Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
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Project Name : Construction of a Office / Commercial Building (Basement floor + Stilt + 1 Floor to 8 Floor + 9 Floor (Part)) at Old No. 11 G, New No. 13, Mount Poonamallee Road, Nandamabakkam, Chennai 600 069 in Old No. S.No. 33/2, 33/3, New in Survey Nos. 33/2C2B & 33/2C2C, Nandambakkam Village, Alandur Taluk, Kancheepuram District Tamil Nadu State

Sl No	Survey Number as per the approved plan	Sale Deed						Patta				GPA document					
		Type	Doc No & date	Executed by	In favor of	Survey No. as per Document	Extent Sq.ft.,	Owner	Patta No.	Survey Number	Sub Division	Extent Sq.m	Doc No & date	Executed by	In favor of	S.No.	Extent (sq.m) -
1	S.No.33/2 & 33/3	Sale Deed	2336/1966, dt : 18.07.1966	**Srimathi P.Saraswathi**	**C.R.Narayana Rao**												
2	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	DEED OF SETTLEMENT	1212/1969 dt. 14.5.1969	**C.R.Narayana Rao**	**Mr. C.N.Raghavendran Rao**	S.No.33/2, S.No. 33/3	**1 Acre**	**Mr. C.N.Raghavendran Rao**	497	33	2C2C	**3250.00**					
									3464	33	3C2	**280.00**					
3	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	DEED OF SETTLEMENT	884/1972 dt.16.6.1972	**Mr. C.N.Raghavendran Rao**	**Mr. C.R. Arvind**	S.No.33/2	**3.5 Grounds (out of 1 Acre)**	**Mr. C.R. Arvind**	498	33	2C2B	**900.00**					
4	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	JOINT DEVELOPMENT AGREEMENT	Dated 12.12.2014	**From Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind to ASV Constructions Pvt Ltd.,**		Old S.Nos.33/2, S.No. 33/3 New S. No.33/2C2C & 22/2C2B											
5	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	POWER OF ATTORNEY	3276/2023, dt 09.06.2023 (reg on 12.06.2023)	**From Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind to ASV Constructions Pvt Ltd.,**		Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,							3276/2023, dt 09.06.2023	Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind	Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	50% - 2023 Sq.m - Mr. C.N.Raghavendran Rao and Mr. Coimbatore Raghavendran Arvind (C.R. Arvind) and 50% - 2023 Sq.m - M/s. ASV CONSTRUCTIONS PVT LTD
6	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	AGREEMENT FOR ALLOCATION (SHARING PATTERN)	Dated 16.12.2024	**From Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind to ASV Constructions Pvt Ltd.,**		Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,								Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind	Mr. C.N.Raghavendran Rao and Mr. C.R. Arvind	Old Survey Nos. 33/2, 33/3, New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2,	

FLOORS	Share of floors belonging to Mr. C.N.Raghavendran Rao and Mr. Coimbatore Raghavendran Arvind (C.R. Arvind) and	Share of floors belonging to M/s. ASV Constructions Pvt. Ltd
Basement	50%	50%
Stilt Floor	50%	50%
First Floor	---	100%
Second Floor	---	100%
Third Floor	100%	---
Fourth Floor	100%	---
Fifth Floor	---	100%
Sixth Floor	---	100%
Seventh Floor	100%	---
Eight Floor	100%	---
Ninth Floor	50%	50%
Terrace	50%	50%

							1 ACRE (4046 Sq.m)					**4430.00**					

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.