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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Chennai 600 097, India

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Ownership Flow Chart

SL No.	Sale Deed				Patta				Sale Deed				
	Doc No & Date	Owner	Survey Number	Extent A.C, (Cent)	Patta No	Owner	Survey Number	Extent Sq.M	Doc No Dated	Executed	in favour of / Applicant	Survey Number	Extent A.C, (Cent)
1	3160/2011 & 10.11..2011	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	101/1B3B	15	4823	M/s. DAC Developers SPV 1 Private Limited	101/1B3B1	1992	4245/2025 & 04.07.2025	M/s. M P G Hotels and Infrastructure Ventures Private Limited, (Formerly Known as M/s.Muthoot Hotels and Infrastructure Ventures Private Limited	M/s. DAC Developers SPV 1 Private Limited	101/1B3B1	15
2	3161/2011 & 10.11.2011	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	138/5	66			138/5	2650				138/5	66
3	36/2011 & 17.02.2011	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	101/10A2	49.2			101/10A2B	600				101/10A2B	49.2
4	6721/2010 & 17.08.2010	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	101/6	90			101/6	3650				101/6	90
5	4127/2010 & 17.08.2010	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	101/7	58			101/7	2350				101/7	58
6			101/8A	60			101/8A	2450				101/8A	60
7			101/9A	57			101/9A	2300				101/9A	57
8			103/9	38			103/9	1550				103/9	38
9	4126/2010 & 17.08.2010	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	138/2	217			138/2	8800	4281/2025 & 04.07.2025	M/s. M P G Hotels and Infrastructure Ventures Private Limited, (Formerly Known as M/s.Muthoot Hotels and Infrastructure Ventures Private Limited	M/s. DAC Developers SPV 1 Private Limited	138/2	217
10	2778/2010 & 07.06.2010	M/s.Muthoot Hotels and Infra Structure Ventures (P) Limited	103/8	30			103/8A	1200				103/8A	30
11			104/10	35			104/10A	1400				104/10A	35
12			104/11	47			104/11	1900				104/11	47
13			104/12A	128			104/12A	5150				104/12A	128
14			114/2A	27			114/2A	1100				114/2A	27
15			114/2B	12			114/2B	500				114/2B	12
16			114/3A	14			114/3A	550				114/3A	14
17			114/3B	5			114/3B	200				114/3B	5
18			114/4	18			114/4	750				114/4	18
19			114/5	40			114/5	1600				114/5	40
20	11885/2007 & 31.10.2007	M/s.Muthoot Hotels and Tourism Ventures (P) Limited	137/3	204			137/3A	5719	4282/2025 & 04.07.2025	M/s. M P G Hotels and Infrastructure Ventures Private Limited, (Formerly Known as m/S.Muthoot Hotels and Tourism Ventures (P) Limited has been changed to M/s.Muthoot Hotels and Infrastructure Ventures Private Limited	M/s. DAC Developers SPV 1 Private Limited	137/3 Part	141.5
21			138/3	39			138/3	1600				138/3	39
22			138/4	73			138/4	2950				138/4	73
23			138/6A	72			138/6A	3200				138/6A	72
24			138/6A	7								138/6A	7
25			138/7A	50			138/7A	1900				138/7A	50
26			138/7B	40			138/7B1	1326				138/7B Part	32
27			138/7C	45	4828	M/s. DAC Developers Delight LLP	137/3B	2531	4283/2025 & 04.07.2025		M/s. DAC Developers Delight LLP	137/3 Part	62.5
28							138/7B2	324				138/7B Part	8
29							138/7C	1800				138/7C	45
	Total			**1536.2**				**62042**					**1536.2**

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.