Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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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: Selaiyur | Date / நாள்: 17-Sep-2026 |
| Village /கிராமம்:Rajakeelpakkam | Survey Details /சர்வே விவரம்: 104/4B,104/8,104/9 |

Data Availability Period for Village: Rajakeelpakkam

Selaiyur Sub Registrar Office: From 01-Aug-2025 To 16-Sep-2026

Search Period /தேடுதல் காலம்: 01-Aug-2025 - 16-Sep-2026

| 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 |
|---|---|---|---|---|---|---|
| Zone: Chengalpattu | | | District: Tambaram | | S.R.O: Selaiyur | |
| 1 | 9862/2026 | 04-Jul-2026<br>04-Jul-2026<br>20-Jul-2026 | Sale deed | 1. P. SIVAPRAKASAM<br>2. P. JEGATHEESAN<br>3. P. VISWANATHARAMU<br>4. P. MAHENDRAN<br>5. MANAVALAN MANIKKAM<br>6. M. SURESH BABU<br>7. SUBASHINI MANAVALAN<br>8. SINDUJA RAMESH BABU<br>9. R. JAYA JOSLYN(முத.)<br>SINDUJA RAMESH BABU(இ.க.) | 1. VGK PROPERTY DEVELOPERS PRIVATE LIMITED((முத.)<br>MERLIN GLARA(முக.) | - |
| | Consideration Value/கைமாற்றுத் தொகை: | | Market Value/சந்தை மதிப்பு: | | PR Number/முந்தைய ஆவண எண்: | |

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|---|---|---|---|---|---|---|
| | Rs. 14,98,32,640/- | | Rs. 14,98,32,640/- | | 1242/1972, 1866/1972, 3004/1971, 927/1973 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Rajakeelpakkam | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 104/4B, 104/8, 104/9 - 86.0 CENTS | | |
| | Boundary Details:<br>**கிழக்கு** - Land in Survey No. 118, **மேற்கு** - Land in Survey Nos. 104/6B & 104/7B and Tellus Avenue Phase - 2, **வடக்கு** - Tellus Avenue Phase 2, Land in Survey Nos. 104/7B, 104/4A1A and Radheshyam Avenue, **தெற்கு** - Land in Survey No. 103 & Arish Avenue | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: measuring a full extent of 20 Cents, Comprised in Survey No. 104/4B, measuring a full extent of 56 Cents, Comprised in Survey No. 104/8 and measuring a full extent of 10 Cents, Comprised in Survey No. 104/9, total extent 86 Cents, under Old Patta No. 677, New Patta No. 6281, Situated at Rajakilpakkam Village, Tambaram Taluk, Chengalpattu District. | | |
| 2 | 9863/2026 | 04-Jul-2026<br>04-Jul-2026<br>20-Jul-2026 | Mortgage without possession deed | 1. VGK PROPERTY DEVELOPERS PRIVATE LIMITED(**முத**.)<br>MERLIN GLARA(**முக**.) | 1. M/S BRIOS FINVEST INDIA LTD | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>- | | Market Value/சந்தை மதிப்பு:<br>Rs. 15,00,00,000/- | | PR Number/முந்தைய ஆவண எண்:<br>1242/1972, 1866/1972, 3004/1971, 927/1973 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Rajakeelpakkam | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 104/4B, 104/8, 104/9 - 86.0 CENTS | | |
| | Boundary Details:<br>**கிழக்கு** - Land in Survey No. 118, **மேற்கு** - Land in Survey Nos. 104/6B & 104/7B and Tellus Avenue Phase - 2, **வடக்கு** - Tellus Avenue Phase 2, Land in Survey Nos. 104/7B, 104/4A1A and Radheshyam Avenue, **தெற்கு** - Land in Survey Nos. 103 & & Arish Avenue | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land, measuring an extent of 20 Cents, Comprised in Survey No. 104/4B, measuring an full extent of 56 Cents, Comprised in Survey No. 104/8 and measuring an full extent of 10 Cents, Comprised in Survey No. 104/9, total extent 86 Cents, New Patta No. 6281, Situated at Rajakilpakkam Village, Tambaram Taluk, Chengalpattu District | | |
| 3 | 12157/2026 | 11-Sep-2026<br>11-Sep-2026<br>11-Sep-2026 | Deed of Receipt | 1. M/S BRIOS FINVEST INDIA LTD(**முத**.)<br>S P VISHAL KIRAN(**முக**.) | 1. VGK PROPERTY DEVELOPERS PRIVATE LIMITED | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>Rs. 15,00,00,000/- | | Market Value/சந்தை மதிப்பு:<br>- | | PR Number/முந்தைய ஆவண எண்:<br>9863/2026 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Rajakeelpakkam | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 104/4B, 104/8, 104/9 - 86.0 CENTS | | |
| | Boundary Details:<br>**கிழக்கு** - Land in Survey No. 118, **மேற்கு** - Land in Survey Nos. 104/6B & 104/7B and Tellus Avenue Phase - 2, **வடக்கு** - Tellus Avenue Phase 2, Land in Survey Nos. 104/7B, 104/4A1A and Radheshyam Avenue, **தெற்கு** - Land in Survey Nos. 103 & & Arish Avenue | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: All that piece and parcel of land, measuring an extent of 20 Cents, Comprised in Survey No. 104/4B, measuring an full extent of 56 Cents, Comprised in Survey No. 104/8 and measuring an full extent of 10 Cents, Comprised in Survey No. 104/9, total extent 86 Cents, New Patta No. 6281, Situated at Rajakilpakkam Village, | | |

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|---|---|---|---|---|---|---|
| | | | | Tambaram Taluk, Chengalpattu District | | |
| 4 | 12158/2026 | 11-Sep-2026<br>11-Sep-2026<br>11-Sep-2026 | Deposit Of Title Deeds | 1. M/S. VGK PROPERTY DEVELOPERS PRIVATE LIMITED(முத.)<br>PREM CHANTHAR(முக.) | 1. ADITYA BIRLA HOUSING FINANCE LIMITED (ABHFL) | - |
| | Consideration Value/கைமாற்றுத் தொகை:<br>- | | Market Value/சந்தை மதிப்பு:<br>Rs. 34,00,00,000/- | | PR Number/முந்தைய ஆவண எண்:<br>9862/2026 | |
| | **Schedule 1 Details:**<br>Property Type/சொத்தின் வகைப்பாடு: Agricultural Land<br>Village & Street/கிராமம் மற்றும் தெரு: Rajakeelpakkam | | | **Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 104/4B, 104/8, 104/9 - 86.0 CENTS | | |
| | Boundary Details:<br>கிழக்கு - Land in Survey No. 118, மேற்கு - Land in Survey Nos. 104/6B & 104/7B and Tellus Avenue Phase - 2, வடக்கு - Tellus Avenue Phase 2, Land in Survey Nos. 104/7B, 104/4A1A and Radheshyam Avenue, தெற்கு - Land in Survey Nos. 103 & & Arish Avenue | | | Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: Unsold Units of the Project 1. Unit No. 101 - Phase I, Floor 1, 3 BHK, UDS 509 sq. ft., Salable Area 1439 sq. ft. 2. Unit No. 102 - Phase I, Floor 1, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 3. Unit No. 103 - Phase I, Floor 1, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 4. Unit No. 104 - Phase I, Floor 1, 3 BHK, UDS 506 sq. ft., Salable Area 1431 sq. ft. 5. Unit No. 105 - Phase I, Floor 1, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 6. Unit No. 106 - Phase I, Floor 1, 3 BHK, UDS 506 sq. ft., Salable Area 1430 sq. ft. 7. Unit No. 107 - Phase I, Floor 1, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 8. Unit No. 108 - Phase I, Floor 1, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 9. Unit No. 109 - Phase I, Floor 1, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 10. Unit No. 110 - Phase I, Floor 1, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 11. Unit No. 111 - Phase I, Floor 1, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 12. Unit No. 112 - Phase I, Floor 1, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 13. Unit No. 113 - Phase I, Floor 1, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 14. Unit No. 114 - Phase I, Floor 1, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 15. Unit No. 115 - Phase I, Floor 1, 3 BHK, UDS 508 sq. ft., Salable Area 1436 sq. ft. 16. Unit No. 201 - Phase I, Floor 2, 3 BHK, UDS 509 sq. ft., Salable Area 1439 sq. ft. 17. Unit No. 202 - Phase I, Floor 2, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 18. Unit No. 203 - Phase I, Floor 2, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 19. Unit No. 204 - Phase I, Floor 2, 3 BHK, UDS 506 sq. ft., Salable Area 1431 sq. ft. 20. Unit No. 205 - Phase I, Floor 2, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 21. Unit No. 206 - Phase I, Floor 2, 3 BHK, UDS 506 sq. ft., Salable Area 1430 sq. ft. 22. Unit No. 207 - Phase I, Floor 2, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 23. Unit No. 208 - Phase I, Floor 2, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 24. Unit No. 209 - Phase I, Floor 2, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 25. Unit No. 210 - Phase I, Floor 2, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 26. Unit No. 211 - Phase I, Floor 2, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 27. Unit No. 212 - Phase I, Floor 2, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 28. Unit No. 213 - Phase I, Floor 2, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 29. Unit No. 214 - Phase I, Floor 2, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 30. Unit No. 215 - Phase I, Floor 2, 3 BHK, UDS 508 sq. ft., Salable Area 1436 sq. ft. 31. Unit No. 301 - Phase I, Floor 3, 3 BHK, UDS 509 sq. ft., Salable Area 1439 sq. ft. 32. Unit No. 302 - Phase I, Floor 3, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 33. Unit No. 303 - Phase I, Floor 3, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 34. Unit No. 304 - Phase I, Floor 3, 3 BHK, UDS 506 sq. ft., Salable Area 1431 sq. ft. 35. Unit No. 305 - Phase | | |

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| | | I, Floor 3, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 36. Unit No. 306 - Phase I, Floor 3, 3 BHK, UDS 506 sq. ft., Salable Area 1430 sq. ft. 37. Unit No. 307 - Phase I, Floor 3, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 38. Unit No. 308 - Phase I, Floor 3, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 39. Unit No. 309 - Phase I, Floor 3, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 40. Unit No. 310 - Phase I, Floor 3, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 41. Unit No. 311 - Phase I, Floor 3, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 42. Unit No. 312 - Phase I, Floor 3, 3 BHK, UDS 504 sq. ft., Salable Area 1428 sq. ft. 43. Unit No. 313 - Phase I, Floor 3, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 44. Unit No. 314 - Phase I, Floor 3, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 45. Unit No. 315 - Phase I, Floor 3, 3 BHK, UDS 508 sq. ft., Salable Area 1436 sq. ft. 46. Unit No. 401 - Phase I, Floor 4, 3 BHK, UDS 509 sq. ft., Salable Area 1439 sq. ft. 47. Unit No. 402 - Phase I, Floor 4, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 48. Unit No. 403 - Phase I, Floor 4, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 49. Unit No. 404 - Phase I, Floor 4, 3 BHK, UDS 506 sq. ft., Salable Area 1431 sq. ft. 50. Unit No. 405 - Phase I, Floor 4, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 51. Unit No. 406 - Phase I, Floor 4, 3 BHK, UDS 506 sq. ft., Salable Area 1430 sq. ft. 52. Unit No. 407 - Phase I, Floor 4, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 53. Unit No. 408 - Phase I, Floor 4, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 54. Unit No. 409 - Phase I, Floor 4, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 55. Unit No. 410 - Phase I, Floor 4, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 56. Unit No. 411 - Phase I, Floor 4, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 57. Unit No. 412 - Phase I, Floor 4, 3 BHK, UDS 504 sq. ft., Salable Area 1428 sq. ft. 58. Unit No. 413 - Phase I, Floor 4, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 59. Unit No. 414 - Phase I, Floor 4, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 60. Unit No. 415 - Phase I, Floor 4, 3 BHK, UDS 508 sq. ft., Salable Area 1436 sq. ft. 61. Unit No. 501 - Phase I, Floor 5, 3 BHK, UDS 509 sq. ft., Salable Area 1439 sq. ft. 62. Unit No. 502 - Phase I, Floor 5, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 63. Unit No. 503 - Phase I, Floor 5, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 64. Unit No. 504 - Phase I, Floor 5, 3 BHK, UDS 506 sq. ft., Salable Area 1431 sq. ft. 65. Unit No. 505 - Phase I, Floor 5, 3 BHK, UDS 505 sq. ft., Salable Area 1428 sq. ft. 66. Unit No. 506 - Phase I, Floor 5, 3 BHK, UDS 506 sq. ft., Salable Area 1430 sq. ft. 67. Unit No. 507 - Phase I, Floor 5, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 68. Unit No. 508 - Phase I, Floor 5, 3 BHK, UDS 505 sq. ft., Salable Area 1427 sq. ft. 69. Unit No. 509 - Phase I, Floor 5, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 70. Unit No. 510 - Phase I, Floor 5, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 71. Unit No. 511 - Phase I, Floor 5, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 72. Unit No. 513 - Phase I, Floor 5, 3 BHK, UDS 506 sq. ft., Salable Area 1433 sq. ft. 73. Unit No. 514 - Phase I, Floor 5, 3 BHK, UDS 507 sq. ft., Salable Area 1433 sq. ft. 74. Unit No. 515 - Phase I, Floor 5, 3 BHK, UDS 508 sq. ft., Salable Area 1436 sq. ft. Total UDS: 37, 458 sq. ft. Total Salable Area: 105, 932 sq. ft. |

Number of Entries/பதிவுகளின் எண்ணிக்கை: 4

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.