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

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : உத்திரமேரூர்**

வருவாய் கிராமம் : சிறுபினாயூர் **பட்டா எண் : 2518**

உரிமையாளர்கள் பெயர்

1. .... M/S ADWITH LAND DEVELOPERS PRIVATE LIMITED

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
130	2	--	--	0 - 26.50	1.49	--	--	2023/0103/03/284348-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 10/05/2023 08:50:59:AM
130	4	--	--	0 - 25.00	1.40	--	--	2023/0103/03/284348-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 10/05/2023 08:50:59:AM
130	7	--	--	1 - 15.50	6.39	--	--	2023/0103/03/284348-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 10/05/2023 08:50:59:AM
131	4	--	--	0 - 20.00	1.10	--	--	2023/0103/03/284345-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 10/05/2023 11:24:26:PM
134	5	--	--	0 - 34.00	2.41	--	--	2023/0103/03/284345-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 10/05/2023 11:24:26:PM
178	5A1	--	--	0 - 23.76	2.35	--	--	2025/0105/03/532380--2025/03/03/000962SD ------ Digitally signed: SUNDAR R Tahsildar 13/10/2025 04:42:11:PM
179	5	--	--	0 - 42.00	4.16	--	--	2023/0103/03/284337-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 05/05/2023 07:08:12:PM

263	8	--	--	0 - 18.00	1.54	--	--	2023/0103/03/301825-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 09/09/2023 11:17:18:PM
263	9A	--	--	0 - 11.00	0.95	--	--	2023/0103/03/301825-- ------ Digitally signed: SANKAR V Zonal Deputy Tahsildar 09/09/2023 11:17:18:PM
278	6A1A1	--	--	0 - 3.29	0.38	--	--	2025/0105/03/530400--2025/03/03/000974SD ------ Digitally signed: SUNDAR R Tahsildar 28/10/2025 11:24:00:PM
				3 - 19.05	22.17			

குறிப்பு :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/03/03/112/02518/20216** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 24-11-2025 அன்று 04:39:47 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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.