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

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMIL NADU Rs.20/-

28AC 679929

R.Geetha

R.கீதா

முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்.7/SLM(W)/2021 சேலம் மேற்கு
சூரமங்கலம், சேலம் 636 005
Cell : 96500 24611

உறுதிமொழிபத்திரம்

கள்ளகுறிச்சி மாவட்டம், கள்ளகுறிச்சி வட்டம், குமாரசாமிபட்டி, பங்காரம் கிராமம், சேலம் மெயின் ரோடு, காட்டுக்கொட்டாய், க.எண்.16/2 முகவரியில் வசித்து வரும் E.பாலமுருகன், P.வேலுசாமி, E.ரவிசந்திரன் ஆகிய எங்களுக்கு பாத்தியப்பட்ட நிலம் சேலம் கிழக்கு ரிடி, தலைவாசல் சப்ரிடி, தேவியாக்குறிச்சி கிராமம், கீழ்கண்ட சர்வே எண்.

தேதி	ஆவணஎண்	ச.எண்	ஆவண படி பரப்பு	பட்டாஎண்	பட்டா படி பரப்பு
05.01.2024	65/2024	59/1A	2.2750	1744	2.2748
05.01.2024	64/2024	59/1B	1.96	1745	1.9599
05.01.2024	66/2024	59/1C	0.2850	1746	0.2852
05.01.2024	67/2024	222/4	1.43	1743	1.4326
			5.95ஏக்கர்		**5.9525** ஏக்கர்

சொத்துக்கள் எனக்கு கிரயப்படியும் பட்டாபடியும் அனுபவத்தின் அடிப்படையில் பாத்தியப்பட்ட சொத்துக்கள் என உறுதியளிக்கிறோம்.

இப்படிக்கு

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.