Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Mrs.S.JAYASHREE & 30 OTHERS,

rep.by their Power Agent M/s.Ramaniyam Real Estates (P) Ltd.

Plot No.33, 10/7, Nanganallur Co-operative Housing Society Colony, 7th Street, Nanganallur, Chennai-600 061.

Ownership flow chart

Sl No.	Approval T.S. No.	Owner	TS No	Extent	Title deed			
					Doc No & dated	Owner	S.No	Extent
1	45	S.Jayashree, S.Rema & Subha Subramaniam (inherited from their mother Parvathi Sankaran)	45	358.4	2543/2023	S.Jayashree, S.Rema & Subha Subramaniam (inherited from their mother Parvathi Sankaran)	S.Nos.20/1 Part & 20/2 Part	358.4
2	45	S.Jayashree, S.Rema & Subha Subramaniam (inherited from their mother Parvathi Sankaran)	45	358.4	2540/2023	S.Jayashree, S.Rema & Subha Subramaniam (inherited from their mother Parvathi Sankaran)	S.Nos.20/1 Part & 20/2 Part	358.4
3	45	Annie Thomas	45	358.4	2265/1993	Annie Thomas	S.Nos.20/1 Part & 20/2 Part	358.4
4	45	Prahalad Narasimha Prasad	45	358.4	5828/2021	Prahalad Narasimha Prasad	S.Nos.20/1 Part & 20/2 Part	358.4
5	45	M. Preetha alias Preetha Maharna	45	358.4	5828/2021	M. Preetha alias Preetha Maharna	S.Nos.20/1 Part & 20/2 Part	358.4
6	45	P.Narasimha Prasad & P.M.Padma	45	1075.20	5388/2021	P.Narasimha Prasad & P.M.Padma	S.Nos.20/1 Part & 20/2 Part	1075.20
7	45	P.M.Manivannan & M.Mohanasundari	45	896.00	5386/2021	P.M.Manivannan & M.Mohanasundari	S.Nos.20/1 Part & 20/2 Part	896.00
8	45	Ashwin Venkatesh & Gandam Ramya Varalaxmi	45	896.00	5389/2021	Ashwin Venkatesh & Gandam Ramya Varalaxmi	S.Nos.20/1 Part & 20/2 Part	896.00

9	45	Suguna Venkatesh & Ashwin Venkatesh	45	358.40	3248/1990	Suguna Venkatesh & Ashwin Venkatesh	S.Nos.20/1 Part & 20/2 Part	358.40
10	45	Kamala Ramanathan & Giridhar R	45	358.40	2271/1990	Kamala Ramanathan & Giridhar R	S.Nos.20/1 Part & 20/2 Part	358.40
11	45	P.Ramji	45	358.40	2269/1990	P.Ramji	S.Nos.20/1 Part & 20/2 Part	358.40
12	45	Parthasarathy Ramji	45	358.40	2151/2002	Parthasarathy Ramji	S.Nos.20/1 Part & 20/2 Part	358.40
13	45	Kanagadhileepan & Padmapriya.M	45	358.40	5818/2021	Kanagadhileepan & Padmapriya.M	S.Nos.20/1 Part & 20/2 Part	358.40
14	45	Jayanthi Ramesh	45	358.40	3892/2014	Jayanthi Ramesh	S.Nos.20/1 Part & 20/2 Part	358.40
15	45	N.Jayaraman	45	358.40	3979/1990	N.Jayaraman	S.Nos.20/1 Part & 20/2 Part	358.40
16	45	Prabha Srinivasan & Siddharth Srinivasan	45	358.40	2353/2002	Prabha Srinivasan & Siddharth Srinivasan	S.Nos.20/1 Part & 20/2 Part	358.40
17	45	M.J.Sridharan	45	358.40	2821/2001	M.J.Sridharan	S.Nos.20/1 Part & 20/2 Part	358.40
18	45	S.Rajaram	45	358.40	4102/2019	S.Rajaram	S.Nos.20/1 Part & 20/2 Part	358.40
19	45	R.Sankaranarayanan	45	358.40	633/1999	R.Sankaranarayanan	S.Nos.20/1 Part & 20/2 Part	358.40
20	45	S.Krishnamurthy	45	358.40	1252/1992	S.Krishnamurthy	S.Nos.20/1 Part & 20/2 Part	358.40
			Total	**8960.00**			**Total**	**8960.00**

GPA						
Sl No	**Approval S.No.**	**Doc No & dated**	**Executed by**	**In favour of**	**S.No**	**Extent**
1	45	2796/2026 & 23.06.2026	S.Jayashree, S.Rema & Subha Subramaniam	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	28.09
2	45	2797/2026 & 23.06.2026	S.Jayashree, S.Rema & Subha Subramaniam	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	43.32
3	45	4937/2025 & 17.10.2025	Annie Thomas	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	358.40
4	45	2381/2026 & 29.05.2026	Prahalad Narasimha Prasad	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	25.70
5	45	97/2026 & 06.06.2026	M. Preetha alias Preetha Maharna	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	58.55
6	45	2382/2026 & 29.05.2026	P.Narasimha Prasad & P.M.Padma	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	727.30
7	45	2566/2026 & 09.06.2026	P.M.Manivannan & M.Mohanasundari	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	506.13
8	45	2380/2026 & 29.05.2026	Ashwin Venkatesh & Gandam Ramya Varalaxmi	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	563.30
9	45	2379/2026 & 29.05.2026	Suguna Venkatesh & Ashwin Venkatesh	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	58.55
10	45	2384/2026 & 29.05.2026	Kamala Ramanathan & Giridhar R	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	58.55

11	45	2383/2026 & 29.05.2026	Kanagadhileepan & Padmapriya.M	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	25.70
11	45	2567/2026 & 09.06.2026	Parthasarathy Ramji	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	10.50
12	45	2385/2026 & 29.05.2026	Jayanthi Ramesh	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	58.55
13	45	2386/2026 & 29.05.2026	N.Jayaraman	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	71.08
14	45	2387/2026 & 29.05.2026	M.J.Sridharan	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	10.5
15	45	2387/2026 & 29.05.2026	S.Rajaram	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	10.5
16	45	2378/2026 & 29.05.2026	S.Krishnamurthy	Ramaniyam Real Estates (P) Ltd.	S.Nos.20/1 Part & 20/2 Part	25.70
					Total	**2640.42**

Joint Development agreement developer share:					
Sl. No.	**Joint Development dated**	**Between**	**And**	**Developer share of Flat No.**	**UDS extent**
1	29.05.2026	S.Jayashree, S.Rema & Subha Subramaniam	Ramaniyam Real Estates (P) Ltd.	1B	437.93
2	29.05.2026	S.Jayashree, S.Rema & Subha Subramaniam	Ramaniyam Real Estates (P) Ltd.	2B	437.93
3	29.05.2026	Prahalad Narasimha Prasad	Ramaniyam Real Estates (P) Ltd.	3B	437.93
4	15.06.2026	M. Preetha alias Preetha Maharna	Ramaniyam Real Estates (P) Ltd.	4B	437.93
5	29.05.2026	P.Narasimha Prasad & P.M.Padma	Ramaniyam Real Estates (P) Ltd.	5A	375.99
6	29.05.2026	P.M.Manivannan & M.Mohanasundari	Ramaniyam Real Estates (P) Ltd.	5B	418.30
7	29.05.2026	Ashwin Venkatesh & Gandam Ramya Varalaxmi	Ramaniyam Real Estates (P) Ltd.	--	--
8	29.05.2026	Suguna Venkatesh & Ashwin Venkatesh	Ramaniyam Real Estates (P) Ltd.	--	--
9	29.05.2026	Kamala Ramanathan & Giridhar R	Ramaniyam Real Estates (P) Ltd.	--	--
10	29.05.2026	Kanagadhileepan & Padmapriya.M	Ramaniyam Real Estates (P) Ltd.	--	--
11	29.05.2026	P.Ramji	Ramaniyam Real Estates (P) Ltd.	--	--
12	29.05.2026	Parthasarathy Ramji	Ramaniyam Real Estates (P) Ltd.	--	--
13	29.05.2026	Jayanthi Ramesh	Ramaniyam Real Estates (P) Ltd.	--	--
14	29.05.2026	N.Jayaraman	Ramaniyam Real Estates (P) Ltd.	--	--

15	29.05.2026	Prabha Srinivasan & Siddharth Srinivasan	Ramaniyam Real Estates (P) Ltd.	--	--
16	29.05.2026	M.J.Sridharan	Ramaniyam Real Estates (P) Ltd.	--	--
17	29.05.2026	S.Rajaram	Ramaniyam Real Estates (P) Ltd.	--	--
18	29.05.2026	R.Sankaranarayanan	Ramaniyam Real Estates (P) Ltd.	--	--
19	29.05.2026	S.Krishnamurthy	Ramaniyam Real Estates (P) Ltd.	--	--
			Total	**--**	**2546.01**

Joint Development agreement land owner share					
SL No.	**Joint Development dated**	**Between**	**And**	**Flat No**	**UDS extent**
1	29.05.2026	S.Jayashree, S.Rema & Subha Subramaniam	Ramaniyam Real Estates (P) Ltd.	5E	330.31
2	29.05.2026	S.Jayashree, S.Rema & Subha Subramaniam	Ramaniyam Real Estates (P) Ltd.	5C	315.08
3	29.05.2026	Prahalad Narasimha Prasad	Ramaniyam Real Estates (P) Ltd.	3C	332.70
4	15.06.2026	M. Preetha alias Preetha Maharna	Ramaniyam Real Estates (P) Ltd.	4D	299.85
5	29.05.2026	P.Narasimha Prasad & P.M.Padma	Ramaniyam Real Estates (P) Ltd.	1E	347.90
6	29.05.2026	P.M.Manivannan & M.Mohanasundari	Ramaniyam Real Estates (P) Ltd.	1A	389.87
7	29.05.2026	Ashwin Venkatesh & Gandam Ramya Varalaxmi	Ramaniyam Real Estates (P) Ltd.	1C	332.70
8	29.05.2026	Suguna Venkatesh & Ashwin Venkatesh	Ramaniyam Real Estates (P) Ltd.	1D	299.85
9	29.05.2026	Kamala Ramanathan & Giridhar R	Ramaniyam Real Estates (P) Ltd.	3D	299.85
10	29.05.2026	Kanagadhileepan & Padmapriya.M	Ramaniyam Real Estates (P) Ltd.	2C	332.70
11	29.05.2026	P.Ramji	Ramaniyam Real Estates (P) Ltd.	2A	389.87
12	29.05.2026	Parthasarathy Ramji	Ramaniyam Real Estates (P) Ltd.	2E	347.90
13	29.05.2026	Jayanthi Ramesh	Ramaniyam Real Estates (P) Ltd.	2D	299.85

14	29.05.2026	N.Jayaraman	Ramaniyam Real Estates (P) Ltd.	5D	287.32
15	29.05.2026	Prabha Srinivasan & Siddharth Srinivasan	Ramaniyam Real Estates (P) Ltd.	4A	389.87
16	29.05.2026	M.J.Sridharan	Ramaniyam Real Estates (P) Ltd.	4E	347.90
17	29.05.2026	S.Rajaram	Ramaniyam Real Estates (P) Ltd.	3E	347.90
18	29.05.2026	R.Sankaranarayanan	Ramaniyam Real Estates (P) Ltd.	3A	389.87
19	29.05.2026	S.Krishnamurthy	Ramaniyam Real Estates (P) Ltd.	4C	332.70
				Total	**6413.99**

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.