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

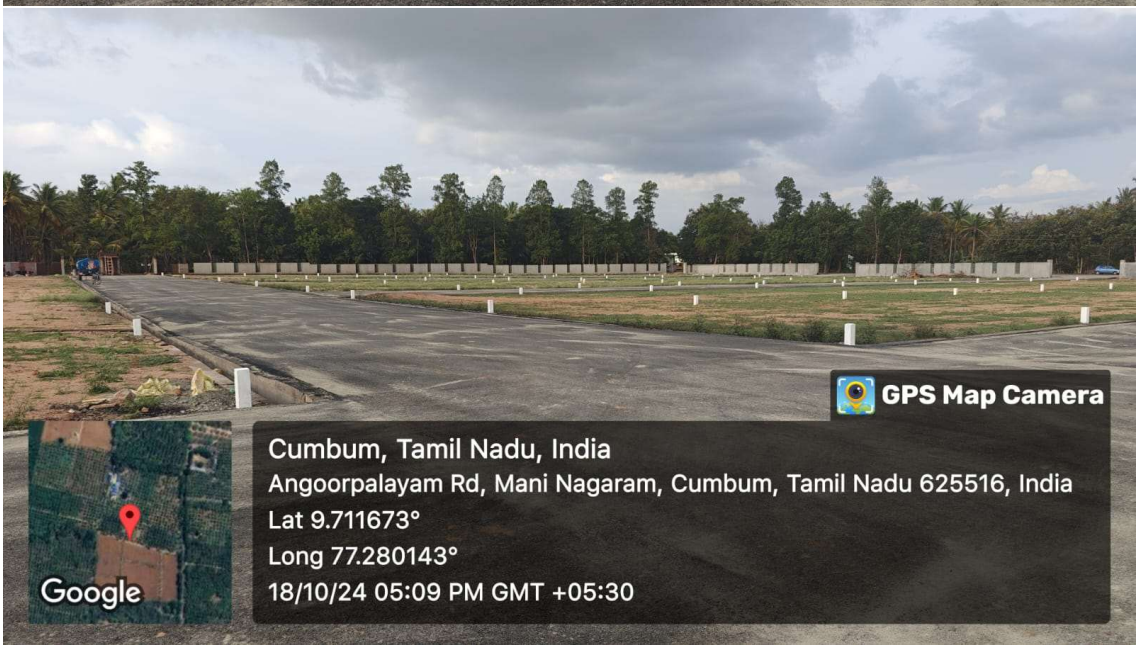
DIGITALLY VERIFIED RECORD

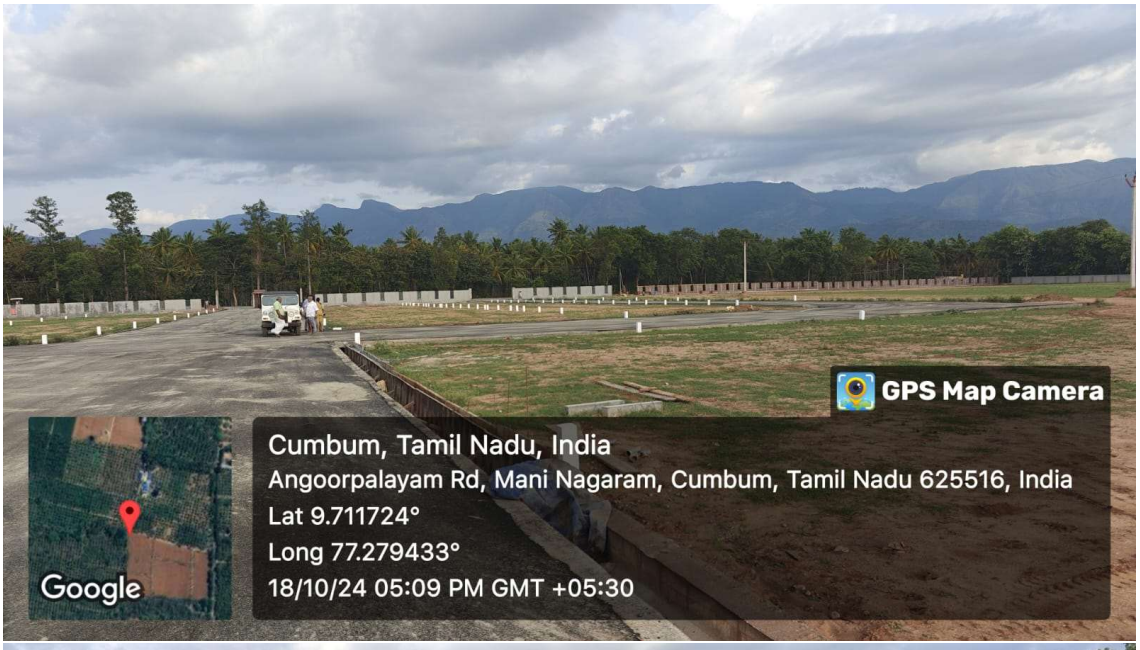
Stage of Development

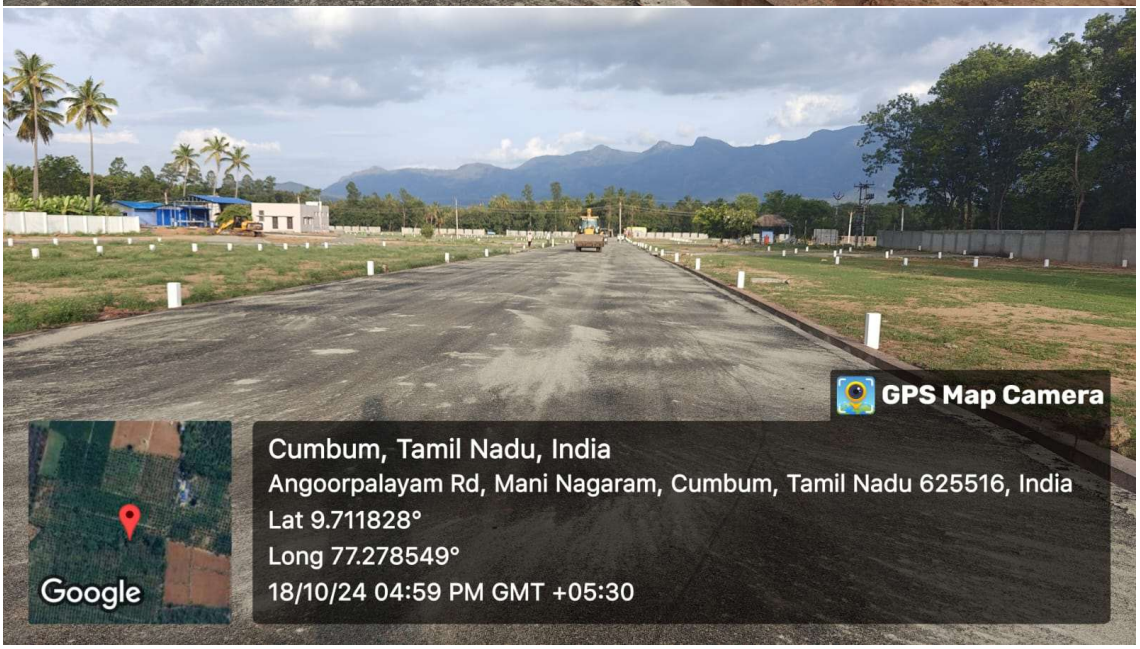





GPS Map Camera
Cumbum, Tamil Nadu, India
Angoorpalayam Rd, Mani Nagaram, Cumbum, Tamil Nadu 625516, India
Lat 9.711673°
Long 77.280143°
18/10/24 05:09 PM GMT +05:30
Google


GPS Map Camera
Cumbum, Tamil Nadu, India
Angoorpalayam Rd, Mani Nagaram, Cumbum, Tamil Nadu 625516, India
Lat 9.711673°
Long 77.280143°
18/10/24 05:09 PM GMT +05:30
Google


GPS Map Camera
Cumbum, Tamil Nadu, India
Angoorpalayam Rd, Mani Nagaram, Cumbum, Tamil Nadu 625516, India
Lat 9.711724°
Long 77.279433°
18/10/24 05:09 PM GMT +05:30
Google


GPS Map Camera
Cumbum, Tamil Nadu, India
Angoorpalayam Rd, Mani Nagaram, Cumbum, Tamil Nadu 625516, India
Lat 9.711828°
Long 77.278549°
18/10/24 04:59 PM GMT +05:30
Google

EB Disconnection





தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மானக் கழகம் லிமிடெட்

தேனி மின் பகிர்மான வட்டம் / தேனி

A.M.THIRUKUMARAN

பெயர் : 550-03/23-85 **மின்கட்டண இரசீது** வரிசை எண் : 6536423

MDT556AR3D835

மின்.இ.எண். : கட்டண விகிதம் : 09-05-2023-1

இரசீது எண். : GST Applicable Charges ;SAC Code 998631 நாள் :

வ.எண்.	விவரம்	தொகை (ரூ.)
47621	Deposits Collected for D[illegible] (GST Applicable)	436659
~~55110~~	~~Consumer Contribution towards value of Works (incurred by consumers) (GST Applicable)~~	0
46941	CGST @ 9%	393003
46942	SGST @ 9%	393003
62948	Rounding Off	0.4
	Total	5152704
	Five Lakhs Fifteen Thousand Two Hundred And Seventy Only by DD	
	மொத்தம்	

Cheque/DD No.-024617 Date-04/05/2023 Amount-5152704 Bank-SBIN

TAMILNADU GENERATION AND DISTRIBUTION CORPORATION LIMITED TANGEDCO

தொகை (எழுத்தால்) :

இதர விவரங்கள் :

TANGEDCO CIN No : U40109TN2009SGC073746
TANGEDCO GST No : 33AADCT4784E1ZC
HSN Code : 27160000
SAC Code : 996912
Electrical Energy & Distribution Services are exempted under GST

5(i) Support services are ta[illegible] under GST

கணக்கீட்டாளர் / கணக்கீட்டு ஆய்வாளர் / வருவாய் மேற்பார்வையாளர்

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.