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

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DIGITALLY VERIFIED RECORD

TO WHOMSOEVER IT MAY CONCERN

04.07.2025

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Sir,

Sub: HIBA Documents Clarification for the project Named as **KENZ KREST** situated at Door Nos: 111/1, 111/3, 111/4, 113/1, 113/2& 113/3, Old Door No: 58/1, 58/3, 58/4, 58/2/1, 58/2/2& 58/2/3, Plot No: 6, 6A, Chamiers Road, R.A.Puram, Chennai-600028.

Ref: TNRERA/PBF/0303/2025 Dated: 27-03-2025-Ref.

We are the power of attorney owner of the bearing land measuring a total extent of 3 Grounds and 1598 Sq.ft. [or 8798 Sq.ft.] comprised in Survey Nos. 3925/23, 3925/32, Block No. 86, Mylapore Village, Mylapore-Triplicane Taluk, Chennai District, bearing Door Nos.111/1, 111/3, 111/4, 113/1, 113/2 & 113/3, Old Door Nos. 58/1, 58/3, 58/4, 58/2/1, 58/2/2 & 58/2/3, Plot No. 6, 6A, Chamiers Road, R A Puram, Chennai-600 028.

We further submit that the landowners have executed and registered Hiba (Oral Gift) documents, and the land extent mentioned in the Hiba documents corresponds accurately with the extent declared in other legal documents(Settlement Deed, Release Deed and General Power of Attorney). We therefore kindly request the Authority to accept and acknowledge the Hiba documents as valid proof of land ownership for the said project.

We hereby confirm that the land extent declared in the Hiba documents has been duly recognized by the Revenue Department, which has issued the Patta in favour of the current owner, based on both the Hiba and the General Power of Attorney. Should any discrepancies or legal issues arise in the future, we take full responsibility for their resolution and assure the Authority that no inconvenience will be caused as a result.

We request you to kindly accept this submission and provide us with your favourable consideration.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

Thanking You

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.