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

Ownership Flow Chart

Sale Deed								Patta				Power of Attorney				
Sl No	Doc No & Dated	From	Owner	Survey No	Extent in Sq.Ft	Extent in Cents	Extent in Sq.Mtr	Patta No	Survey No	Patta in the Name of	Extent in Sq.Mtr	Doc No	Owner Name	in Favour of	Survey No.	Extent in Cents
1	Sale Deed Doc No.2777/2024	Mrs.K.Ramabai	Mr.Bharath Jeganathan	50/1	1618.75	3.72	150.39	2222	58/2A	Mr.Bharath Jeganathan	1000.00	GENERAL POWER OF ATTORNEY DOC NO.5597/2025	Mr.Bharath Jeganathan	Mr.V.Srinivasan	58/2A	24.75
2	Sale Deed Doc No.3701/2011	Mr.R.Mohan Raj	Mr.Bharath Jeganathan	49/2	1500.00	3.44	139.35									
3	Sale Deed Doc No.4919/2011	Mr.M.R.Vinay	Mr.Bharath Jeganathan	49/3	3600.00	8.26	334.45	2221	50/1C		1350.00				50/1C	33.25
4	Sale Deed Doc No.5756/2022	Mr.Zehra Bathul	Mr.Bharath Jeganathan	49/2	2108.00	4.84	195.84									
5	Sale Deed Doc No.7626/2008	Mrs.Maria De Fathima Artemisia Da Costa Lacerda	Mr.Bharath Jeganathan	50/1	1781.00	4.09	165.46	522	50/1B	Mr.Bharath Jeganathan	150.00				50/1B	3.75
6	Sale Deed Doc No. 8400/2012	Mr.N.Puttappa	Mr.Bharath Jeganathan	58	1350.00	3.10	125.42									
7	Sale Deed Doc No.9201/2011	Mr.T.R.M.Sankaranarayanan	Mr.Bharath Jeganathan	47/1 Part 47/2 Part 49/2 49/3 49/6 50/1 58	2700.00	6.20	250.84	2221	50/1A	Mr.Bharath Jeganathan	1800.00				50/1A	44.5
8	Sale Deed Doc No.11168/2011	Mr.M.Aleemuddeen	Mr.Bharath Jeganathan	58	4106.00	9.43	381.46									
9	Sale Deed Doc No.11171/2011	Mr.Mohameed Ashgar	Mr.Bharath Jeganathan	58/2B	2700.00	6.20	250.84	522	49/3	Mr.Bharath Jeganathan	6100.00				49/3	150.75
10	Sale Deed Doc No.15401/2022	Mrs.K.Lalitha	Mr.Bharath Jeganathan	58/2B	1350.00	3.10	125.45									
11	Sale Deed Doc No.15645/2022	Mr.N.Mahesh and others	Mr.Bharath Jeganathan	58/2B	1350.00	3.10	125.45	522	49/6	Mr.Bharath Jeganathan	2250.00				49/6	55
12	Sale Deed Doc No.16101/2012	Mr.C.Chinnaraj	Mr.Bharath Jeganathan	47/1 Part 47/2 Part 49/2 49/3 49/6 50/1 58	1500.00	3.44	139.35									
13	Settlement Deed Doc No.3216/2008	Mrs.Thanuskodi Ammal and others	Mr.Bharath Jeganathan	49/3	56628.00	130.00	5260.92	2220	49/2	Mr.Bharath Jeganathan	7200.00				49/2	178
				49/6	23958.00	55.00	2225.77									
				49/2	69696.00	160.00	6474.98	522	58/2B	Mr.Bharath Jeganathan	6800.00				58/2B	168
				58	73180.80	168.00	6798.72									
14	Exchange Deed Doc No.7279/2017	Mr.Saji Kumar	Mr.Bharath Jeganathan	49/2	2700.00	6.20	250.84									
				49/3	1350.00	3.10	125.42									
15	Settlement Deed Doc No.6485/2011	Mrs.Selve Jeganathan	Mr.Bharath Jeganathan	50/1	38768.40	89.00	3601.71	2797	47/1B	Mr.Bharath Jeganathan	600.00				47/1B	15
16	Settlement Deed Doc No.5372/2025	Mrs.Selve Jeganathan	Mr.Bharath Jeganathan	47/1B	6534.00	15.00	607.03									
Grand Total					**298478.95**	**685.22**	**27729.69**				**27250.00**					**673.00**
											673.36					

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.