டர்		
				Plot No./மனை எண் : A 4		
	Boundary Details: **கிழக்கு** - Land in S.F. No.711/2B1 of Mathigiri Village, **மேற்கு** - 30 Feet Wide North - South Layout Road, **வடக்கு** - Plot No.A-3, **தெற்கு** - Land in S.F. No.711/1 of Mathigiri Village			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: Plot No.A-4, bounded by :- East : Land in S.F. No.711/2B1 of Mathigiri Village West : 30 Feet Wide North - South Layout Road North : Plot No.A-3 South : Land in S.F. No.711/1 of Mathigiri Village Within these boundaries Measuring :- East to West on the North Side : 30.40 Mtr., East to West on the South Side : 30.80 Mtr., North to South on the East Side : 18.60 Mtr., North to South on the West Side : 14.30 Mtr., Total : 504.85 Square Meter, of vacant land. Altogether for two plots making a total extent 968.45 Square Meter (or) 10420.52 Square Feet, of vacant land, covered under this deed of sale. In the above said plots there is no any building.		
2	5491/2025	02-Jun-2025 02-Jun-2025 03-Jun-2025	உரிமை ஆவணங்களின் ஒப்படைப்பு ஆவணம்	1. V. SRINIVASAN	1. AXIS FINANCE LIMITED	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 4,85,00,000/-		PR Number/முந்தைய ஆவண எண்: 780/2023	
	அட்டவணை 1 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: மனை Village & Street/கிராமம் மற்றும் தெரு: மத்திகிரி, RK AVENUE			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 711/10 - 463.6 சதுர மீட்டர்		
				Plot No./மனை எண் : A 3		
	Boundary Details: **கிழக்கு** - Land in S.F. No.711/2B1 of Mathigiri Village , **மேற்கு** - 30 Feet Wide North - South Layout Road, **வடக்கு** - Plot No.A-2, **தெற்கு** - Plot No.A-4			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: PR DOCUMENT 5482/2025 Survey No.711/2A, in this New Sub-Division Survey No.711/10, of MATHIGIRI VILLAGE, The said Community Hall site is now converted to residential plot and the same has been approved by HNTDA and assigned as L.P/H.N.T.D.A (K.D) (SWP) No.41/2025 and Planning Permission (SWP) No.13/2025, in which Plot Nos.A3 and A4, belongs to the vendor in the aforesaid manner and the same is now being sold to the purchaser and situated within the following boundaries :- Plot No.A-3, bounded by :- East : Land in S.F. No.711/2B1 of Mathigiri Village West : 30 Feet Wide North - South Layout Road North : Plot No.A-2 South : Plot No.A-4 Within these boundaries Measuring :- East to West on the North Side : 30.40 Mtr., East to West on the South Side : 30.40 Mtr., North to South on the East Side : 15.25 Mtr., North to South on the West Side : 15.25 Mtr., Total : 463.60 Square Meter, of vacant land.		
	அட்டவணை 2 விவரங்கள்:			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 711/10 - 504.85 சதுர மீட்டர்		

	Property Type/சொத்தின் வகைப்பாடு: மனை	
	Village & Street/கிராமம் மற்றும் தெரு: மத்திகிரி, RK AVENUE	
		Plot No./மனை எண் : A 4
	Boundary Details: கிழக்கு - Land in S.F. No.711/2B1 of Mathigiri Village, மேற்கு - 30 Feet Wide North - South Layout Road, வடக்கு - Plot No.A-3, தெற்கு - Land in S.F. No.711/1 of Mathigiri Village	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: Plot No.A4 bounded by :- East : land in Sy.No.711/2B1 of Mathigiri Village West : 30 Feet Wide North - South Layout Road North : Plot No.A-3 South : Land in Sy.No.711/1 of Mathigiri Village Within these Boundaries Measuring:- East to West on North Side : 30.40 Meter East to West on South Side : 30.80 Meter North to South on East Side : 18.60 Meter North to South on West Side : 14.30 Meter Measuring an extent of 804.85 Sq. Mtr., of land Totally measuring an extent of 10420.52 Sq. Feet (or) 968.45 Square Mtr., of land The above said Land Comes under the New Sub Division Sy.No.711/10.

Number of Entries/பதிவுகளின் எண்ணிக்கை: 2

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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.