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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

GREENWICH
CONSTRUCTIONS

Date : 07.05.2025

TOWHOMSOEVER CONCERN

We, M/s. **Greenwich Constructions**, are the owner of the below mentioned properties:

1. No. 2/1, Silambu Street, Padmanabha Nagar, Choolaimedu, comprised in T.S. No. 79/17 Block I Puliyur Village, Egmore Taluk, Chennai Districts measuring 4165.56 sq.ft. and
2. No. 4/2, Silambu Street, Padmanabha Nagar, Choolaimedu, comprised in T.S. No. 79/18 Block I Puliyur Village, Egmore Taluk, Chennai Districts measuring 5332 sq.ft.

Having purchased the same from one **Mr. Nakkeeran Balasubramanian, vide Doc. No. 4446 & 4445 of 2025**, at the SRO, Kodambakkam.

We have applied for plan approval with CMDA and the same was approved vide plan permit **No. PP/NHRB/C/0143/2025 dated 19-09-2025** & Building permit **No. CEBA/WDCN08/00496/2025 dated 17-12-2025.**

Also we have mutated the TSLR revenue records in our name & applied for TNRERA Registration.

As per the approval both lands are adjoining lands & thus we have been issued 2 separate TSLR's.

We request you to kindly process the application on these basis.

Thanking you,

Yours faithfully,

For GREEN WICH CONSTRUCTIONS

Partner(s)

#7/23, North Leith Castle Road,
Santhome, Chennai - 28. Phone : (O) 24950543
E-mail : greenwichconstructions@yahoo.com

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Egmore Town : Puliyur Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0001-சிலம்பு தெரு	79	18	-	4/2	ரயத்துவாரி	மனை		-	0-		0.00		0	4	94.0	-	0.00	-	LAKSHMI KANTHAM ...., NAKKEERAN	..	2022/0153 /02/045034TR DT. 2022-12-23 TR DT: 23-12-2022

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 23-12-2022
பெயர் / Name : Sumathi V
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : எழும்பூர் வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/06/003/001/0001/79/18** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/06/003/001/0001/79/18**
2.	இத் தகவல்கள் 30-12-2022 அன்று 02:58:13 PM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 30-12-2022 at 02:58:13 PM
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

COPY OF SURVEY PLAN

Application ID .2021/0193/.02/.A5034

Scale:1MM:...500...MM

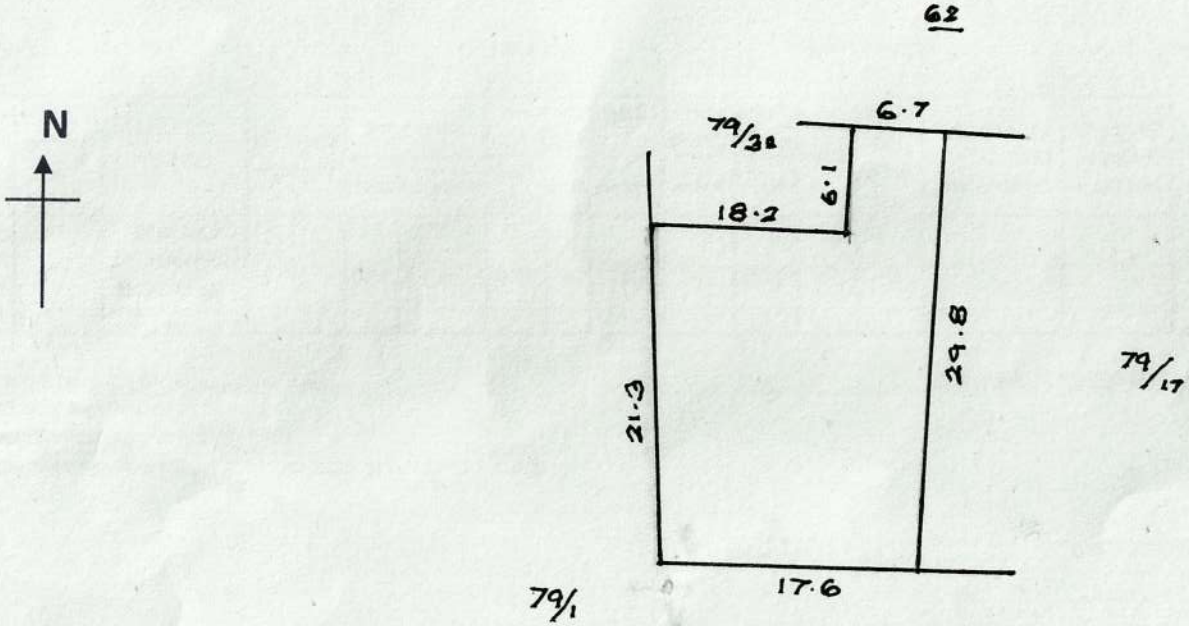
R.S. No. / T.S.No. : .....79/1B.....

Block No. :.....1.....

VILLAGE :.....PULLIYUR.....

EGMORE TALUK

CHENNAI - DISTRICT



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

30.12.22

SENIOR DRAUGHTSMAN
EGMORE, CHENNAI-31

30.12.2022

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
EGMORE, CHENNAI-31

30.12.22

COPY OF SURVEY PLAN

SCALE: 1 mm ...1000....mm

R.S No./ T.S.No. : 79/17

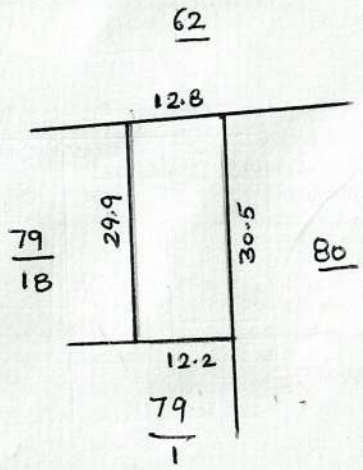
BLOCK No. : 1

VILLAGE : PULIYUR

EGMORE TALUK

CHENNAI - DISTRICT





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

copied by.

31.1.24

SENIOR DRAUGHTSMAN
EGMORE, Chennai -31

31-01-2024

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
EGMORE, Chennai -31

31.1.24

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Egmore Town : Puliyur Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0001-சிலம்பு தெரு	79	17	-	2/1	ரயத்துவாரி	மனை	-	-	0-0	-	0.00		0	3	77.0	-	0.00	-	NAKKEERAN ..		2024/0153/02/001355TR DT. 2024-01-29 TR DT: 29-01-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 29-01-2024
பெயர் / Name : Vinothkumar M
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : எழும்பூர் வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/06/003/001/0001/79/17** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/06/003/001/0001/79/17**

2. இத் தகவல்கள் 31-01-2024 அன்று 02:38:23 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 31-01-2024 at 02:38:23 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

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

Verified RealEstate
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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.