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

Flow Chart

M/s. ARC Developers

Sale Deed (Doc.No. 3951/1978)
Date: 25.02.1998
(S.No. 32/1- 0.90 Cents),
Nadukuthagai Village,
A. Purushothaman
TO
V. Mani Pillai

Sale Deed (Doc.No. 1717/1991)
Date: 25.03.1991
(S.No. 32/1- 0.90 Cents), Nadukuthagai Village,
V.Vedavalli
(W/o Late V. Mani Pillai) & Sons
TO
R. Sridhar

Sale Deed (Doc.No. 1086/1991)
Date: 02.03.1991
S.No. 32/1- 0.17Cents out of 1.04 Acres),
V.Kothandarma Pillai
TO
R. Sridhar

Planning Permit from CMDA
Layout approved
Permit No- 19510 Date: 28.08.1995

POA Date: 03.06.1996
Doc.No. 341/1996
Sridhar Son of S.G Ranganathan
TO
Mr. L.R. Sivaprasad

Development Marketing Agreement
Date: 15.07.2000
Mr. L.R Siva Prasad
TO
Mr. K. Sassidhara Reddy

Special Power of Attorney
Doc.No. 957/2003 Date: 01.09.2003
Mr. L.R Siva Prasad
TO
C. Senthilkumar S/o Chandrasekaran

Sale Deed Doc.No. 241/2004
Date: 17.01.2004
Mr. Sridhar Represented by POA
L.R.Siva Prasad
TO
Mrs. Vijayalakshmi W/o. Mr. K. Shankar

PLOT NO -27 -1985 SQ FT
PLOT NO -28 -2119 SQ FT
PLOT NO -29 -2100 SQ FT
PLOT NO -30 -2682 SQ FT
TOTAL – 8886 SQ FT

Sale Deed Doc.No. 13718/2014
Date: 03.11.2024
Mrs. Vijayalakshmi
TO
M/s. Ranga Ventures & Investments

General Power of Attorney
Doc.No. 11908/2015 Date: 16.09.2015
M/s. Ranga Ventures & Investments
TO
M/s. Ranga Foundation (P) Ltd

Cancellation of GPA
Doc.15676/2021 Date: 12.10.2021
M/s. Ranga Ventures & Investments
TO
M/s. Ranga Foundation (P) Ltd

General Power of Attorney
Doc.No. 14425/2024 Date: 07.10.2024
M/s. Ranga Ventures & Investments
TO
M/s. ARC Developers

Joint Development Agreement
M/s. Ranga Ventures & Investments
TO
M/s. ARC Developers

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.