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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
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Ownership Flow Chart - Aanirudh Flat Promoters "Shree Palace"

SF No: 21/3, TS Nos: 70 & 71, Plot No: 31 and 32, 22nd Block, Nanganallur Ward, Alandur, Chennai

		Title Deed					Patta			GPA Document				
SL No	**Survey Number as per Approved Plan**	**Doc No & Date**	**Owner**	**S.No**	**Extent as per Doc (sq. ft)**	**Extent after gift deed (sq. ft)**	**Owner**	**Survey No**	**Extent (sqm)**	**Doc No & Date**	**Executed By**	**In favour of**	**S . Nos**	**Extent (sq ft)**
1	S.No.21/3	1328/2000 (05.06.2000)	Mrs.S.Meenakumari	S.No.21/3	509.00	509.00	Mrs.S.Meenakumari	S.No.21/3		402/2025 (31.01.2025)	Mrs.S.Meenakumari	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	109.4
2	S.No.21/3	2467/2000 (30.10.2000)	Mrs.Suganthi	S.No.21/3	277.00	277.00	Mrs.Sugandhi	S.No.21/3		422/2025 (03.02.2025)	Mrs.Sugandhi	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	9.49
3	S.No.21/3	1202/2012 (16.04.2012)	Mr.S.Sridharan & Vaidhegi Sridharan	S.No.21/3	409.00	409.00	Mr.S.Sridharan & Vaidhegi Sridharan	S.No.21/3		173/2025 (20.01.2025)	Mr.S.Sridharan & Vaidhegi Sridharan	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	86.31
4	S.No.21/3	2011/2003 (27.08.2003)	Mr.T.Narayanan	S.No.21/3	433.00	433.00	Mr.T.Narayanan	S.No.21/3		180/2025 (20.01.2025)	Mr.T.Narayanan	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	117
5	S.No.21/3	3744/2022 (13.07.2022)	1.T.Nirmala Devi & 2.K.Bhuvaneswari	S.No.21/3	553.00	553.00	T.Nirmala Devi & K.Bhuvaneswari	S.No.21/3	343.00	181/2025 (20.01.2025)	1.T.Nirmala Devi & 2.K.Bhuvaneswari	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	104.91
6	S.No.21/3	151/2007 (22.01.2007)	R.K. Sowrirajan	S.No.21/3	434.00	434.00	R.K. Sowrirajan	S.No.21/3		179/2025 (20.01.2025)	R.K. Sowrirajan	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	93.59
7	S.No.21/3	2883/2003 (27.11.2003)	Mr.V.Rajaraman	S.No.21/3	429.00	429.00	Mr.V.Rajaraman	S.No.21/3		423/2025 (03.02.2025)	Mr.V.Rajaraman	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	185.9
8	S.No.21/3	1327/2000 (05.06.2000)	Mr.E.Kalyana Kumar & Mr.E.Aravindan	S.No.21/3	556.00	556.00	Mr.E.Kalyana Kumar & Mr.E.Aravindan	S.No.21/3		27/2025 and 28/2025 (27.02.2025)	Mr.E.Kalyana Kumar & Mr.E.Aravindan	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	278
9	S.No.21/3	44/2005 (10.01.2005)	Mr.S.Senthil Kumar & Mrs.Leela Pankajam	S.No.21/3	577.00	395.00	Mr.S.Senthil Kumar & Mrs.Leela Pankajam	S.No.21/3		5259/2024 (29.11.2024)	Mr.S.Senthil Kumar & Mrs.Leela Pankajam	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	134.17
10	S.No.21/3	1993/2007 (19.06.2007)	Mr.S.Muthusamy	S.No.21/3	628.00	430.00	Mr.S.Muthusamy	S.No.21/3		5260/2024 (29.11.2024)	Mr.S.Muthusamy	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	152.45
11	S.No.21/3	3412/2021 (11.08.2021)	Mrs.Sama Hemalatha	S.No.21/3	409.00	283.00	Mrs.Sama Hemalatha	S.No.21/3		5261/2024 (29.11.2024)	Mrs.Sama Hemalatha	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	5.45
12	S.No.21/3	1024/1995 (30.03.1995)	Mr.Thiruvazh Marban	S.No.21/3	533.00	533.00	Mr.Thiruvazh Marban	S.No.21/3		5262/2024 (29.11.2024)	Mr.Thiruvazh Marban	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	84.91
13	S.No.21/3	266/2016 (20.01.2016)	Mr.Srinath Sridhar & Jayanthi Sridhar	S.No.21/3	498.00	498.00	Mr.Srinath Sridhar & Jayanthi Sridhar	S.No.21/3	328.00	5263/2024 (29.11.2024)	Mr.Srinath Sridhar & Jayanthi Sridhar	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	49.91
14	S.No.21/3	1487/2016 (24.03.2016)	Mrs.K.Hemalatha	S.No.21/3	702.00	480.00	Mrs. K. Hemalatha	S.No.21/3		5264/2024 (29.11.2024)	Mrs.K.Hemalatha	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	31.91
15	S.No.21/3	1348/2007 (20.04.2007)	Mr.Thiruvazh Marban	S.No.21/3	702.00	480.00	Mr.Thiruvazh Marban	S.No.21/3		5265/2024 (29.11.2024)	Mr.Thiruvazh Marban	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	31.91
16	S.No.21/3	1023/1995 (13.10.1995)	Mr.Lakshmi Narayanan	S.No.21/3	497.84	457.00	Mr.Lakshmi Narayanan	S.No.21/3		5266/2024 (29.11.2024)	Mr.Lakshmi Narayanan	AAnirudh Flat Promoters(P)Ltd Rep By Mrs.V.Neeraja	S.No.21/3	115.92
			Total Area as per Doc (Sq ft)		**8146.84**	**7,156.00**	**Total Area as per Patta (Sqm)**		**671.00** (or) **7223 sq ft**		**Total Area given to POA Holder (sq ft)**			**1,591.23**

Footnotes:

1	The Total extent as per document for **plot No: 32** bearing **flat Nos, A-1, B-2, C-3, D-4, E-5, F-6, G-7, H-8** owned by the persons mentioned in the serial **Nos: 9 to 16** is **4546.84 sq ft** but total extent of plot No. 32 is only **3556 Sq ft**. There was an excess of 990.84 sq ft. The extent mentioned in the serial No: **10 and 14** is the **plinth area** not the UDS area. The existing building's FSI on Plot No.32 was not proportionate to the constructed area. Consequently, the owner of Flat B-2, **Mr. S. Muthusamy**, was **short** of **91 sq.ft**. of UDS, and the owner of Flat F-6, **Mrs. Hemalatha**, previously had no UDS title at all. The total shortfall amounted to **571 sq.ft.** To resolve this, the other flat owners collectively gifted 571 sq.ft. of UDS to the two flat owners through a Gift Deed—91 sq.ft. to the owner of B-2 (who already held 339 sq.ft.) and 480 sq.ft. to the owner of F-6, thereby regularizing their titles. *(Enclosed: Clarification Letter given to CMDA for obtaining Planning Permission)*
2	Through a **gift deed** having document **No: 5258/2024**, the parties mentioned in Serial Nos: **9, 11, 13, 15, 16** have **gifted** the UDS part to the parties mentioned in serial nos: **10 and 14** an UDS area measuring **571 sq. ft**.
3	Of the 571 sq. ft, Party mentioned in serial **no: 10** will get **91 sq ft through gift deed** and he **already** has a legal title for an UDS area of **339 sq ft** totalling **430 sq ft**.
4	Of the 571 sq. ft, Party mentioned in serial **no: 14** will get **480 sq ft through gift deed** with no UDS in the erstwhile Saledeed.

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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.