Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனித்துவ அடையாள ஆணைய அரசு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2726/50610/39282

To
நீலமேகம் தங்கவேலு
Neelamegam Thangavelu
S/O Neelamegam,
Plot No 1021, Door No 96,
6th Avenue,
VTC: Anna Nagar West,
District: Chennai,
State: Tamil Nadu,
PIN Code: 600040,
Mobile: 9962585735

Signature Not Verified



உங்கள் ஆதார் எண் / Your Aadhaar No. :

3756 4230 0355

VID : 9131 0076 6036 3910

எனது ஆதார், எனது அடையாளம்

भारत सरकार

Government of India



Aadhaar no. issued: 12/07/2012

நீலமேகம் தங்கவேலு
Neelamegam Thangavelu
பிறந்த நாள்/DOB: 04/01/1937
ஆண்/ MALE

ஆதார் எனது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றாகாது. இது சரிபார்க்க வேண்டும் பயன்படுத்தப்பட வேண்டும் ஆன்லைன் அங்கீகாரம் அல்லது ஆஃப்லைன் சரிபார்ப்பு பயன்படுத்தி.
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3756 4230 0355

எனது ஆதார், எனது அடையாளம்

/PERMANENT ACCOUNT NUMBER

ACTPT1632N



/NAME

NEELAMEGAM THANGAVELU

/FATHER'S NAME

NEELAMEGAM

/DATE OF BIRTH

04-01-1937

/SIGNATURE

Commissioner of Income-Tax (Computer Operations)

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.