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

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DIGITALLY VERIFIED RECORD

Sl.No	Date	Document Type	Document No.	execuant	cliamant	survey number	extent	
1	22.10.1984	partition deed	1295/1984	nandhagopal and mohan	1. nandhagopal 2. mohan	5948	1. 3040 sq feet from nandhagoapl and 2. 3417 sq feet for mohan	
	18.9.2002	lehgal heir	nandhagopal died on 15.6.2000	1. lalitha 2. venugopal 3. shanthi 4. duraisamy 5. bhuvaneshwari 6. thiruvengadam 7. balakrishnan 8. krishnan 9. vasanthi 10. savithri 11. lakshmi 12. kumar 13. vijayalakshmi				
2	14.07.2008	1505/2008	release deed	1. lalitha (wife) 2. shanthi 3. bhuvaneshwari 4. savithri 5. lakshmi 6. vijayalakshmi	1. venugopal 2. duraisamy 3. thiruvengadam 4. balakrishnan 5. krishnan 6. kumar	5948/1	6 out of 13 share	
		legal heir of venugopal	5.8.2020	1.latha 2.suryanayana (died unmaried) 3.ambika - died daughter 4. sundari - died wife 5. lalitha - died mother				
		legal heir of duraisamy		1. BANUMATHY 2. SANTHOSHKUMAR				
3	29.11.2016	Court order	E.P.No.3447/2015 and registered as Doc.No.17/2016	Mr.N.Thiruvengadam and Mr.N.Latha	apna finance	5948/1	6 out of 13 share	
4	6.5.2024	Court order	6 of 2024	apna finance	Mr.N.Thiruvengadam and Mr.N.Latha	5948/1	6 out of 13 share	
5	20.1.2025	sale deed	116/2025	1. thiruvengadam 2. krishnan 3. kumar @haris kumar	Ms.Legendary Homes Private	5948/1	6 out of 13 share	
6	27.1.2025	sale deed	192/2025	1. Latha 2. Bhanumathi 3. santosh 4. Balakrishnan 5. Vasantha	Ms.Legendary Homes Private	5948/1	7 out of 13 share	
7	28.3.2025	deposit of title deed	942/2025	Ms.Legendary Homes Private	Tata Capital Housing	5948/1, 2	3040, 3417	13 shares
8		TSLR	5948/1	Ms.Legendary Homes Private Limited		3159		1 share remining
9		TSLR	5948/2			3735		

Sl.No.	Date	Document Type	Document No.	execuant	cliamant	survey number	extent
1	22.10.1984	partition deed	1295/1984	nandhagopal and mohan	1. nandhagopal 2. mohan	5948	1. 3040 sq feet from nandhagoapl and 2. 3417 sq feet for mohan
2	14.2.2003	settlement deed	313/2013	mohan	kannan	5948/2	3417 sq feet
	17.2.2022	legal heir certitificate	kannan died on 21.5.	1. Mahalakshmi 2. Suguna 3. RATHI 4. Karthikrishna			
3	27.12.2024	Release deed	3688/2024	1. Mahalakshmi 2. Suguna 3. RATHI	Karthikrishna	5948/2	3 out of 4 share 3417 sq feet
4	10.3.2025	sale deed	703/2025	Karthikrishna	Ms.Legendary Homes Private	5948/2	3417 sq feet
5	28.3.2025	deposit of title deed	942/2025	Ms.Legendary Homes Private	Tata Capital Housing	5948/1, 2	3040, 3417
		TSLR	5948/1	Ms.Legendary Homes Private Limited		3159	
		TSLR	5948/2			3735	

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.