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,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

VIKAAN SHELTERS
we can together....

Project (Building) – Quarterly Progress Report (QPR)

I.	Promoter's Name	:	1. M/s.Vikaan Shelters, 2.B. Ravi, 3.G.Gowthami, 4. A.S.Muthusubramanian,5. M.Rajeswari, 6. S.N.Umakanthan, 7. S.Devarajan 8. D.Kruthika Ananthalakshmi, 9. K.T.Srinivasan 10. Pushkala Srinivasan, 11. E. Selvarajan, 12. K.Sarunayaki, 13. K.Sampathkumar 14. K. Praveena, 15. K.Elangovan, 16. R.Sankar, 17. K.A.Kumaresan, 18. S.Harihara Subramanian, 19.O.K.Kumaran, 20. S.Prabhakar, 21. Sudhamadhi Prabhakar, 22. S.Rama, 23. S.Ramprasad, 24. S.Raghavendran, 25. Padmini Sanjeev Rao A.K.A, 26.A.M.Sathyamurthi, 27.P.B.Senthilnathan, 28.G.M.Sundaram 29. R.Venkatachalam and 30. D.N Sekar
	Project Name	:	Hayagriva Apartments
	Project Registration No.	:	TN/29/Building/0368/2024
	Project Registration Date	:	20.05.2024
	Project Completion Date in Form 'C' / Form 'F'	:	31-03-2027
	Quarter Ending	:	December 2025

II.	Bank Name	:	Karur Vysya Bank
	Bank Branch	:	Madipakkam
	E-Mail ID	:	madipakkam@kvbmail.com

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S. No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	1614135000007710
2.	RERA Designated Separate Account (70%)	1614135000007722
3.	RERA Designated Transaction Account (30%)	1614135000007708

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	Rs. 1,71,27,571/-
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	Rs. 1,19,60,900/-
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	Rs. 1,70,87,000/-
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	ENCLOSED
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter	:	NIL
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	:	NIL

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VII.	Details of the Blocks registered with TNRERA a) Total No. of Flats Block wise	:	STILT FLOOR +4 FLOORS + 5TH FLOOR (PART) WITH 25 DWELLING UNITS
	b) Common Amenities provided		N/A

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. Of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise	-	8	772.33
	b) UDS Registered	-	8	273

IX. Details of Flats Booked and Sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
1.	101	-	BOOKED	-	UDS REGISTERED
2.	102	-	Existing Owner	-	-
3.	103	-	BOOKED	-	UDS REGISTERED
4.	104	-	Existing Owner	-	-
5.	105	-	Existing Owner	-	-
6.	201	-	Existing Owner		-
7.	202	-	Existing Owner	-	-

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8.	203	-	Existing Owner	-	-
9.	204	-	BOOKED	-	UDS REGISTERED
10.	205	-	BOOKED	-	UDS REGISTERED
11.	301	-	Existing Owner	-	-
12.	302	-	Existing Owner	-	-
13.	303	-	Existing Owner	-	-
14.	304	-	BOOKED	-	UDS REGISTERED
15.	305	-	Existing Owner	-	-
16.	401	-	Existing Owner	-	-
17.	402	-	Existing Owner	-	-
18.	403	-	BOOKED	-	UDS REGISTERED
19.	404	-	Existing Owner	-	-
20.	405	-	Existing Owner	-	-
21.	501	-	Existing Owner	-	-
22.	502	-	Existing Owner	-	-
23.	503	-	BOOKED	-	UDS REGISTERED
24.	504	-	BOOKED	-	UDS REGISTERED
24.	505	-	Existing Owner	-	-

X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	STILT FLOOR +4 FLOORS + 5TH FLOOR (PART) WITH 25 DWELLING UNITS	100 % COMPLETED

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2.	Status of Common Amenities for each Block/Tower, Item-Wise as per approved plan	NOT APPLICABLE	NOT APPLICABLE
3.	Status of other Common Amenities as indicated in the Construction Agreement	NOT APPLICABLE	NOT APPLICABLE

XI.

Sl. No.	Description	Percentage
1.	Percentage of completion Block/Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs.1750 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 NOT APPLICABLE

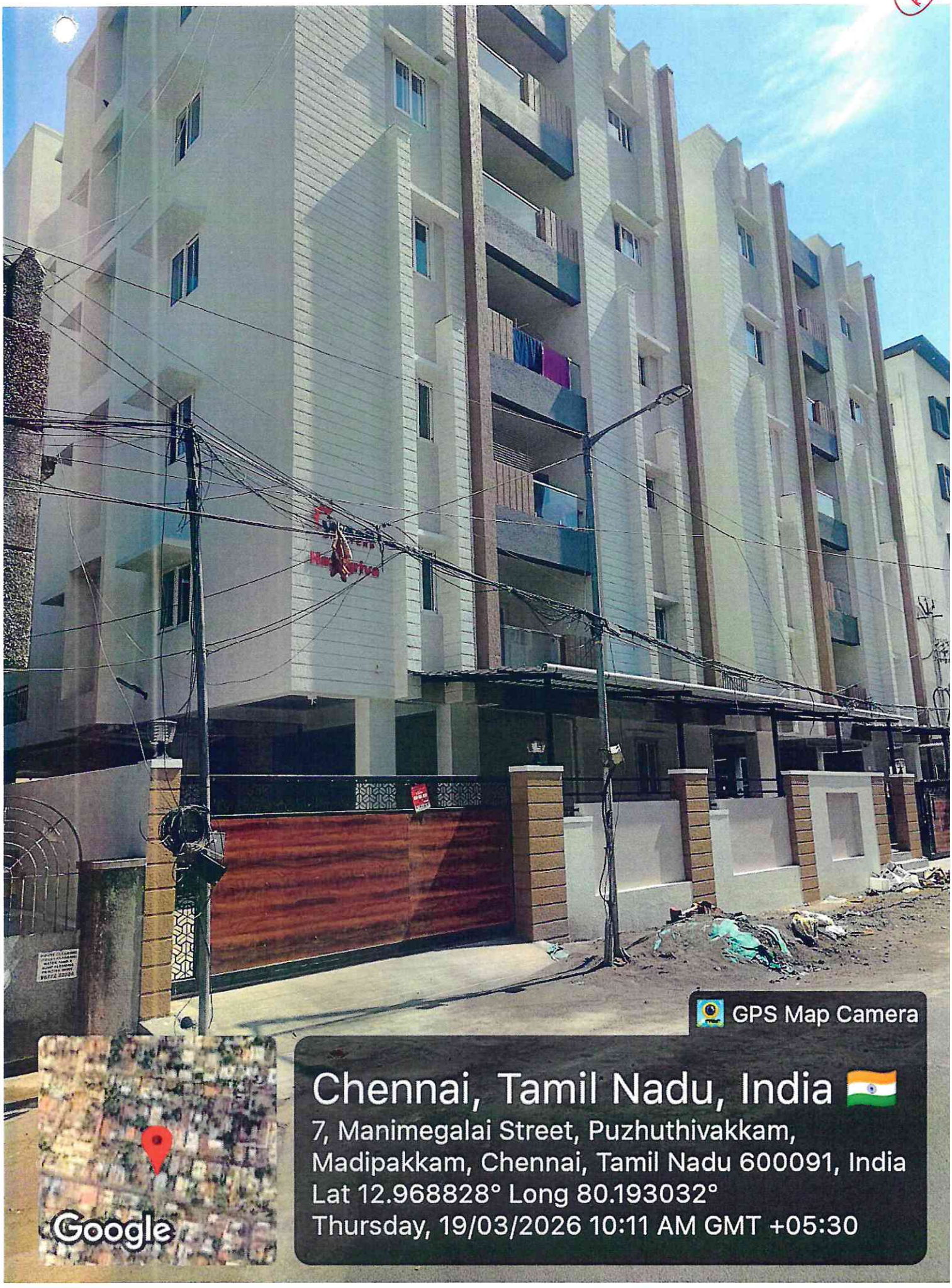
For VIKAAN SHELTERS Partner

XII. **Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles)**

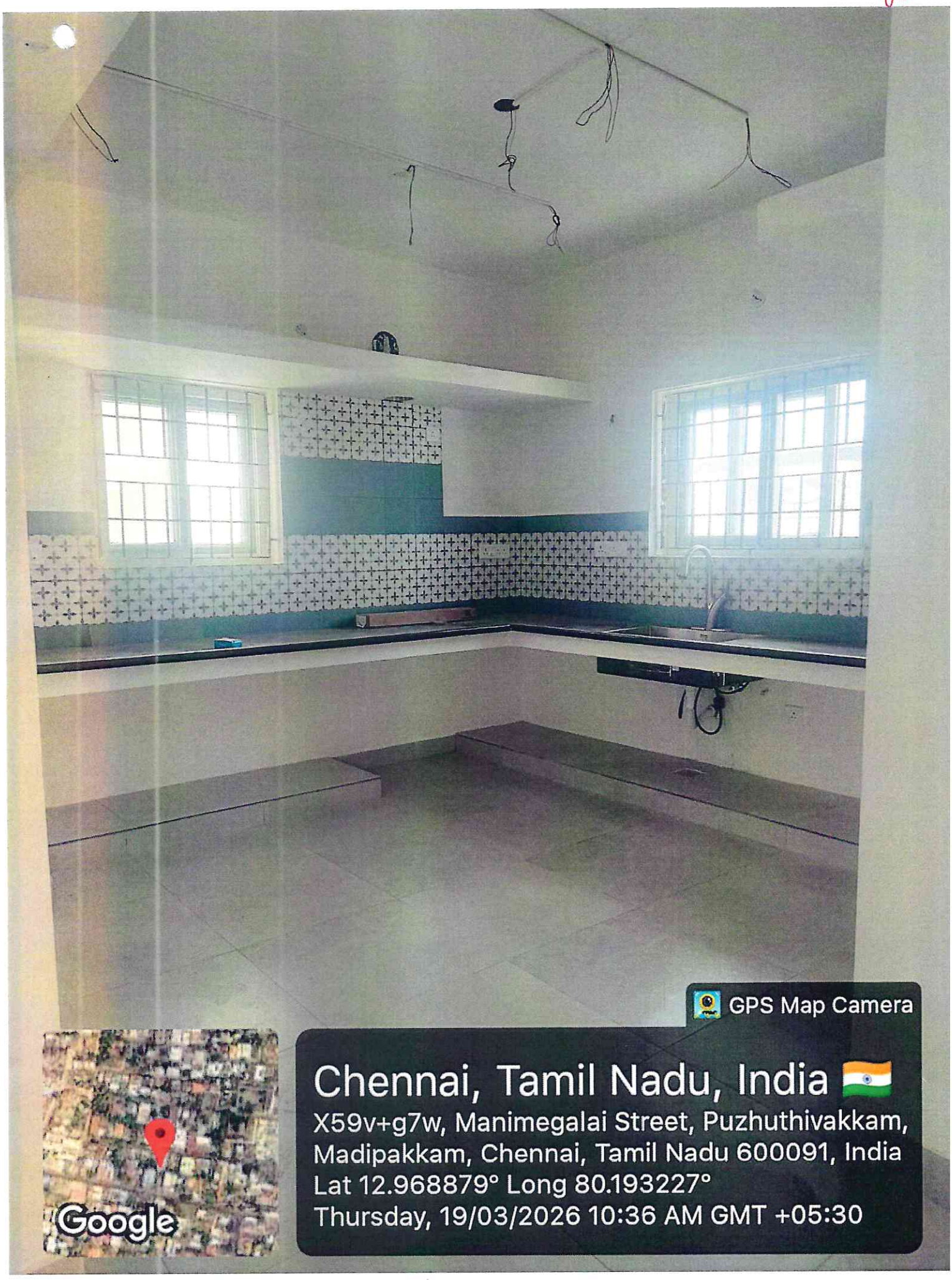
ENCLOSED (in PDF Format)

For VIKAAN SHELTERS Partner

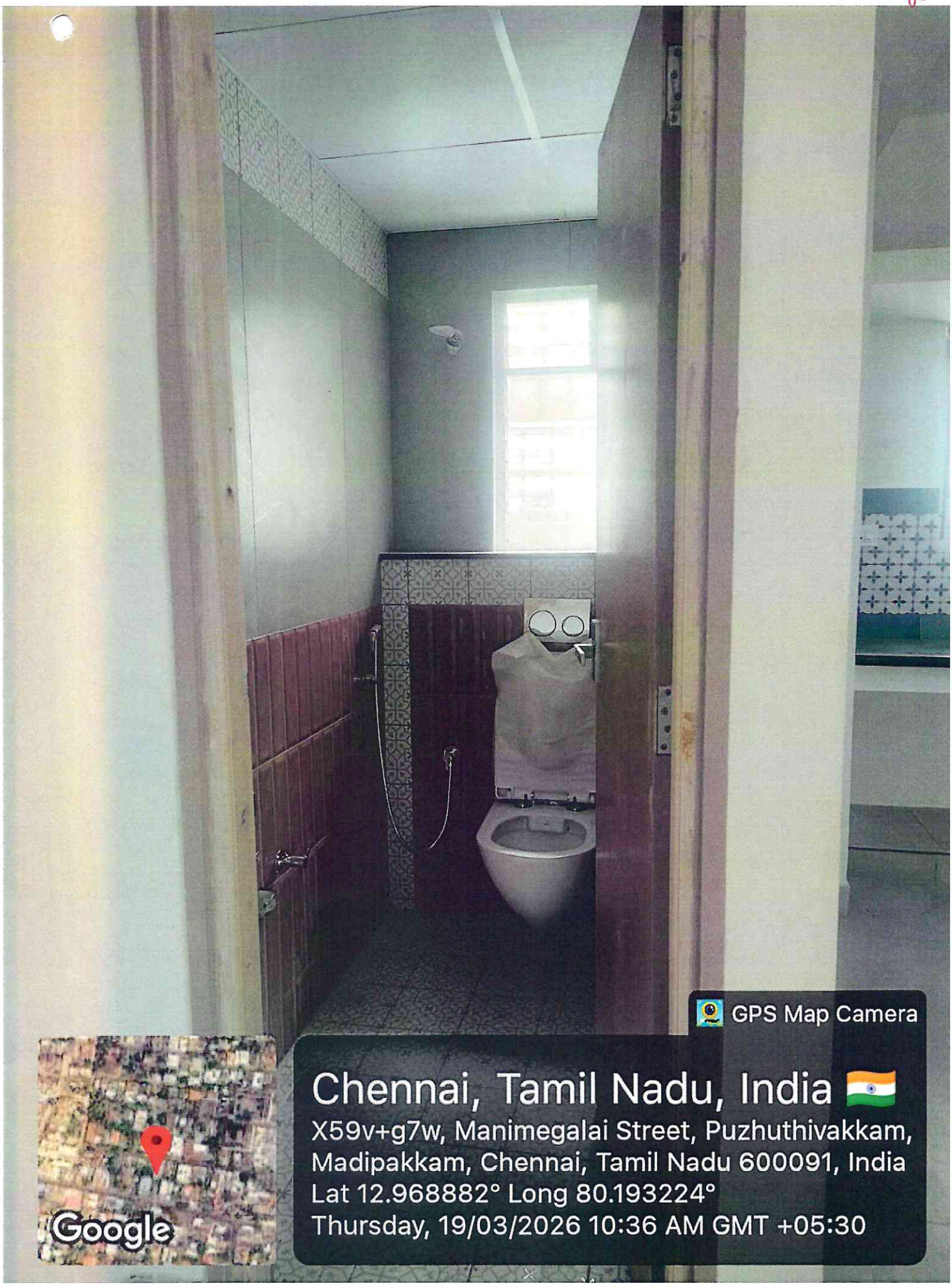
For VIKAAN SHELTERS Partner

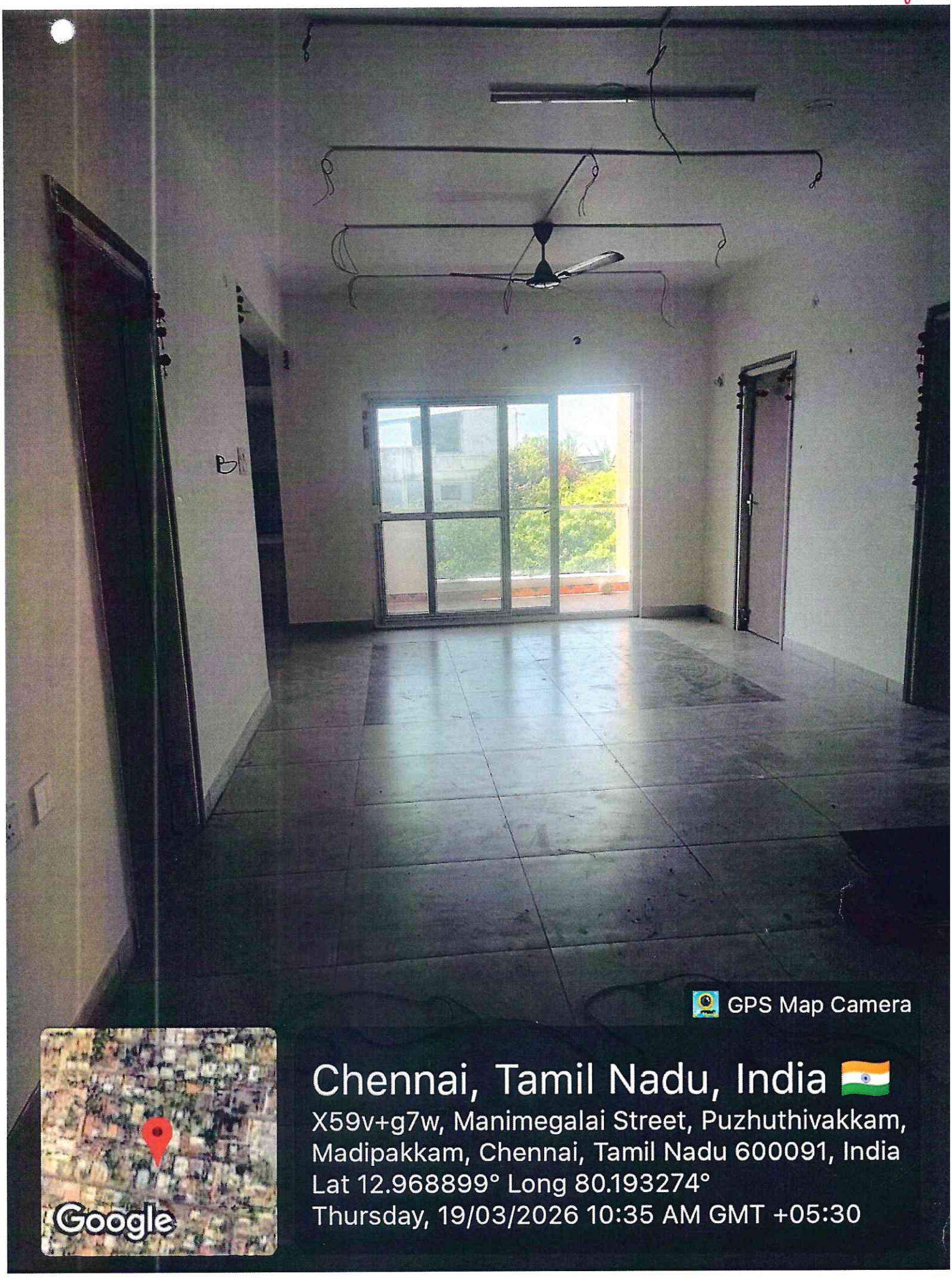

GPS Map Camera
Chennai, Tamil Nadu, India
7, Manimegalai Street, Puzhuthivakkam,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968828° Long 80.193032°
Thursday, 19/03/2026 10:11 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
19, Manimegalai Street, Puzhuthivakkam,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.96878° Long 80.193385°
Thursday, 19/03/2026 10:11 AM GMT +05:30
Google

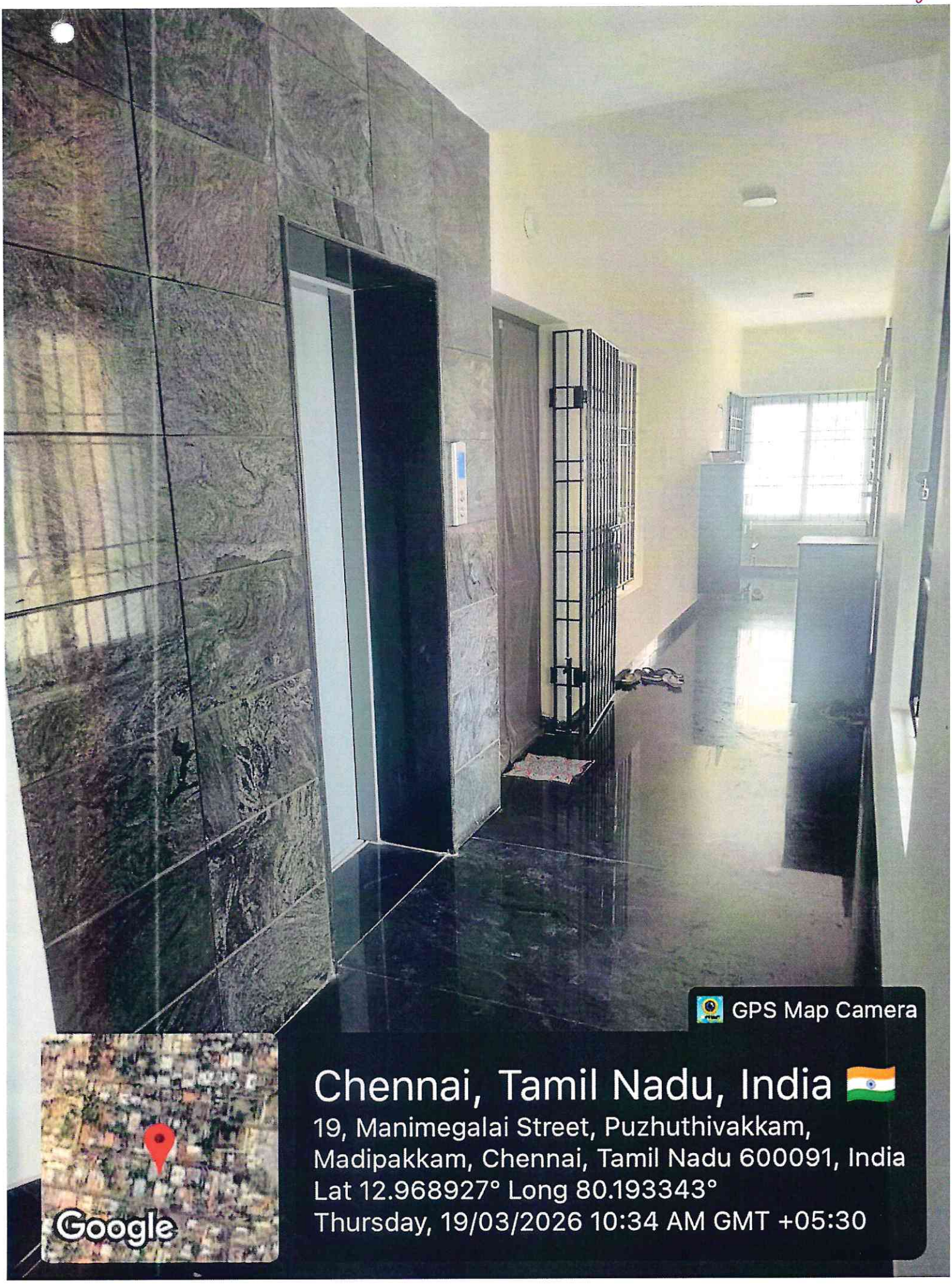

GPS Map Camera
Chennai, Tamil Nadu, India
X59v+g7w, Manimegalai Street, Puzhuthivakkam, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968879° Long 80.193227°
Thursday, 19/03/2026 10:36 AM GMT +05:30
Google

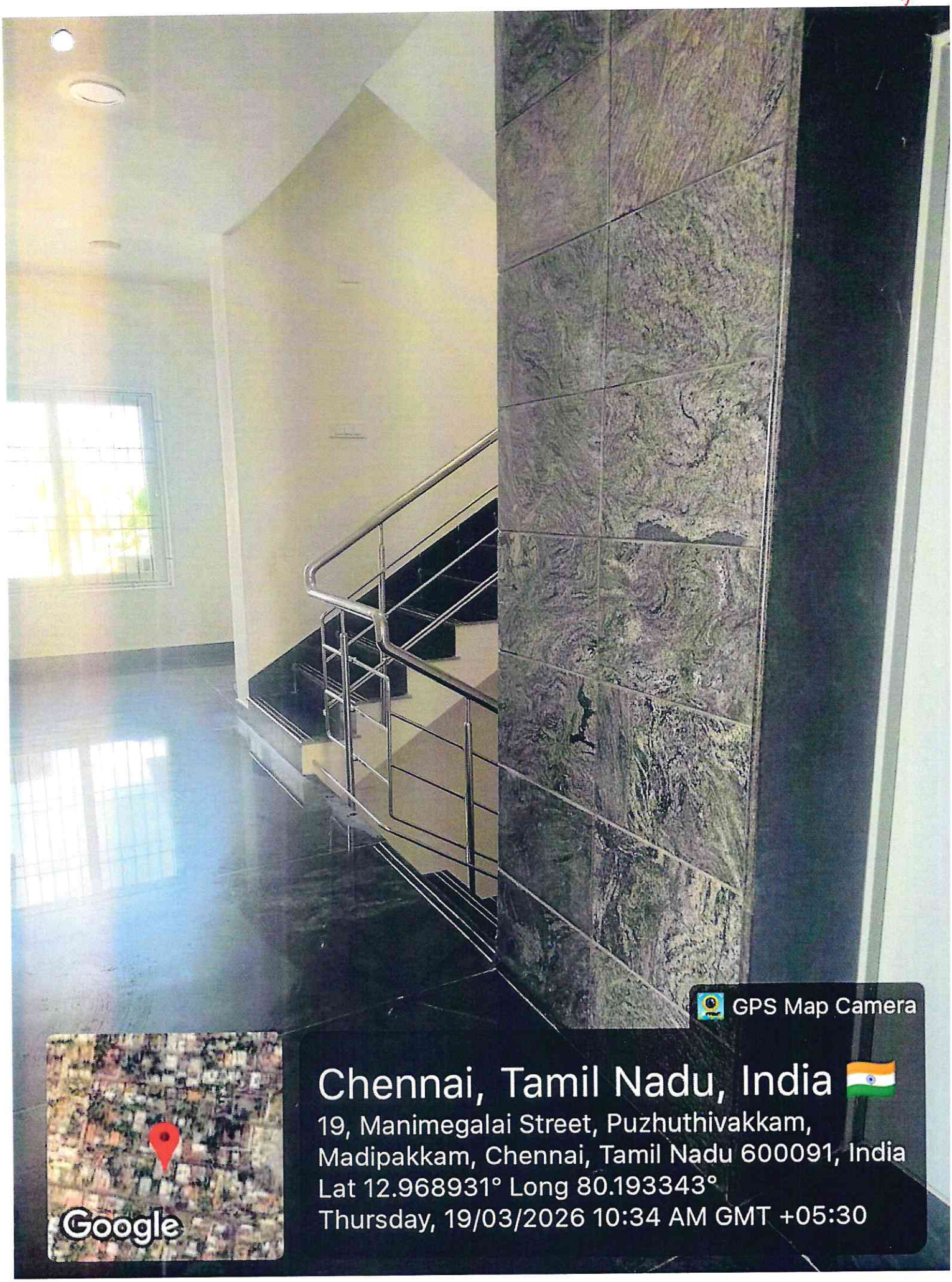

GPS Map Camera
Chennai, Tamil Nadu, India
X59v+g7w, Manimegalai Street, Puzhuthivakkam, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968895° Long 80.193252°
Thursday, 19/03/2026 10:36 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X59v+g7w, Manimegalai Street, Puzhuthivakkam, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968882° Long 80.193224°
Thursday, 19/03/2026 10:36 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X59v+g7w, Manimegalai Street, Puzhuthivakkam, Madipakkam, Chennai, Tamil Nadu 600091, India
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Thursday, 19/03/2026 10:35 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X59v+g7w, Manimegalai Street, Puzhuthivakkam, Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968898° Long 80.193269°
Thursday, 19/03/2026 10:35 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
19, Manimegalai Street, Puzhuthivakkam,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968927° Long 80.193343°
Thursday, 19/03/2026 10:34 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
19, Manimegalai Street, Puzhuthivakkam,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968931° Long 80.193343°
Thursday, 19/03/2026 10:34 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Hayagriva Flat, 17,18, Manimegalai Street, Puzhuthivakkam,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.968983° Long 80.193239°
Thursday, 19/03/2026 10:31 AM GMT +05:30
Google

165

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

COMPLETION CERTIFICATE

Letter No. : CMDA/CC/NHRB/S/0199/2025 **Dated :** 12 December, 2025

From
The Principal Secretary/
Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To
1 .The Chairman,
TANGEDCO,
Anna Salai,
Chennai - 600002,

2 .The Managing Director,
CMWSSB, No.1,
Pumping Station Road, Chintadripet,
Chennai - 600002,

Sir,

Sub : CMDA - Enforcement Cell (South-il) - Completion Certificate for the Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 25 Dwelling Units Availing Premium FSI with TOD Benefits at Plot No.17 & 18, Manimegalai Street, Puzhudivakkam, Chennai - 600091, Comprised in Old S. No.87/12 (Part) & 88/13 (part), T.S.No.31 & 32, Block No.27, Ward-D of Thalakkanancheri Village, Alandur Taluk Within the Limits of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

Ref : 1. W. P (MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No. OL-PP/NHRB/0049/2024 dated 12.02.2024 in planning permit No.OL-00755 in Letter No. CMDA/PP/NHRB/S/0792/2023 Dated 12.02.2024.
3. Completion Certificate Application received from M/S.Vikaan Shelters Rep. by its Managing Partner Thiru. P.Vijayakumar Self and GPA for Umakanthan & 28 Others through online dated 25.09.2025.
4. This office D. C. Letter even No. dated 26.11.2025. addressed to the applicant.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No. CMDA/PP/Ch/20730/2025 dated.21.11.2025 with enclosures.

This is to certify that M/S. Vikaan Shelters Rep. by its Managing Partner Thiru. P. Vijayakumar Self and GPA for Umakanthan & 28 Others have Completed the Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 25 Dwelling Units Availing Premium FSI with TOD Benefit at Plot No.17 & 18, Manimegalai Street, Puzhudivakkam, Chennai - 600091, comprised in Old S.No.87/12 (Part) & 88/13 (part), T.S.No.31 & 32, Block No.27, Ward-D of Thalakanancheri Village, Alandur Taluk within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and Satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Accordingly Completion Certificate is issued for the above construction in C.C.No. **OL/CC/NHRB/S/0133/2025** Date **12 December, 2025**.

The Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability

aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Rule 20(6) Annexure XXIII of TNCDBR 2019 does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 2nd cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

Signature valid.
Name :K Anitha Completion Certificate
Designation :Assistant Planner
Date :12/12/2025 5:44:32 PM

Name: K Anitha Completion Certificate

Designation: Assistant Planner

Date: 12 December, 2025

For

Deputy Planner (South)

Enforcement Cell

Copy to:

1.Vikaan Shelter rep by its Managing Partner Thiru P. Vljayakumar self and GPA for Umakanthan & 28 others
Door No. 3/115 Plot No. A
Address: Rajaji 5th Cross StreetGopal Nagar
Locality: Nanmangalam
Email: vikaanshelters@gmail.com
Contact No: 9840818806

2.The Chairperson, (TNRERA Registration certificate No.TN/29/Bldg/0368/2024, dated.20.05.2024 with Project Name "HAYAGRIVA APARTMENTS" obtained in letter No.TNRERA/PBF/0089/2024, dated.20.05.2024 in favour of M/s.Vikaan Shelters & 29 others) - with Valid period till 31.03.2017 and TNRERA/AB/3211/2024, dated.27.08.2024 made amendment in Form'C' dated.20.05.2024.
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008

3.The Deputy Financial Analyst Finance Division,
CMDA (For Refund of Security Deposit for Building and Display Board)

4.The System Analyst,
Computer Cell,
CMDA (to update Webpage)

Note:

(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
(ii) If any change n the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

M.ATHI BAHAVATHI B.E,
Registered Engineer,Grade-II
CMDA Reg. No.RE/II/19/03/015
No.1451G, Garden Avenue, Thiruvalluvar Nagar
Mogappair East, Chennai – 600037.
Mobile : 9840229411, 8838053086
E-mail : athisundara@gmail.com

FORM-4A

ARCHITECT'S CERTIFICATE

To

Date: 26.02.2026

1. M/s.Vikaan Shelters, 2.B. Ravi, 3.G.Gowthami, 4. A.S.Muthusubramanian,
5. M.Rajeswari, 6. S.N.Umakanthan, 7. S.Devarajan 8. D.Kruthika Ananthalakshmi,
9. K.T.Srinivasan 10. Pushkala Srinivasan, 11. E. Selvarajan, 12. K.Sarunayaki,
13. K.Sampathkumar 14. K. Praveena, 15. K.Elangovan, 16. R.Sankar, 17. K.A.Kumaresan,
18. S.Harihara Subramanian, 19.O.K.Kumaran, 20. S.Prabhakar, 21. Sudhamadhi Prabhakar,
22. S.Rama, 23. S.Ramprasad, 24. S.Raghavendran, 25. Padmini Sanjeev Rao A.K.A,
26.A.M.Sathyamurthi, 27.P.B.Senthilnathan, 28.G.M.Sundaram 29. R.Venkatachalam.and 30. D.N.Sekar

3/115, Rajaji 5th Cross Street, Gopal Nagar,
Nanmangalam Village,
Chennai,
Kancheepuram - 600117

Subject: Certificate of Completion of Construction Work of Stilt Floor + 4 floors + 5 Floors (Part) (Height 18.30m) Residential Building with 25 Dwelling Units availing Premium FSI with TOD benefits Single Block of the Project 'Hayagriva Apartments' (TNRERA Registration Number TN/29/Building/0368/2024 dated 20.05.2024) situated on Plot No.17 & 18, Manimegalai Street, Puzhudivakkam comprised in Old S.No.87/12 (Part) & 88/13 (Part), T.S.No.31 & 32, Block No.27, Ward No. D, demarcated by its boundaries (Latitude :12°58'08.1"N and Longitude 80°11'35.8"E) Plot No.24 to the North, Plot No.6 to the South, Plot No.19 & 20 to the East, Manimegalai Street to the West of Division 186 of Thalakkananchery Village, Alandur Taluk, Chennai District, PIN -600091. Measuring 921 sq.mts. area being developed 1. M/s.Vikaan Shelters, 2.B. Ravi, 3.G.Gowthami, 4. A.S.Muthusubramanian,5. M.Rajeswari, 6. S.N.Umakanthan, 7. S.Devarajan 8. D.Kruthika Ananthalakshmi, 9. K.T.Srinivasan 10. Pushkala Srinivasan, 11. E. Selvarajan, 12. K.Sarunayaki, 13. K.Sampathkumar 14. K. Praveena, 15. K.Elangovan, 16. R.Sankar, 17. K.A.Kumaresan, 18. S.Harihara Subramanian, 19.O.K.Kumaran, 20. S.Prabhakar, 21. Sudhamadhi Prabhakar, 22. S.Rama, 23. S.Ramprasad, 24. S.Raghavendran, 25. Padmini Sanjeev Rao A.K.A, 26.A.M.Sathyamurthi, 27.P.B.Senthilnathan, 28.G.M.Sundaram, 29. R.Venkatachalam. and 30. D.N.Sekar

Sir,

I Mr. M.Athi Bahavathi have undertaken assignment as Architect of certifying completion of Construction Work of Stilt Floor + 4 floors + 5 Floors (Part) (Height 18.30m) Residential Building with 25 Dwelling Units availing Premium FSI with TOD benefits Single Block of the Project 'Hayagriva Apartments' (TNRERA Registration Number TN/29/Building/0368/2024 dated 20.05.2024) situated on Plot No.17 & 18, Manimegalai Street, Puzhudivakkam comprised in Old S.No.87/12 (Part) & 88/13 (Part), T.S.No.31 & 32, Block No.27, Ward No. D, demarcated by its boundaries (Latitude :12°58'08.1"N and Longitude 80°11'35.8"E) Plot No.24 to the North, Plot No.6 to the South, Plot No.19 & 20 to the East, Manimegalai Street to the West of Division 186 of Thalakkananchery Village, Alandur Taluk, Chennai District, PIN - 600091.

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-II,
CMDA Reg No. RE/GR-II/19/03/015
GCC Reg No. RE200292019
Plot No. 1451G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai - 37.
Mobile : 9840229411, 8838053086.
Email : athisundara@gmail.com

M.ATHI BAHAVATHI B.E,
Registered Engineer,Grade-II
CMDA Reg. No.RE/II/19/03/015
No.1451G, Garden Avenue, Thiruvalluvar Nagar
Mogappair East, Chennai – 600037.
Mobile : 9840229411, 8838053086
E-mail : athisundara@gmail.com

Measuring 921 sq.mts. area being developed 1. M/s.Vikaan Shelters, 2.B. Ravi, 3.G.Gowthami, 4. A.S.Muthusubramanian,5. M.Rajeswari, 6. S.N.Umakanthan, 7. S.Devarajan 8. D.Kruthika Ananthalakshmi, 9. K.T.Srinivasan 10. Pushkala Srinivasan, 11. E. Selvarajan, 12. K.Sarunayaki, 13. K.Sampathkumar 14. K. Praveena, 15.K.Elangovan, 16. R.Sankar, 17. K.A.Kumaresan, 18. S.Harihara Subramanian, 19.O.K.Kumaran, 20. S.Prabhakar, 21. Sudhamadhi Prabhakar, 22. S.Rama, 23. S.Ramprasad, 24. S.Raghavendran, 25. Padmini Sanjeev Rao A.K.A, 26.A.M.Sathyamurthi, 27.P.B.Senthilnathan, 28.G.M.Sundaram, 29. R.Venkatachalam. and 30. D.N.Sekar

2. Following technical professionals are appointed by Owner/Promoter:

(i) Thiru. M.Athi Bahavathi as Engineer

(ii) Thiru. S.P.S.Inbarajan as Structural Consultant

(iii) Thiru. P.Vijaya kumar as Site Supervisor of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that Stilt Floor + 4 floors + 5 Floors (Part) (Height 18.30m) Residential Building with 25 Dwelling Units availing Premium FSI with TOD benefits Single Block of the Project 'Hayagriva Apartments' (TNRERA Registration Number TN/29/Building/0368/2024 dated 20.05.2024) has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Building is granted Completion Certificate bearing number **OL/CC/NHRB/S/0133/2025** dated 12th December 2025 by Chennai Metropolitian Development Authority.

Yours Faithfully,

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-II,
CMDA Reg No. RE/GR-II/19/03/015
GCC Reg No. RE200292019
Plot No. 1451G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai - 37.
Mobile : 9840229411, 8838053086.
Email : athisundara@gmail.com

M.ATHI BAHAVATHI

RE/II/19/03/015

No.50, Kirupasankari Street, West Mambalam, Chennai - 600 033. ☎: 044-2485 4603.
E-Mail : bournace@gmail.com

BOURNA
CONSULTANTS - ENGINEERS

S.P.S. Inbarajan, M.E. (Structural)
Structural Consultant

FORM-4B

STRUCTURALSTABILITYCERTIFICATEBY REGISTERED STRUCTURAL ENGINEER

Date: 09.03.2026

I S.P.S.Inbarajan have undertaken assignment as Structural Engineer for the detailed design and construction of the building Stilt Floor + 4 floors + 5 Floors (Part) (Height 18.30m) Residential Building with 25 Dwelling Units availing Premium FSI with TOD benefits Single Block of the Project 'Hayagriva Apartments' (TNRERA Registration Number TN/29/Building/0368/2024 dated 20.05.2024) situated on Plot No.17 & 18, Manimegalai Street, Puzhudivakkam comprised in Old S.No.87/12 (Part) & 88/13 (Part), T.S.No.31 & 32, Block No.27, Ward No. D, Thalakkananchery Village, Alandur Taluk, Chennai District, PIN -600091.It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the Constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and Seal
Of the Registered Structural Engineer
S. P. S. INBARAJAN, M.E., (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-1/2024/02/009 dt. 27.02.2024
Grade-I (RSE) in Greater Chennai Corporation.
Reg. No. RSE 100302024 DL 09.10.2024
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

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.