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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Proposed construction of Stilt Floor + 4 Floors + 5th Floor part (Height - 18.30m) Residential Building with 66 Dwelling Units (Indoor Games, Association Room & Swimming Pool at 5th floor level) Availing Premium FSI with TOD Benefit at Pazhandi Amman Koil Street & Karneegar street, Adambakkam, Chennai – 600 088 comprised in Old S.No.113/7, T.S.No.6/2 & 8/2, Block No.11, Ward - G of Adambakkam Village, Chennai.

Property 1: Owner – Sujatha,
Vacant land measuring an extent of **32,482 sq.ft.** Located at Adambakkam Village, Ward-G, Block No.11, in Alandur Taluk of Chennai District.

| Sl No. | Survey Number (as Per Approved Plan) | Ownership Flow Chart | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sale Deed | | | | | | Patta | | | | GPA | | | | |
| | | Doc No & Date | From | To (Owner) | Survey Number | Extent (sq.ft.) | Extent A.C, (sqm) | No | Owner | Survey Number | Extent (sqm) | Doc No Dated | Executed by | In favor of /Applicant | Survey Number | Extent |
| 1 | T.S. 6/2 | Sale deed 763/1993 Dated 11.03.1993 | N. Devaraj | V.G. Saravanan | 113/9PT T.S. No. 6/2 | 1,450 | 134.71 | TSLR | Venugopal Suryakumari Vijayakumar Saravanan | T.S. 6/1 T.S. 6/2 | 3,163.5 | | | | | |
| 2 | T.S. 6/2 | Settlement deed 2371/2012 Dated 23.08.2012 | V. Vijayakumar | V.G. Saravanan | 113/7PT<br>113/9PT<br>T.S. No. 6/2 & 10 | 5,130<br>5,130<br>3,942 | 476.59<br>476.59<br>366.23 | | | | | | | | | |
| 3 | T.S. 6/2 | Settlement deed 2370/2012 Dated23.08.2012 | V. Suryakumari | V.G. Saravanan | 113/7PT<br>113/9PT<br>T.S. No. 6/2 & 10 | 5,130<br>1,440 | 476.59<br>133.78 | | | | | | | | | |
| 4 | T.S. 6/2 | Settlement deed 2355/2012 Dated 23.08.2012 | N. Venugopal | V.G. Saravanan | 113/7PT<br>113/9PT<br>T.S. No. 6/2 & 10 | 5,130<br>5,130<br>435 | 476.59<br>476.59<br>40.41 | | | | | | | | | |
| 5 | | Death Certificate of V.G. Saravanan 07.12.2012 & Legal Heirship certificate dated 09.01.2013 | V.G. Saravanan | Sujatha Priyanka Sahana Suryakumari | 113/7PT<br>113/9PT<br>T.S. No. 6/2 & 10 | 32,917 | 3058.08 | TSLR | V.G. Saravanan | 6/2 | 2,965 | | | | | |
| 6 | T.S. 6/2 | Release Deed 2260/2024 Dated 20.05.2024 | Suryakumari | Sahana | Old S.No.113/7 T.S. No. 6/2 | 8,229.25 | 764.52 | TSLR | Sujatha Priyanka Sahana Suryakumari | 6/2 | 2,965 | | | | | |
| 7 | T.S. 6/2 | Settlement Deed 2694/2024 Dated 14.06.2024 | S. Sahana | Sujatha | Old S.No.113/7 T.S. No. 6/2 | 16,458.5 | 1529.04 | TSLR | Sujatha | 6/2 | 2,965 | GPOA 2703/2024 Dated 14.06.2024 | Sujatha | Kaadosh Properties Private Limited, *Represented by its Director Mr. Manoj Raymond* | T.S.No. 6/2 | 3017.68 sqm (32,482 sq.ft.) |
| 8 | T.S. 6/2 | Release Deed 459/2024 Dated 12.01.2024 | S. Priyanka | Sujatha | Old S.No.113/7 T.S. No. 6/2 | 8,229.25 | 764.52 | | | | | | | | | |
| 9 | T.S. 6/2 | 1/4th share from Legal Heirship certificate dated 09.01.2013 | V.G. Saravanan | Sujatha | Old S.No.113/7 T.S. No. 6/2 | 8,229.25 | 764.52 | | | | | | | | | |

Property 2: Owner – Maruthupandi M,
Vacant land measuring an extent of **765 sq.ft.** Located at Adambakkam Village, Ward-G, Block No.11, in Alandur Taluk of Chennai District.

| Sl No. | Survey Number (as Per Approved Plan) | Sale Deed | | | | | | Patta | | | | GPA | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Doc No & Date | From | To (Owner) | Survey Number | Extent (sq.ft.) | Extent A.C, (sqm) | No | Owner | Survey Number | Extent (sqm) | Doc No Dated | Executed by | In favor of /Applicant | Survey Number | Extent |
| 1 | T.S. 8/2 | Sale Deed 2239/2008 Dated 04.08.2008 | 1. R.M. Thirunavukkarasu 2. S. Vijayalakshmi | J. Shyamsundar | Old S.No.113/9PT T.S. No. 8 | 1,221 | 113.43 | TSLR | J. Shyamsundar | 8 | 120 | GPOA 4130/2023 Dated 25.07.2023 | J. Shyamsundar | G. Balasubramanian | T.S.No. 8 | 120 sqm |
| 2 | T.S. 8/2 | Sale Deed 4160/2023 Dated 27.07.2023 | J. Shyamsundar, Represented by Power agent G. Balasubramanian | M Maruthupandi | Old S.No.113/9PT T.S. No. 8 | 1,221 | 113.43 | TSLR | M Maruthupandi | 8/2 | 60.5 | GPOA 2695/2024 Dated 14.06.2024 | M Maruthupandi | Kaadosh Properties Private Limited, *Represented by its Director Mr. Manoj Raymond* | T.S.No. 8/2 | 60.50 sqm (765 sq.ft.) |

For KAADOSH PROPERTIES PRIVATE LIMITED

Director

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.