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™
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DIGITALLY VERIFIED RECORD

GREATA
GREATA ENTERPRISES
& DEVELOPERS (P) LTD

New No. 4/1, Old No. 26/1, 1st Floor,
Wallace Garden 3rd Street,
Nungambakkam, Chennai - 600 006
Tel 91(44) 47683768 Web www.greata.in

7th April 2025

To

M/s. Tamil Nadu Real Estate Regulatory Authority,
No.1, Gandhi Irwin Road, Egmore,
Chennai – 600008.

Sir,

Sub: Project Registration for our Layout namely **"Nile Nagar Phase – II"**, comprised in Survey Numbers 224/5, 224/6B, 225/2, 226, 227, 228, 229/1B, 229/2C, 230/1, 230/2, 230/3, 270/3, 271/2B, Town Survey Nos. 2/10, 2/12, 3/2-1, 3/2-2, 3/2-3, 3/4-1, 3/4-2, 3/3, 4/3, 4/5, 4/6, 4/7, 4/8, 5/4, 5/5, Ward No.A, Block No. 60, at Maduranthakam Village of Madhuranthakam Taluk of Chengalpattu District – Clarification & Documents submission – Reg.

With reference to the above, your good office has raised queries for the subject Project in the Online Portal and accordingly we hereby submitting our clarification and documents are as follows:

1. Revised Form – 5 mentioning the total extent of 35285.37 sq.mt of the proposed project layout and Authorised License Surveyor Certificate is attached herewith.
2. The Survey Numbers mentioned in the DTCP Approved letter and Approve Plans are the same.
3. EC from 01.01.2021 to 23.03.2025 is enclosed herewith.
4. Revised Form – B mentioning all the Survey Numbers along with Promoter signature is enclosed herewith.
5. Sale Deed bearing Doc.No. 6490/2011 and 6493/2011 for S.No. 4/5 & 4/6 is enclosed herewith.
6. In the Approved Plan the total extent is mentioned as 36047.00Sq.mts (8.90 Acres) as per the physical extent of the property.
   However, we hereby inform you that the extent of land as per Patta is 35285.37 Sq.mtr which is lesser than the physical extent and the same will be conveyed to prospective buyer after deducting necessary OSR, Public Purpose 1 & 2 and Road Area.
7. Mr. Syed Ahamed Kabeer is the father of Mr. K. Nazeer (Director of Greta Enterprises). In Online Patta, his father name Syed Ahamed Kabeer is included as a father of K. Nazeer and not as a Owner of the property. However, the manual Patta in the name of K. Nazeer is enclosed for your perusal.
8. The Total Cost of the Project is enclosed herewith.

We request you to kindly process our file and accord the Project Registration at the earliest.

Thanking You,

Yours faithfully,

For M/s. Greta Enterprises & Developers Pvt Ltd.

(Authorised Signatory)

Encl: As above.

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.