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

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Mailaduthurai Taluk: Mailaduthurai Town:Mailaduthurai Ward: Ward-8 Akatalai-P,Pagragaram,Mpandal-P,Myl-P Block: Block -16

Sl. No	Name of Locality of Street	Number		Old Survey Number and Letter	Municipal Door Number	Govt., Mitta, Zamindari, Inam	Dry,Wet,Unassessed Poramboke, House-Site	Source of Irrigation and Class	If double crp, Rate of Composition	Class and Sort of Soil	Taram	Rate Per Acre/Hectare	Extent By Town Survey			Assessment		Municipal Register/ Adangal(Old)	Adangal (Land Owner Name)	How the Holding is Utilised	Remarks
		Survey Field	Sub-Division									Rs .P	Hectare	Ares	Square Meter;	Municipal	Government				
1	2	3	4	5	6	7	8	9	10	11	12	13	14			15	16	17	18	19	20
1	தெரு	741	1	741		ரயத்துவாரி	நஞ்சை	A	-	0-		₹ 26.23	0	30	82.5	-	9.67		1.சுபம் ப்ரொமோட்டர்ஸ்	-	நஞ்சை Approved 05-04-2025, 12:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின்கையொப்பம்/DIGITAL SIGNATURE : 05-04-2025 அன்று 12:08:56 நேரத்தில் இடப்பட்டது.
பெயர்/Name : VIJAYARANI M
பதவி/Designation : Tahsildar
இடம்/Place : மயிலாடுதுறை வட்டம் / Mailaduthurai Taluk , மயிலாடுதுறை மாவட்டம் / Mailaduthurai District

குறிப்பு / Remarks :
1. இத்தகவல்கள் 05-04-2025 அன்று 13:36:58 நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 05-04-2025 at 13:36:58 hrs.
2. ஆவண விவரங்களை மேலும் உறுதி செய்துகொள்ள வேண்மெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) கைபேசி கேமராவின் 2D BARCODE படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS.

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Mailaduthurai Taluk: Mailaduthurai Town:Mailaduthurai Ward: Ward-8 Akatalai-P,Pagragaram,Mpandal-P,Myl-P Block: Block -16

Sl. No	Name of Locality of Street	Number		Old Survey Number and Letter	Municipal Door Number	Govt., Mitta, Zamindari, Inam	Dry,Wet,Unassessed Poramboke, House-Site	Source of Irrigation and Class	If double crp, Rate of Composition	Class and Sort of Soil	Taram	Rate Per Acre/Hectare	Extent By Town Survey			Assessment		Municipal Register/ Adangal(Old)	Adangal (Land Owner Name)	How the Holding is Utilised	Remarks
		Survey Field	Sub-Division									Rs .P	Hectare	Ares	Square Meter;	Municipal	Government				
1	2	3	4	5	6	7	8	9	10	11	12	13	14			15	16	17	18	19	20
1	தெரு	746	1	746-P		ரயத்துவாரி	புஞ்சை		-	0-		₹ 7.41	1	66	8.2	-	12.95		1.சுபம் ப்ரொமோட்டர்ஸ்	-	Approved 05-04-2025, 12:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின்கையொப்பம்/DIGITAL SIGNATURE : 05-04-2025 அன்று 12:08:56 நேரத்தில் இடப்பட்டது.
பெயர்/Name : VIJAYARANI M
பதவி/Designation : Tahsildar
இடம்/Place : மயிலாடுதுறை வட்டம் / Mailaduthurai Taluk , மயிலாடுதுறை மாவட்டம் / Mailaduthurai District

குறிப்பு / Remarks :
1. இத்தகவல்கள் 05-04-2025 அன்று 13:39:26 நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 05-04-2025 at 13:39:26 hrs.
2. ஆவண விவரங்களை மேலும் உறுதி செய்துகொள்ள வேண்மெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) கைபேசி கேமராவின் 2D BARCODE படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.