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

SARKAN ESTATES PRIVATE LIMITED

Reg.Office: No.7, Annai Indra Gandhi Salai, Nariyambakkam, Padappai, Kancheepuram District, Tamilnadu-601301,
E-Mail: sarkanepl@gmail.com, Mobile: +91 8939799903
CIN: U45208TN2016PTC104141

Date: 08/12/2025

To
To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Plot Nos.586, 587, 588
TNRERA Building,
I and II Avenue, Anna Nagar (East),
Chennai – 600 102.
(Near Valliammal School)

Sub: ATH Aura Ville Project – RERA Approval

Dear Sir/Madam,

We wish to inform you that the road work has been completed, and the compound wall has been removed as per your instructions. The construction materials are currently placed on the roadside as we are commencing the construction of the model villas.

Kindly take note of the above and do the needful for the approval process.

Thanking you,

For SARKAN ESTATES PVT LTD

AUTHORISED SIGNATORY

M/s SARKAN ESTATES PRIVATE LIMITED
Kancheepuram District 601301.

BEFORE MODEL VILLA CONSTRUCTION



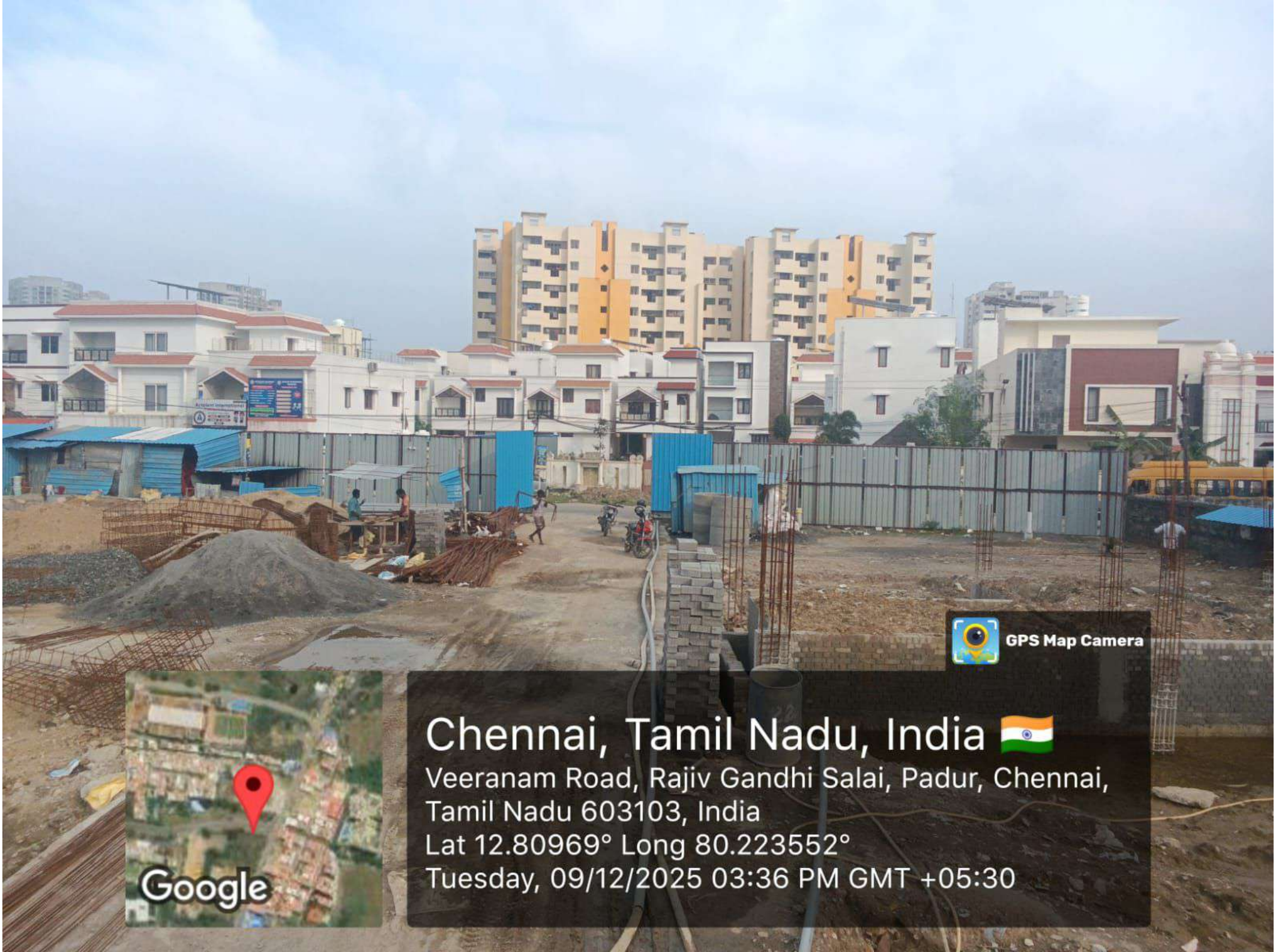







VIJAY VIDHYASHRAM


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
Veeranam Road, Rajiv Gandhi Salai, Padur, Chennai,
Tamil Nadu 603103, India
Lat 12.809689° Long 80.22355°
Tuesday, 09/12/2025 03:36 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
Veeranam Road, Rajiv Gandhi Salai, Padur, Chennai,
Tamil Nadu 603103, India
Lat 12.80969° Long 80.223552°
Tuesday, 09/12/2025 03:36 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
Veeranam Road, Rajiv Gandhi Salai, Padur, Chennai, Tamil Nadu 603103, India
Lat 12.80983° Long 80.223692°
Tuesday, 09/12/2025 03:29 PM GMT +05:30
Google


GPS Map Camera
Google
Padur, Tamil Nadu, India 🇮🇳
R66f+2gv, Padur, Tamil Nadu 603103, India
Lat 12.809953° Long 80.223779°
Tuesday, 09/12/2025 03:30 PM GMT +05:30


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
Veeranam Road, Rajiv Gandhi Salai, Padur, Chennai, Tamil Nadu 603103, India
Lat 12.809662° Long 80.223573°
Tuesday, 09/12/2025 03:21 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Veeranam Road, Rajiv Gandhi Salai, Padur,
Chennai, Tamil Nadu 603103, India
Lat 12.809662° Long 80.22358°
Tuesday, 09/12/2025 03:21 PM GMT +05:30
Google

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.