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தமிழ்நாடு தமிழ்நாடு TAMILNADU

028334

12 SEP 2024

SK Builders

DL 567438

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 21 / 95

AGREEMENT FOR JOINT DEVELOPMENT

This Agreement for **JOINT DEVELOPMENT** entered into at Chennai on this the 21st day of May'2026

BETWEEN

T. KRISHNAMOORTHI, PANo. **AAMPK5920D**, Aadhaar No. **9751 2568 7288**, son of Late Mr. T. Subramaniyam, Hindu, aged about 91 years, residing at No.16/58, Solaiappa Mudali Street, Mylapore, Chennai – 600 004, hereinafter called the **OWNER** of the **ONE PART**

AND

M/s. S. K. BUILDERS, a Partnership Firm consisting of its Partners

1. Mr. **K. KOTESWARA CHOUDARY**, (PAN No.**AACPC8742M**) aged about 67 years, son of Late K. Muneiah Naidu,
2. Mrs.**P.UMA,** (P.A.No.**ACOPU6459R**), aged about 55 years, wife of Mr.P.Srinivasulu and

For S.K.BUILDERS

Partner

P. Uma

T. Krishnamoorthi



தமிழ்நாடு तमिलनाडु TAMILNADU

S K Builders

028336

12 SEP 2024

DL 567440

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 1 / 95

represented by Managing Partner **Mr.K.KOTESWARA CHOUDARY**, (PANo.**AACPC8742M**), (AADHAAR No.**5752 4246 7677**) aged about 67 years, son of Late K. Muneiah Naidu, having office at No. 28, Rajaji Street, Saidapet, Chennai – 600 015, hereinafter called "THE DEVELOPER," which term shall mean and include, wherever the context so requires and permits, the partners individually, their legal heirs, representatives, executors, assignees, etc., hereinafter called the DEVELOPER, of the **OTHER PART**.

WHEREAS originally Mr. T. Krishnamoorthi was the absolute owner of the property being land measuring 40.57 cents out of a total extent of 93 cents comprised in Survey Number 38(part) in Medavakkam Village, Tambaram Taluk, Chengalpattu District, he having been allotted the same as per Item One, Schedule B of the Partition Deed dated 15.06.2012, registered at JSRO-1, Chennai South, along with other properties and rights in the common passage comprised in Survey Numbers 72/4 (part) and 38 (part) in Medavakkam Village, Tambaram Taluk, Chengalpattu District.

For S.K.BUILDERS

Partner

P. Ramu

WHEREAS the said Mr. T. Krishnamoorthi settled absolutely an extent of 13.81 cents, out of 40.57 cents in Survey No. 38 (part) to and in favour of his granddaughters, Miss T. Vidya and Miss T. Vipula, giving life interest to his son Mr. T. Umashankar as per Schedule C of the Deed of Settlement dated 27.07.2012, registered as Document No. 1873/2012, JSRO-1, Chennai South; and he also settled absolutely an extent of 5.80 cents out of 40.57 cents in Survey No. 38 (part) to and in favour of his daughter Mrs. T. Gayathri as per Schedule D of the Deed of Settlement dated 27.07.2012, registered as Document No. 1873/2012, JSRO-1, Chennai South.

WHEREAS with a view to put the Schedule A mentioned properties hereunder for a better and profitable use and for the benefit of the family, it was decided to develop the properties and, for the effective and convenient transaction of development of the properties:

WHEREAS by a Deed of Gift dated 24.10.2025, registered as Document No. 15512/2025, JSRO-1, Chennai South:

1. The said Mr. T. Krishnamoorthi along with the adjacent Land owners formed a part of their respective lands in Survey No. 38 as common pathway; and
2. The joint owner of the common pathway gifted the said common pathway to St. Thomas Mount Panchayat Union for the purpose of forming a road.

WHEREAS after donating a part of the land for the purpose of road above-mentioned, the said Mr. T. Krishnamoorthi thus became the absolute owner of the remaining portion of land measuring 5.96 Ares with new Survey No. 38/1A4A and Patta No. 7203 and the land measuring 2.28 Ares with new Survey No. 38/1A3A and Patta No. 7208, more fully described in Schedule A hereunder.

WHEREAS ever since then the aforesaid Mr. T. Krishnamoorthi is in absolute, continuous, uninterrupted possession and enjoyment of the Schedule A mentioned properties and has not at any time done anything or omitted to do anything or knowingly suffered any act, deed or thing whereby the Schedule A mentioned properties may stand encumbered or impeached in title.

WHEREAS the said Mr. T. Krishnamoorthi represents that except him no one else has any right in the said properties and that the said properties are now free from all encumbrances, claims, mortgages, charges, lis pendens whatsoever.

For S.K.BUILDERS

Partner

WHEREAS the said Mr. T. Krishnamoorthi, not being able to devote personal attention to the plans sanction and to supervise the proposed development of the properties, has decided to entrust the development of the properties to the DEVELOPER, who can construct at their (DEVELOPER) cost a new building comprising residential apartments and give the Owner, Mr.T.Krishnamoorthi, specific plinth area in the form of residential apartments in exchange for the undivided share of land to be conveyed by the Owner, Mr. T. Krishnamoorthi, in favour of the nominees of the Developer.

WHEREAS the DEVELOPER, after verification of all documents of title and inspection of the land, came forward to take up the development of the Schedule A mentioned properties after getting construction plans approved from the CMDA, Greater Chennai Corporation.

NOW THIS AGREEMENT FOR JOINT DEVELOPEMENT WITNESSETH :

1. PROPERTY TO BE DEVELOPED

All that piece and parcel of the land measuring 5.96 Ares with New Survey No. 38/1A4A under Patta No. 7203 and the land measuring 2.28 Ares with New Survey No. 38/1A3A under Patta No. 7208, in Medavakkam Village, Tambaram Taluk, Chengalpet District, the lands totally measuring an extent of 8367 sq ft or thereabouts as per document and 8.24 Ares as per Patta and more fully described in Schedule "A" hereunder.

2. SHARING OF PLINTH AREA

That the proposed building on Schedule "A" property shall have 15(fifteen) residential flats with 17 covered car parking spaces, as per the building plan. The OWNER and the DEVELOPER shall share the overall built-up area that would be built as per the approved building plan and also the proportionate undivided share of land in the Schedule "A" property in the ratio of 40% allotment to the OWNER and 60% allotment to the DEVELOPER. The above-mentioned entitlement of the OWNER is more fully described in Schedule "B" hereunder and the entitlement of the DEVELOPER is more fully described in Schedule "C" hereunder.

The Developer is authorized to increase or decrease the construction area in consultation with the Architect as per the norms to match the FSI and the same shall be intimated to the Owner in writing.

For S.K.BUILDERS

P. [illegible]

Partner

3. TIME FOR COMPLETION

The proposed project is to be completed within 18 (eighteen) months from the date of getting the vacant possession of the property. Time is the essence of this contract.

However, in case of natural calamities like heavy rain, floods, famine, earthquake, war, riot, fire, lockdown, or any restrictions enforced by the Government, etc., and the non-availability of building materials like cement, steel, bricks, etc., in sufficient quantities, or if there is undue delay on the part of the statutory authorities to give service connections, despite the best efforts of the DEVELOPER, suitable extension of time will be permitted accordingly.

In the event of any such happenings, the DEVELOPER shall give notice of the occurrence of the conditions set out above and further shall act on the basis of the suggestions which shall be given by the OWNER to mitigate the facts of such conditions.

4. VACANT POSSESSION

The Owner shall hand over vacant possession of the Schedule "A"-mentioned property for development to the DEVELOPER herein within one month from the signing of this Agreement.

5. OWNER'S OBLIGATIONS

The Owner on his part agree to execute and register a General Power of Attorney in favour of the nominee of the DEVELOPER to convey the 60% undivided share of land in the Schedule "A" property as per the terms of this Agreement.

The Owner agrees to hand over all the original documents pertaining to the Schedule "A" property to the DEVELOPER to enable the DEVELOPER **to get legal opinion from the Advocate**, to show the same to the local bodies for getting building plan, to show the same to the buyers and their Banks for purchasing the flats in the project, etc., and the DEVELOPER shall hand over the same to the Owner after completing the sale of the DEVELOPER'S share of flats and undivided share of land in the project.

The Owner shall pay the land tax and all other public charges pertaining to the Schedule "A" property till the date of handing over vacant possession of the Schedule "A" property. All such charges which may become due thereafter shall be paid by the DEVELOPER as an occupier of the premises till the completion of construction of the flats as stipulated herein.

For S.K.BUILDERS

Partner

The Owner shall become a member of the Association of Flat Owners to be formed and shall abide by the Rules and Regulations of the Association with regard to enjoyment and maintenance of the common ways and amenities with respect to the flats allotted to him in the proposed residential building; however, till the Association is formed, the Owner undertake to pay the periodical monthly maintenance charges to the DEVELOPER as may be fixed by the DEVELOPER for his share of apartments in consultation with the Owner from the date the Owner takes over vacant possession of the flats till the date the Association of Flat Owners takes over maintenance of the building.

The Owner agrees to extend full co-operation to the DEVELOPER by executing a **General Power of Attorney in favour of the DEVELOPER**, empowering the agent to get service connections such as water, sewerage, electricity, etc., for the building on the Schedule "A" property, and the Owner also agrees to execute other connected documents to enable the DEVELOPER to get required service connections. The expenses for getting plan approval, service connections like water supply, sewerage, electricity etc; shall be borne by the DEVELOPER and the Goods and Service Tax on the construction of the flats for the Owner shall be met only by the Owner and the Goods and Service Tax on the construction of the flats for the DEVELOPER shall be met only by the DEVELOPER or their nominees.

So long as the DEVELOPER proceed as per the terms of this Agreement, the Owner or anybody claiming through him shall not disturb or hinder the construction work in any manner whatsoever.

The Owner agrees to give a Power of Attorney in favour of the nominee of the DEVELOPER, empowering the agent to execute and register sale deeds in respect of various undivided shares out of the 60% undivided share earmarked for the DEVELOPER

All the expenses like stamp duty, registration fees and other incidental charges, expenses, taxes including Goods and Service Tax in respect of such flats and undivided share of land allotted to the DEVELOPER, shall be met only by the DEVELOPER or its nominees. **(Likewise, the stamp duty, registration fees, Goods and Service Tax and other incidental expenses for registration of the Construction Agreements and sale deeds pertaining to the flats and undivided shares allotted to the Owner shall be met by the Owner)**. The Land Owner shall also obtain and produce Life Certificates to the DEVELOPER as and when required by the DEVELOPER.

For S.K.BUILDERS

P. Verma

Partner

In case the Owner requests for any internal additions or alterations to the flats earmarked for him, after the approval of the building plan, the same will be done by the DEVELOPER at an extra cost of the Owner as decided by the DEVELOPER after mutual consultation.

The Owner is at perfect liberty to have inspection of the worksite to know the progress of construction at all reasonable times and during day time without in any way obstructing the progress of construction.

The Owner declares that the Schedule "A" property is free of all encumbrances and the Owner agrees not to create any charge or encumbrance over the Schedule "A" property in any manner whatsoever during the progress of this project, which will be detrimental to the interest of the DEVELOPER.

6. DEVELOPER'S OBLIGATIONS

The Developer shall meet the cost of construction of the apartments allotted to the Owner. The expenses for getting plan approval, service connections like water supply, sewerage, electricity etc., shall be borne by the DEVELOPER and the **Goods and Service Tax on the construction of the flats for the Owner shall be met only by the Owner** and the Goods and Service Tax on the construction of the flats for the DEVELOPER shall be met only by the DEVELOPER or their nominees. The parties herein have agreed to share in the ratio of 40% entitlement for the land Owner and 60% entitlement for the Developer.

7. RECTIFICATION OF DEFECTS

The Developer shall erect upon the said land, the building in a substantial workman-like manner in accordance with the Rules and Regulations and Bye-laws of the Government, local bodies and other appropriate authorities.

In case of any defect either in the construction and/or the wiring, plumbing, carpentry etc., pointed out by the Owner during the construction and/or before expiry of twelve months from the date of handing over possession, the DEVELOPER agrees to replace/rectify such defective construction and/or the materials, at his (DEVELOPER) expense.

For S.K.BUILDERS

Partner

8. INDEMNITY TO DEVELOPER

The Owner represents that he is the sole and absolute owner of the Schedule "A" property and that he had not encumbered the property nor is the property the subject matter of any subsisting agreement of sale or litigation or acquisition or attachment proceedings or maintenance claim or charge in favour of any financial institution or third party for any borrowing. In case any claim or action arises due to any defect in the title of the Owner while the project is in progress, the Owner agrees and undertakes to indemnify and keep the DEVELOPER and its nominees indemnified well and sufficiently. The Owner also undertakes to keep the Schedule "A" property encumbrance-free during the period of development.

9. INDEMNITY TO OWNER

The Developer hereby undertakes to indemnify and keep indemnified the Owner against any loss, claim or damages that may arise on account of any claim made by any of the workers technical and non-technical employed by the Developer or any third party for any accident or damage or loss arise caused to them personally or to their property, if any, that may be caused during the period of construction in the Schedule "A" mentioned property and up to the date of handing over possession of the constructed portion to the Owner as and towards his share under this Agreement.

10. GENERAL CLAUSES

A copy of the approved building plan duly marking the flats allotted to the Owner shall be furnished to the Owner, on receipt from the Greater Chennai Corporation.

The Owner hereby permits the Developer to display its name board in the property and the Developer is also permitted to advertise for sale, negotiate for sale, book the flats, enter into agreements for sale in respect of the 60% undivided share of land earmarked for the Developer and the super built-up area to be constructed in the Schedule "A" land shall be shared as per Clause (2) supra.

The Owner and the Developer mutually agree to extend full co-operation to each other for smooth and successful completion of the project within the stipulated time (as stated in Clause 3 supra).

It is further agreed that the Developer, with the consent of the Owner, shall decide the design and mode of construction of the building and shall also be at sole and full liberty to choose, select, engage and terminate the services of any Architects, Engineers, suppliers of goods, materials, labourers, etc., in respect of the construction of the proposed building on the Schedule "A" property.

For S.K.BUILDERS

P. Uma

Partner

This Agreement shall not be treated as a partnership between the Owner and the Developer.

The parties may change or modify this Agreement by a supplemental agreement after mutual discussion.

The Owner hereby authorizes the Developer to apply for, sign on his behalf and get the new construction project registered under TNRERA, open and operate Bank accounts as mandated by the TNRERA Act, and to appear before, sign all documents and complete all formalities on his behalf before the TNRERA and also to apply for and get Completion Certificate from the Greater Chennai Corporation for such newly constructed building.

The Owner and the Purchasers of the Flats and undivided shares of land from the Developer shall become members of the Association of Apartment Owners to be formed as per the Tamil Nadu Apartment Ownership Act, 2022 and shall abide by the Rules and Regulations of the Association with regard to enjoyment and maintenance of the common areas and amenities with respect of the flat allotted to him/her in the proposed residential building. However, till the Association of Apartment Owner is formed, the Land Owner undertake to pay the periodical monthly maintenance charges to the Developer as may be fixed by the Developer in consultation with the Flat Owners from the date the Owner take over vacant possession of the Flats till the date the Association of Apartment Owners takes over maintenance of the building.

It is expressly agreed that the Owner shall have right, title and interest only in the flats/apartments agreed to be constructed for him and to the proportionate undivided share of land described in Schedule "B" hereunder and the Owner shall have no right, claim, interest or title on any of the other flats/apartments mentioned in Schedule C allotted to and to be built by the Developer for its purchasers/nominees.

This Agreement shall be in full force until all the transactions are fully and effectively completed unless otherwise terminated as provided in this Agreement.

If any party violates the terms and conditions set out in this Agreement, the affected party shall have the right of specific performance for enforcing this Agreement.

For S.K.BUILDERS

Partner

Any notice or other communication required to be given by one party to the other shall be in writing and addressed to the Developer and to the Owner at the address given herein and shall only be sent by Registered Post with Acknowledgement due.

This Agreement shall be subject to the jurisdiction of the courts in Chennai.

SCHEDULE "A"

(Total property to be developed)

All that piece and parcel of land measuring 5.96Ares or 6413 sq ft in New Survey No.38/1A4A and Patta No.7203 and the land measuring 2.28Ares or 2453 sq ft in New Survey No.38/1A3A and Patta No.7208 in Medavakkam Village, Tambaram Taluk, Chengalpet District and bounded on the

North by : Survey No.38/1A2

South by : Survey No.38/1A5

East by : Survey No.37/1part

West by : Common pathway leading to Erikkarai Street

Measuring:-

North side : 43.30 Meters

South side : 45.80 Meters

East side : 17.20 Meters

West side : 20.80 Meters

South west side : 1.20 Meters

in all measuring 8367 sq ft or thereabouts as per document and 8.24 Ares as per Patta and situate within the sub-registration district of Chennai South Joint I and registration district of Chennai South.

For S.K.BUILDERS

P. Uma

Partner

SCHEDULE "B"

(Flats and Undivided Shares of land Allotted to the Owners)

Sl No.	Floor	Flat No	Super built-up area in sq mtrs	Undivided share of land in sq mtrs	Covered car park
1	1st Floor	1B	105.14	49.08	1
2	1st Floor	1C	107.11	50.00	1
3	2nd Floor	2D	106.54	49.74	1
4	2nd Floor	2E	105.15	49.09	1
5	3rd Floor	3A	136.40	63.68	1
6	3rdFloor	3B	98.75	46.10	1
Total				307.69 Sq mtrs	

SCHEDULE "C"

(Flats and Undivided Shares of land Allotted to the Developer)

Sl No.	Floor	Flat No.	Super built-up area in sq mtrs	Undivided share of land in sq mtrs	Covered car park
1	1st Floor	1A	140.09	65.40	1
2	1st Floor	1D	106.45	49.70	1
3	1st Floor	IE	104.94	48.99	1
4	2nd Floor	2A	140.09	65.40	1
5	2nd Floor	2B	105.05	49.04	1
6	2nd Floor	2C	107.06	49.98	1
7	3rd Floor	3C	100.08	46.72	1
8	3rd Floor	3D	101.89	47.57	1
9	3rd Floor	3E	100.88	47.10	1
Total				469.90 Sq mtrs	

In witness whereof the parties have signed and executed this Joint Development Agreement on the day, month and year first above written in the presence of

Witnesses:

1. K. Lakshmaiah
K. LAICCHMAIAH
No. 1, Voltas Colony,
Nanganallur, Chennai - 61

2. R. John Arokia Samy
R. JOHN AROKIA SAMY
3/22, Annai Sathya Nagar,
2nd Street, Ramapuram,

OWNER

DEVELOPER

For S.K.BUILDERS

P. Umesh

Partner

ANNEXURE

SPECIFICATIONS

FOUNDATION

- Soil investigation test will be carried out by approved consultant.
- Foundation will be based on drawing designed by Structural Engineer, which will be as per the code of Seismic Zone III.
- Anti-termite treatment will be carried out.
- Foundation PCC 1:4:8 or as per structural consultant's design.
- The height of Car parking floor level from the road level is depending upon the site condition between 2' 6" to 3'
- Stilt floor car park level PCC 1:4:8 will be done with thickness of 100 mm

STRUCTURE

- RCC framed structure with RCC columns, Roof slab & Roof Beams
- Design of structure as per IS 456 – 2000.
- Supply and Fabrication of ISI TMT steel for all RCC works. Generally, Roof slab thickness will be 5" with Grade M20

SUPER STRUCTURE

- All External walls will be 9" thick brick walls / 8" Solid Blocks.
- Internal walls will be 4½" brick wall with 6mm mild hoop iron.
- Ceiling height will be 10' 0" to top of slab (Clear height from floor to roof will be 9'6"
- Lintels- In 9" walls cut lintel & in 4½" walls continuous lintel will be provided as per Architectural drawing & Structural design
- Sunshade 1' 6" to 2' 0" projected from the external walls as per Architect's design.
- Cooking platform of 2' 0" width granite slab over the top over RCC slab platform will be provided in kitchen with Black granite top

For S.K.BUILDERS

Partner

WALL PLASTERING

- Inner plastering will be 15 mm thick with CM 1:4.
- Outer plastering will be 20 mm thick with CM 1:5
- Ceiling plastering will be 20 mm thick with CM 1:3.Water proofing will be done for Underground sump, Overhead tank.

FLOORING

- Tiles brand will be Nitco/Kajaria or equivalent.
- Living, Dining, Bedrooms and Kitchen will be laid with 2' 0" x 2' Vitrified tiles
- Toilet, wash area and Balcony tiles will be 1' 0" x 1' 6" Anti-skid Ceramic tile.
- Wall Dado- In toilet walls.
- Lift wall elevation side Granite will be provided as per Architect's design.
- Common area flooring (Staircase steps, Lobby, corridor, etc;) will be provided with Granite.
- Roof top water proofing and screed will be done as per the given drawing by the Architects.
- Flooring in car parking area will be Good Finish grano Flooring.

JOINERY

MAIN DOOR

- Main door: Teakwood factory made Paneled / flush door
- Frame: Teak wood frame of size 5" x 4"". Main door and other doors for 4" x 2½".
- Fittings: Antique finish- hinges/ Handle/Tower bolt/ Lock, Godrej -Make or equivalent.

For S.K.BUILDERS

P. Oma

Partner

BEDROOM DOORS

- Frame: Natural wood frame of size 4" x 2½".
- Shutter: 32 mm thick factory made shutter
- Fittings: Godrej locks / equal lent / Hinges, Tower bolts.

BALCONY AND TOILET DOORS

- Frame: Natural wood frame of size 4" x 2½".
- Shutter: 32 mm thick waterproof flush door shutters
- Fittings: Handles/tower bolt/ will be provided

FRENCH DOORS

- UPVC glazed doors

WINDOWS & VENTILATORS

- UPVC Windows and grills.

HANDRAIL

- SS Staircase handrail

PAINTING WORK

- The Inside of walls will be done with 2 coats of Birla wall care putty and one coat wall primer and two coats Emulsion with roller finish.
- Doors will be painted with enamel paint two coats with one coat wood primer.
- Ceiling will be painted with two coats of putty & two coats of emulsion paint.
- Outside of walls will be painted with one coat of White Cement & two coats of External Wall Emulson.
- Polishing will be done for Main entrance door.

For S.K.BUILDERS

P. Uma

Partner

14

ELECTRICAL

- All electrical conduits are ISI quality
- Wires will be of Finolex / Orbit/ Equivalent
- Modular switches Roma switches or Equivalent
- TV wire/Telephone – ISI make
- Breaker switches- L& T or Legrand or Equivalent
- Electrical points as per requirement.
- Inverter connection will be provided.

PLUMBING

- Inner concealed water lines will be with CPVC Pipes
- Ashirvad /ASTRAL or equivalent
- Soil and waste water : PVC Pipes : Finolex or Equivalent
- Man hole covers : RCC covers for chambers
- Valves : UPVC make
- Man hole covers : FRP manhole Covers / Factory made RCC
- Sanitary fittings : Jaguar fitting/Parryware/ Equivalent EWC& Wash
  - Basin
- CP fittings : ISI cp fittings
- Kitchen sink : SS single bowl with one drain
- PVC traps : Fabricated trap

COMMON AREA

- One individual letter box will be provided at the entrance to the building.

For S.K.BUILDERS

C L A P. Umesh

Partner

- First Aid Box/Tool Kit box will be provided
- 12,000 Liter capacity of one Underground sump will be provided.
- One Bore well will be provided
- Motors for Bore & sump will be provided.
- Common overhead tank with separate storage for metro water and bore well water will be provided.
- Electrical light fittings will be fixed in common areas including car park area as per the drawing and internal electrical fittings are in flat owners scope.
- Lift – manual operated of 5 Passenger Capacity.
- Compound wall

INTERIOR

Note: Interior light fittings, interior decoration will designing be clients / flat owners scope, no alterations will be made after the construction over.

OWNER

DEVELOPER

For S.K.BUILDERS

P. Uma
Partner

U. VARALAKSHMI W/O T. UMA SHANKAR

16/58 SOLAIAPPAN STREET

MYLAPORE, CHENNAI - 600004

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

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.