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

CHAITANYA
DISTINCT BY DESIGN

Date: 14.07.2026
To
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot Nos 586,587, &588,1st &2nd Avenue
Anna Nagar East
Chennai 600102

Sub: TNRERA for registration of the real estate project "JASMINE" for Stilt floor + 5 floors Residential Building with 10 Dwelling units at New Door No.6 & 8, Old Door No.40 & 41, 5th Trust Cross Street, Mandavelipakkam, Chennai 600028, comprised in R.S.No.4436/175 &4436/176, Block No.98 of Mylapore Village within the limits of Greater Chennai Corporation.

Ref: TNRERA/PBF/0343/2026 Dt. 09.06.2026

With reference to the particulars, it is requested that Bank consent letter has already been submitted, however the same is being uploaded again.

Regarding the ownership in will deed in name of Raghunath and death and legal heir certificate, the same was clarified, however it is submitted that Mrs. Meenakshi Natarajan has executed will registered has Document No:132 dt 18/07/1988 in Favor of 3 children's of Mr. Raghunath namely 1.Mrs.Sangeetha, 2. Mrs. Poornima, 3.Mrs.Vijayachandra, The said will been probated in the Honorable High court of Madras in OP No.645 of 2023 dt 09/07/2024 Based on the probate Patta has been issued in the 3 names.

In the will it has been Mentioned that if Mr. Raghunath has any other children later, then they will also have rights on the property.

Mr. Raghunath does not have any other children. He has Submitted a Notary Affidavit its this effect the same is attached for your reference.

In view of I request you to kindly consider the same and register the project

Yours truly,

For M/s. CHAITANYA FOUNDATIONS PVT LTD

CHAITANYA FOUNDATIONS PVT. LTD. CHENNAI 600 020

V. Manu Reddy
Director

Chaitanya Foundations Pvt Ltd
No. 39, Banyan View, Karpagam Gardens,
1st Main Road, Adyar, Chennai - 600 020

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CIN: U55101TN1996PTC035990

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.