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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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 21 OCT 2024 EE 758420

R. தனசேகரன்
Stamp Vendor,
L.No. 04/CC/15
Chengalpattu.

Mr.RAHUL KUMAR (having his Income Tax Permanent Account No.DLHPK0572A and Aadhaar No.7920 1031 7698), aged about 27 years, son of Mr.Deepchand Jain, residing at No.43, Sami Street, Choolai, Chennai-600 112, hereinafter called the "PURCHASER"

And I purchased all that piece and parcel of Punja land situated at Maduranthagam Village, Maduranthagam Taluk, Chengalpattu District, comprised in Old Survey No.775/2 Part and T.S.No.6/2 Part, Block No.76, Ward A of Maduranthagam Town, admeasuring 6 Acres and 15 Cents, under the following four sale deeds,

Document No.	Extent in	
	Acre	Cent
5089/2022	1	10.5
5090/2022	1	84
5375/2022	2	10
5649/2022	1	10.5
Total	6	15

And I obtained a Town Survey Patta in his favour for the land measuring 6 Acres and 15 Cents from the Tahsildhar, Maduranthagam Taluk and as per Town Survey Patta, the said property comprises in Survey No.6/3, measures 2.48.90 Hectare.

And I have decided to sell the Eastern Portion of property, at Present T.S.No.6/3 Part, Block No.76, Ward A of Maduranthagam Town, of an extent of 1 Acre and 37 1/2 Cents, under sale deed dated 21.12.2022 and registered as document No.**79 of 2023 to Mr.R.Bhaarath.**

AND WHEREAS the I has accordingly now been, and remain, in use and occupation of the said all that piece and parcel of land situated at Maduranthagam Village, Maduranthagam Taluk, Chengalpattu District, comprised in T.S.No.6/3 as Block No.76, Ward A of Maduranthagam Town, of an extent of 4 Acre and 77 1/2 Cents (as per patta 193.26 Errs), which is morefully described in the Schedule hereunder, as absolute owner.

RAHUL KUMAR.

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.