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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verified.realestate

DIGITALLY VERIFIED RECORD

GUIDELINE VALUE OF THE PROPERTY

Sl. No.	Survey No	Extn in Ares	Extn. in Cents	Guideline as per Cent	Total Value
1	**577**	5.5	14	1,10,001	15,40,014
2	**578/1**	16.5	41	1,10,001	45,10,041
3	**578/2**	7.5	19	1,10,001	20,90,019
4	**578/3**	6	15	1,10,001	16,50,015
5	**578/4**	30.5	74	1,10,001	81,40,074
6	**579/6B**	8.5	21	1,10,001	23,10,021
7	**616/3B2**	40.50	100	1,10,001	1,10,00,100
8	**616/3D**	7	17	1,10,001	18,70,017
9	**616/3E**	37	92	1,10,001	1,01,20,092
10	**617**	7.5	19	1,10,001	20,90,019
11	**618/2A**	4	10	1,10,001	11,00,010
12	**618/2B**	10.5	26	1,10,001	28,60,026
13	**619/1A**	18.20	45	1,10,001	49,50,045
14	**619/1B**	6.8	17	1,10,001	18,70,017
15	**619/2**	24.5	60	1,10,001	66,00,060
16	**619/3A**	4	10	1,10,001	11,00,010
17	**619/3B**	6	15	1,10,001	16,50,015
18	**619/3C**	5	12.5	1,10,001	13,75,013
19	**619/4**	5.5	13	1,10,001	14,30,013

For JANSEN INFRASTRUCTURE (P) LTD

Director

Corporate Office : No. 1A, JSK Complex, 1st Floor, Gandhi Street, Kumaran Nagar,
(Back side of Indian Oil Petrol Bunk), Sholinganallur, Chennai - 600 119.

20	**619/5A**	1.5	4	1,10,001	4,40,004
21	**619/5B**	1.5	4	1,10,001	4,40,004
22	**619/5C**	5.5	14	1,10,001	15,40,014
23	**619/7**	7.5	19	1,10,001	20,90,019
24	**620/2**	13.5	33	1,10,001	36,30,033
25	**621**	7	17	1,10,001	18,70,017
26	**622**	11	27	1,10,001	29,70,027
27	**623**	30	74	1,10,001	81,40,074
28	**625/1A**	5.5	14	1,10,001	15,40,014
29	**625/1B**	2.5	6	1,10,001	6,60,006
30	**625/1C**	2.5	6	1,10,001	6,60,006
31	**625/2**	15.5	38	1,10,001	41,80,038
32	**625/3A**	5.5	14	1,10,001	15,40,014
33	**650/1A2**	3	7.5	1,10,001	82,50,008
34	**650/1A3**	3	7.5	1,10,001	82,50,008
35	**650/1B1**	3	8	1,10,001	88,00,008
36	**650/1B2**	3	8	1,10,001	88,00,008
37	**650/1B3**	3	8	1,10,001	88,00,008
38	**650/2**	20	50	1,10,001	55,00,050
	Total	**395**	**979.5**		10,77,45,980

For JANSEN INFRASTRUCTURE (P) LTD

Director

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.