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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Form No.

CERTIFICATE

C.A. No.

Issued SUNHERAREALITY PRIVATE LIMITED

On the 15 Day of October 2007

Extract from the Town Survey Land Register

Village No. 1

Name கோயம்பேடு

Block No. 37

1. ஸ்ட்தலம் அல்லது தெருவின் பெயர்	நெ. 2. சர்வே நம்பர்	நெ. 3. சப் டிவிஷன்	4. பழைய சர்வே நெம்பரும் லெட்டரும்	5. முனிசிபல் டோர் நெம்பர்	6. சர்க்கார் மீட்டர் ஜமீன்தாரி இனாம்	7. புஞ்சை, நஞ்சை தீர்வை படாதது புறம்போக்கு மனை	8. பாய்ச்சலாகாரமும், வகுப்பும்	9. இருபோகமானால் காம்போகிஷன் ரேட்டு	10. மண்ணின் காரும், தினாகம்	11. தாம்	ஏக்கர் ஒன்றுக்கு ரேட் 12. ரூபாய்	ஏக்கர் ஒன்றுக்கு ரேட் பைசா	13. டவுன் சர்வே விஸ்தீரணம் ஹெக்டார்/காணி	ஏர் / கிரவுண்டு	ஸ்கொயர் மீட்டர்	கதூர் அடி	14. தீர்வை முனிசிபல்	15. தீர்வை சர்க்கார்	16. முனிசிபல் ரிஜிஸ்டர்	17. அடங்கல்	18. நிலம் எவ்விதம் உபயோகப்படுகிறது.	19. ஷரா
1.	2	3	4	5	6	7	8	9	10	11	12		13					14	15	16	17	18	19
அந்தமங்கி வழிகாரம்	4	3	169/1பா, 169/2பா	-	5	4	-	-	-	-	-	-	0.55.26.0					-	U.L.T	-	SUNHERAREALITY PRIVATE LIMITED	Building & vacant	TR/1579/07-08 dt. 5.10.07

Certified that the above is a true extract from the Town Survey Land Register maintained in the Egmore-Nungambakkam Taluk Office

Fees Rs. 20 Collected in Challan No. 70 Dated 5.10.07

10/10/2007

TAHSILDAR
EGMORE-NUNGAMBAKKAM TALUK
Chennai-31

TAHSILDAR
EGMORE-NUNGAMBAKKAM TALUK
CHENNAI-31 (P.T.O)

10.10.07

COPY OF SURVEY PLAN

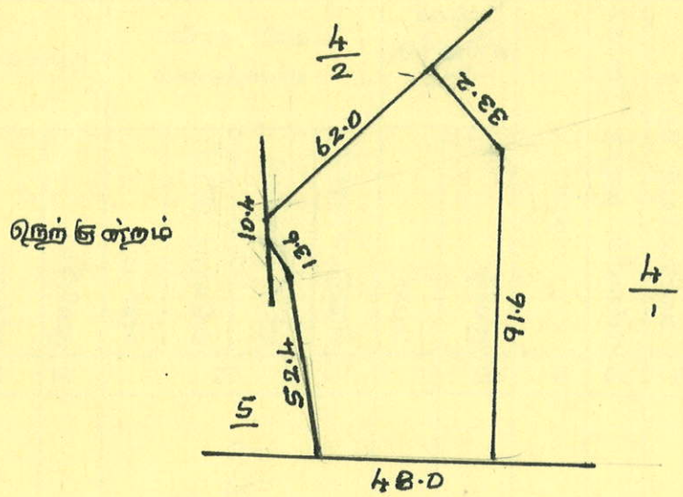
SCALE : ONE ~~INCH~~ m.m = 2000. m.m ~~FEET~~

For R.S. No. 4/3 ..... OF

BLOCK NO. 37 .....

..... கோயம்பேடு ..... Division

Egmore-Nungambakkam Taluk
Chennai - District.,



6

Certified that the above is a true copy of the survey plan of the land specified on the reverse:

Copied by:

LAND RECORDS 9/10/07
DRAUGHTSMAN

DEPUTY INSPECTOR OF 10/10/07.
SURVEY AND LAND RECORDS
9/10/07

10/10/07. TAHSILDAR 10/10/2007
EGMORE - NUNGAMBAKKAM TALUK
CHENNAI-31

TAHSILDAR
EGMORE - NUNGAMBAKKAM TALUK
CHENNAI-31

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.