Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

# GOVERNMENT OF TAMILNADU

# REGISTRATION DEPARTMENT

# தமிழ்நாடு அரசு

# பதிவுத்துறை

## Certificate of Encumbrance on Property

## சொத்து தொடர்பான வில்லங்கச் சான்று

| | |
|---|---|
| S.R.O /சா.ப.அ: Sriperumpudur | Date / நாள்: 01-Jul-2024 |
| Village /கிராமம்:Mevalur kuppam B | Survey Details /சர்வே விவரம்: 345/1B1A1 |

Search Period /தேடுதல் காலம்: 01-jan-2024 - 30-Jun-2024

| 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 | 2418/2024 | 05-Mar-2024<br>05-Mar-2024<br>05-Mar-2024 | SALE<br>CERTIFICATE | 1. HDFC BANK LIMITED(முத.)<br>S. SURENDER SUBRAMANIAM(முக.) | 1. G SQUARE REALTORS PRIVATE LIMITED(முத.)<br>S. RAJESH(முக.) | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>Rs. 12,34,96,776/- | | Market Value/சந்தை மதிப்பு:<br>- | | PR Number/முந்தைய ஆவண எண்:<br>1290/2000, 1295/2000, 1296/2000, 1297/2000, 1310/2000, 1311/2000, 1312/2000, 1313/2000, 1315/2000, 1316/2000, 1317/2000, 1318/2000 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A - 105692.147 SQUARE FEET | | |
| | Boundary Details:<br>கிழக்கு - Land in Survey No. 345/1B1A part, மேற்கு - Land Belongs to Kaliyappan, வடக்கு - Land in Survey No. 345/1B2 Part, தெற்கு - Land in Survey No. 371 | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of lands admeasuring to an extent of 9819.04 Sq. Mtr. or 1,05,692.147 Sq. Ft. or 2 Acre and 42.63 Cents comprised in S. No. 345/1B1A (part), situate at Chembarambakkam,(Mevalurkuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (Previously Pazhanchur Village of Mevalur Kuppam,-B, | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | (Sriperumbudur Taluk) | | |
| 2 | 2419/2024 | 05-Mar-2024<br>05-Mar-2024<br>05-Mar-2024 | SALE CERTIFICATE | 1. HDFC BANK LIMITED(முத.)<br>S. SURENDER SUBRAMANIAM(முக.) | 1. G SQUARE REALTORS PRIVATE LIMITED(முத.)<br>RAJESH .S(முக.) | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>Rs. 12,56,90,533/- | | Market Value/சந்தை மதிப்பு:<br>- | | PR Number/முந்தைய ஆவண எண்:<br>1183/1999, 1184/1999, 1185/1999, 1208/1999, 1214/1999, 1215/1999, 1216/1999, 1273/1999, 1290/2000, 1295/2000, 1296/2000, 1297/2000, 1310/2000, 1311/2000, 1312/2000, 1313/2000, 1315/2000, 1316/2000, 1317/2000, 1318/2000 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A - 24317.921 SQUARE FEET; 345/2A - 83256.203 SQUARE FEET | | |
| | Boundary Details:<br>கிழக்கு - Land in Survey No. 371, மேற்கு - Land in Survey No. 345/1B1A (Part), வடக்கு - Lands in Survey Nos. 345/1B2 (Part) & 345/2B, தெற்கு - Lands in Survey Nos. 371, 345/2A(Part) and 345/1B1A(Part) | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of 1. The Land admeasuring to an extent of 7734.69 Sq. Mtr. or 83,256.203 Sq. Ft. or 1 Acre and 91.12 Cents comprised in Survey No. 345/2A (Part) 2. The Land admeasuring to an extent of 2259.19 Sq. Mtr. or 24,317.921 Sq. Ft. or 55.82 Cents comprised in Survey No. 345/1B1A(Part) Both 1 & 2 totally admeasuring an extent of 2 Acres and 46.94 Cents, situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) | | |
| 3 | 2421/2024 | 06-Mar-2024<br>06-Mar-2024<br>06-Mar-2024 | DEED OF CONFIRMATION | 1. SAINT JOHN'S EDUCATIONAL TRUST(முத.)<br>MRS. ANITHA EDISON REPRESENTED BY THEIR POWER AGENT DR. R. KISHORE KUMAR(முக.)<br>MRS. NALINI WILSON REPRESENTED BY THEIR POWER AGENT DR. R. KISHORE KUMAR(முக.)<br>R. RAMESH KUMAR REPRESENTED BY THEIR POWER AGENT DR. R. KISHORE KUMAR(முக.)<br>MR. R. SURESH KUMAR REPRESENTED BY THEIR POWER AGENT DR. R. KISHORE KUMAR(முக.) | 1. G SQUARE REALTORS PRIVATE LIMITED(முத.)<br>RAJESH .S(முக.) | - |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | R. KISHORE KUMAR((முக.) | | |
| | Consideration Value/கைமாற்றுத் தொகை:<br>- | | Market Value/சந்தை மதிப்பு:<br>- | | PR Number/முந்தைய ஆவண எண்:<br>- | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A - 3 ACRE, 13.0 CENTS; 345/2A - 2 ACRE, 7.0 CENTS; 345/3 - 1 ACRE, 80.0 CENTS | | |
| | | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of the land measuring an extent of 3 Acres and 13 cents comprised in Survey No. 345/1 (as per Patta S. No. 345/1B1A), 2 Acres and 07 Cents comprised in Survey No. 345/2 (as per Patta S. No. 345/2A) & 1 Acre and 80 Cents comprised in Survey No. 345/3, in all totally admeasuring an extent of 7 Acres, vide Patta No. 82, situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) and now within the Registration District of Chengalpattu and Sub- Registration District of Sriperumbudur. | | |
| 4 | 2422/2024 | 06-Mar-2024<br>06-Mar-2024<br>06-Mar-2024 | (General) Power of Attorney deed | 1. G SQUARE REALTORS PRIVATE LIMITED((முத.)<br>S. RAJESH((முக.) | 1. LOTUS VENTURES & INFRABUILD PRIVATE LIMITED( (முத.)<br>B.NAGENDRAN((முக.) | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>- | | Market Value/சந்தை மதிப்பு:<br>Rs. 21,51,48,248/- | | PR Number/முந்தைய ஆவண எண்:<br>4096/2017 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A - 24317.921 SQUARE FEET; 345/2A - 83256.203 SQUARE FEET | | |
| | Boundary Details:<br>கிழக்கு - Land in Survey No. 371, மேற்கு - Land in Survey No. 345/1B1A (Part), வடக்கு - Lands in Survey Nos. 345/1B2 (Part) & 345/2B, தெற்கு - Lands in Survey Nos. 371, 345/2A (Part) & 345/1B1A (Part) | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of 1. The Land admeasuring to an extent of 7734.69 Sq. Mtr. or 83,256.203 Sq. Ft. or 1 Acre and 91.12 Cents comprised in Survey No. 345/2A (Part) 2. The Land admeasuring to an extent of 2259.19 Sq. Mtr. or 24,317.921 Sq. Ft. or 55.82 Cents comprised in Survey No. 345/1B1A(Part) and bounded on the North By : Lands in Survey Nos. 345/1B2 (Part) & 345/2B, South By : Lands in Survey Nos. 371, 345/2A (Part) & 345/1B1A (Part) East By : Land in Survey No. 371, West By : Land in Survey No. 345/1B1A (Part) Both 1 & 2 totally admeasuring an extent of 2 Acres and 46.94 Cents, situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) from and out of Schedule “A” Property marked in the Sketch hereto. The above property is within the limits of within the Registration District of Chengalpattu and Sub- Registration District of Sriperumbudur. | | |
| 5 | 2424/2024 | 06-Mar-2024<br>06-Mar-2024<br>06-Mar-2024 | Deed of Receipt | 1. HDFC BANK LIMITED((முத.)<br>S.SURENDER SUBRAMANIAM( (முக.) | 1. SAINT JOHN’S EDUCATIONAL TRUST | - |
| | Consideration Value/கைமாற்றுத் தொகை: | | Market Value/சந்தை மதிப்பு: | | PR Number/முந்தைய ஆவண எண்: | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Rs. 74,20,00,000/- | | - | | 4096/2017 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1, 345/2A, 345/3 - 7 ACRE | | |
| | Boundary Details:<br>**கிழக்கு** - OTHER , **மேற்கு** - OTHER , **வடக்கு** - OTHER , **தெற்கு** - OTHER | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of the land admeasuring Acr.7.0 Cents of land comprised in S.No.345/1 (as per Patta S.No.345/1B1) measuring Acr.3.13 Cents of land, S.No.345/2 (as per Patta S.No.345/2A) measuring Acr.2.07 Cents of land and S.No.345/3 measuring Acr.1.80 Cents of land situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) | | |
| 6 | 4594/2024 | 16-Apr-2024<br>02-May-2024<br>02-May-2024 | Deed of Receipt | 1. எச்டிஎஃப்சி வங்கி லிமிடெட்(முத.)<br>பிரசன்னா கண்ணன்(முக.) | 1. எம் / எஸ். செயிண்ட் ஜான்ஸ் கல்வி அறக்கட்டளை | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>Rs. 74,20,00,000/- | | Market Value/சந்தை மதிப்பு:<br>- | | PR Number/முந்தைய ஆவண எண்:<br>4096/2017 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1 - 3 ACRE, 13.0 CENTS; 345/2A - 2 ACRE, 7.0 CENTS; 345/3 - 1 ACRE, 80.0 CENTS | | |
| | | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் சர்வே நெ.345/1 3 ஏக்கர் 13 செண்ட், சர்வே நெ.345/2 2 ஏக்கர் 7 செண்ட், சர்வே நெ.345/3 1 ஏக்கர் 80 செண்ட் ஆக மொத்தம் 7 ஏக்கர் நிலம் | | |
| 7 | 6095/2024 | 05-Jun-2024<br>05-Jun-2024<br>05-Jun-2024 | Gift deed | 1. G SQUARE REALTORS PRIVATE LIMITED(முத.)<br>B. NAGENDRAN(முக.) | 1. THE COMMISSIONER POONAMALEE PANCHAYAT UNION | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>- | | Market Value/சந்தை மதிப்பு:<br>Rs. 800/- | | PR Number/முந்தைய ஆவண எண்:<br>2418/2024, 4096/2017 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 725.44 SQUARE METRE | | |
| | Boundary Details:<br>**கிழக்கு** - Proposed Commercial, Residential Plots and Proposed 7.2M Road -2 & 3, **மேற்கு** - Proposed Commercial & Residential Plots and Proposed 7.2M Road- 4, **வடக்கு** - Proposed Service Road, **தெற்கு** - Vacant Land in S.No.371 | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 725.44 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) | | |

| | | |
|---|---|---|
| | **Schedule 2 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 197.05 SQUARE METRE |
| | Boundary Details:<br>**கிழக்கு** - Vacant Land in S.No.345/5, **மேற்கு** - Proposed 9m Wide Road-1, **வடக்கு** - Proposed Residential Plots, **தெற்கு** - Proposed Residential Plots | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 197.05 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |
| | **Schedule 3 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 197.22 SQUARE METRE |
| | Boundary Details:<br>**கிழக்கு** - Vacant Land in S.No.345/5, **மேற்கு** - Proposed 9m Wide Road-1, **வடக்கு** - Proposed Residential Plots, **தெற்கு** - Proposed Residential Plots | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 197.22 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |
| | **Schedule 4 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 471.06 SQUARE METRE |
| | Boundary Details:<br>**கிழக்கு** - Proposed 9M Wide Road-1, **மேற்கு** - Vacant Land In S.No.345/4, **வடக்கு** - Proposed Commercial & Residential Plots, **தெற்கு** - Proposed Residential Plots & Proposed 7.2M Road - 5 | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 471.06 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |
| | **Schedule 5 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 415.13 SQUARE METRE |
| | Boundary Details:<br>**கிழக்கு** - Proposed Residential Plots, **மேற்கு** - Proposed Residential Plots, Proposed Public Purpose PP1 & PP2, **வடக்கு** - Proposed .7.2M Wide Road-4, **தெற்கு** - Vacant Land in S.No.371 | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 415.13 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |
| | **Schedule 6 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 892.1 SQUARE METRE |

| | | |
|---|---|---|
| | Boundary Details:<br>கிழக்கு - Vacant Land in S.No.345/5, மேற்கு - Vacant Land in S.No.345/4, வடக்கு - 45M wide existing Road, தெற்கு - Proposed Commercial Plots and Proposed 9M Road-1 | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 892.1 Sq Mtr. reserved for road marked in brown colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |
| | **Schedule 7 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 34.0 SQUARE METRE |
| | Boundary Details:<br>கிழக்கு - Proposed 7.2m Road -5, மேற்கு - Vacant Land in S.No.345/4, வடக்கு - Proposed Residential Plots, தெற்கு - Proposed PP2 | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 34 Sq Mtr. reserved Public Purpose-1(Local Body) marked in pink colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk |
| | **Schedule 8 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Plot<br>Village & Street/கிராமம் மற்றும் தெரு: Mevalur kuppam B | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 345/1B1A1 - 36.0 SQUARE METRE |
| | Boundary Details:<br>கிழக்கு - Proposed 7.2M Road -5, மேற்கு - Vacant Land in S.No.345/4, வடக்கு - Proposed PP1, தெற்கு - Vacant Land in S.No.371 | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land measuring 36 Sq mtr. Reserved for Public Purpose-2 (TANGEDCO) marked in orange colour in the sketch enclosed herein comprised in Survey No. 345/1B1A (part), (as per Patta Survey No.345/1B1A1) situate at Chembarambakkam (Mevalur Kuppam-B) Village, Poonamallee Taluk, Tiruvallur District, (previously Pazhanchur Village of Mevalur Kuppam-B, Sriperumbudur Taluk) |

Number of Entries/பதிவுகளின் எண்ணிக்கை: 7

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+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.