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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

ER 364289

22/09/2025

VENCER HOMES

P.SARAVANAN
SVL No : 51/அ3/97,
53, Pallayam Pillai Nagar,
Ayanavaram, Chennai - 23.

மாவட்ட ஆவணம் எழும்பூர் சென்னை-600 035
ஏப்ரல் 03-2025

JOINT VENTURE DEVELOPMENT AGREEMENT

THIS JOINT VENTURE DEVELOPMENT AGREEMENT ENTERED INTO AT CHENNAI ON THIS THE 24th DAY OF SEPTEMBER, 2025

BETWEEN

1. Mrs.K.REVATHI (PAN :CVSPR2955J, Aadhaar No.3048 7328 9836 & Mobile No.9443520742), Wife of Mr.Selvam A., aged about 61 Years, residing at No.17, Amuthapadi Street, Kancheepuram-631501; herein after called as the First Owner;

2. Mr.SELVAM A., (PAN :AYZPS9971P, Aadhaar No.7345 5115 7145 & Mobile No.9443520742), Son of Mr.Assipillai, aged about 64 Years, residing at No.17, Amuthapadi Street, Kancheepuram-631501, hereinafter called as the Second Owner,

3. Ms.KAVITHA S., (PAN :FIZPK3516H, Aadhaar No.7656 6930 9261 & Mobile No.9443520742), Daughter of Mr.Selvam A., aged about 29 Years, residing at No.17, Amuthapadi Street, Kancheepuram-631501, hereinafter called as the Third Owner, and

4. Ms.HEMALATHA S., (PAN :BDOPH5499E, Aadhaar No.6111 2878 1867 & Mobile No.9443520742), Daughter of Mr.Selvam A., aged about 26 Years, residing at No.17, Amuthapadi Street, Kancheepuram-631501, hereinafter called as the Fourth Owner,

For VENCER HOMES

Partner

S-Revathi

& Kavitha

S. Hemalatha

hereinafter collectively called the **OWNERS**, which terms wherever appears or requires (with all its grammatical variations and cognate expression) shall mean and include themselves, their legal representatives, administrators, executors and assigns of the **FIRST PART**;

AND

M/s. VENCER HOMES, a Partnership Firm Registration **No.130 of 2025**, having its office at No.137/8, 3rd Floor, 2nd Avenue, AC Block, Annanagar, Chennai – 600 040, ID PROOF Income Tax Permanent Account Number **AAZFV5566F**, represented by its Partner **Mr.DIWAKAR NARASIMHAN, (PAN: AIIPD8767B & Aadhaar Number: 2720 7219 7419)**, Son of Mr.V.Narasimhan, aged about 44 years, **authorized by its registered partners vide resolution dated 3rd April 2025**, hereinafter called the **BUILDER**, which term wherever appears or requires (with all its grammatical variations and cognate expression) shall mean and include themselves, their legal representatives, administrators, executors and assigns of the OTHER PART.

WHEREAS the **FIRST OWNER** herein namely **Mrs.K.Revathi** acquired the land of an extent of **27.5 Cents**, Comprised in **Old Survey No.449/1B Part** situated at Maduravoyal Village, previously Ambattur Taluk, Thiruvallur District, presently Maduravoyal Taluk, Chennai District, within the limits of Greater Chennai Corporation by virtue of the compromise Decree passed in O.S.No.174 of 1991 on the file of Sub-Court, Poonamallee, which is more fully described in the Schedule "A" hereunder;

WHEREAS the **FIRST OWNER** herein obtained **Patta No.2757** pertaining to the land comprised in **Survey No.449/1B(Part)** as per Patta Sub Division **Survey No.449/1B2** assigned for the property situated at the said Maduravoyal Village, which is more fully described in the Schedule "A" hereunder;

WHEREAS the **FIRST OWNER Mrs.K.Revathi** sub divided the land measuring an extent of 27.5 cents into **Plot No.E1 measuring 549 Sqm. Or 5909.43 Sqft. And Plot No.E2 measuring 549 Sqm. Or 5909.43 Sqft**, vide the **Planning Permit No.SD/WDCN11/00967/2023, Dated 21.03.2025**, issued by the Commissioner, Town Planning Section-Works Department, Greater Chennai Corporation.

S. Revathi

For VENCER HOMES

Partner

S Kavitha

S. Hemalatha

WHEREAS the FIRST OWNER Mrs.K.Revathi settled the Half Undivided Share of Plot No.E2, measuring 549 Sqm. Or 5909.43 Sqft, assigned new survey number 449/1B2A in favour of her husband Mr.Selvam A, by way of settlement deed bearing document number 2679 of 2025 on the file of SRO Virugambakkam which is more fully described in the Schedule "A" hereunder;

WHEREAS the FIRST OWNER Mrs.K.Revathi settled the Plot No.E1, measuring 549 Sqm. Or 5909.43 Sqft, assigned new survey number 449/1B2B in favour of her daughters Ms.Kavitha S. & Ms.Hemalatha S., by way of settlement deed bearing document number 2680 of 2025 on the file of SRO Virugambakkam, which is more fully described in the Schedule "A" hereunder;

WHEREAS after the said transactions,

Mrs.K.REVATHI, Mr.SELVAM A, Ms.KAVITHA S & Ms.HEMALATHA S, being owners of 27.5 Cents comprised in new survey numbers 449/1B2A & 449/1B2B obtained Patta in their name vide Patta bearing numbers 2757 & 12036 respectively.

And ever since from the date of acquiring title, all the OWNERS are enjoying the same in their capacity as its absolute owners with all powers of alienation.

WHEREAS the OWNERS are desirous of developing the Schedule-A mentioned property by putting up construction of residential apartment/flat complex and have approached the BUILDER for the said purpose and whereas the BUILDER has agreed for the same.

AND WHEREAS the BUILDER and OWNERS hereto are desirous of reducing the terms and conditions of this joint venture development agreement into writing.

NOW THIS JOINT VENTURE DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the OWNERS shall entrust to the BUILDER the Schedule-A mentioned property for the work and right to develop a residential complex, having built up area permissible in accordance with the prevailing rules and regulations of the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai and other concerned authorities, the actual built up area to be determined after final plans have been drawn up and approved by the OWNERS and BUILDER.

For VENCER HOMES

Partner

S. Revathi

S. Kavitha

S. Hemalatha

2. WHEREAS the OWNERS agree to have the sanctioned /approved constructed portion of 48% of the total built up area along with proportionate undivided share of land, which is more fully described in the schedule 'B' hereunder.

3. WHEREAS the BUILDER agrees to have the sanctioned /approved constructed portion of 52% of the total built up area along with proportionate undivided share of land, which is more fully described in the schedule 'C' hereunder.

4. The OWNERS and BUILDER shall bear and pay their own Income Tax/GST in respect of realizations from their share of units by each one under this Agreement.

5. That the sharing of built up area in clause two above shall be only on the basis of the approved plan and permitted extent by RERA authority.

6. That the BUILDER will invest all the costs involved in putting up construction of the building and thereafter the cost involved in marketing and selling the BUILDER'S share to third parties. The investment as far as the owners is concerned is the property, more fully described in the Schedule-A hereunder.

7. The proposed Building Complex will be named as "**VENCER** _____" by the BUILDER, which is also accepted by the OWNERS and shall always remain the same and the logo of the BUILDER shall be displayed along with the name "**KANNA PILLAI**" as preferred by the OWNERS at any prominent places on the building.

8. The OWNERS hereby agrees to pay **Rs.225/-** with pertinent taxes as the Marketing & Assignment fee to the BUILDER for selling the OWNERS share of apartments to the Prospective Buyers.

9. **OSR & Premium FSI** Charges – The BUILDER will pay the OWNERS contribution of **Rs.40,00,000/-(Rupees Forty Lakhs only)**, on their behalf, which will be recovered by the BUILDER on the first sale of the OWNERS' share of the apartment. And a sum of **Rs.1,50,00,000/-**(Rupees One Crore Fifty Lakhs only) has been paid by the BUILDER as a REFUNDABLE DEPOSIT to the OWNERS in a following manner, to be refunded by the OWNERS within **ONE month** from the date of obtaining the **Completion Certificate**.

S. Revathi

S. Ravitha

S. Hemalatha

For VENCER HOMES

Partner

S. Revathi

S. Ravitha

S. Hemalatha

PAYMENT MADE IN FAVOUR OF SELVAM A :

a. Rs.1,00,000/-(Rupees One Lakh only) paid vide Cheque No.000438, Dated 09.08.2022, HDFC Bank Ltd.

b. Rs.19,00,000/-(Rupees Nineteen Lakhs only) paid vide Cheque No.000445, Dated 16.08.2022, HDFC Bank Ltd.

c. Rs.15,00,000/-(Rupees Fifteen Lakhs only) paid vide Cheque No.000249, Dated 13.10.2023, HDFC Bank Ltd.

d. Rs.15,00,000/-(Rupees Fifteen Lakhs only) paid vide Cheque No.000250, Dated 13.10.2023, HDFC Bank Ltd.

e. Rs.15,00,000/-(Rupees Fifteen Lakhs only) paid vide RTGS No.N227243208050347, Dated 14.08.2024, HDFC Bank Ltd.

f. Rs.10,00,000/-(Rupees Ten Lakhs only) paid vide RTGS No.N232243214716214, Dated 19.08.2024, HDFC Bank Ltd.

g. Rs.9,00,000/-(Rupees Nine Lakhs only) paid vide RTGS No.N232243214716977, Dated 19.08.2024, HDFC Bank Ltd.

PAYMENT MADE IN FAVOUR OF REVATHI S:

a. Rs.20,00,000/-(Rupees Twenty Lakhs only) paid vide Cheque No.000251, Dated 13.10.2023, HDFC Bank Ltd.

b. Rs.15,00,000/-(Rupees Fifteen Lakhs only) paid vide RTGS No.N227243208024369, Dated 14.08.2024, HDFC Bank Ltd.

c. Rs.10,00,000/-(Rupees Ten Lakhs only) paid vide RTGS No.N232243214750189, Dated 19.08.2024, HDFC Bank Ltd.

PAYMENT MADE IN FAVOUR OF HEMALATHA S:

a. Rs.15,00,000/-(Rupees Fifteen Lakhs only) paid vide Cheque No.000447, Dated 18.08.2022, HDFC Bank Ltd.

PAYMENT MADE IN FAVOUR OF KAVITHA S:

a. Rs.15,00,000/-(Rupees Fifteen Lakhs only) paid vide Cheque No.000446, Dated 23.08.2022, HDFC Bank Ltd.

S. Revathi

S. Kavitha

S. Hemalatha

For VENCER HOMES

Partner

In the event that the security deposit is not refunded, the BUILDER may sell the OWNERS' share for the full amount of the deposit in order to recover the amount at the last sold price of the apartment, less the marketing fee.

10. That the BUILDER shall agree to complete the construction of the Apartment complex within 30 (THIRTY) months from the date of this Agreement.

11. The BUILDER, assures to complete the project as committed, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, global pandemic quarantine like corona or any other calamity caused by nature affecting the regular development of the project ("Force Majeure"). If the completion of the Project is delayed due to the Force Majeure circumstances or any other delay which is beyond the control of the BUILDER, the OWNERS agree that the BUILDER will be entitled to an extension of the project's completion time.

12. The OWNERS agree to permit forthwith the BUILDER, their agents, servants and workmen to enter upon the Schedule-A mentioned property and commence the preliminary work of land survey, soil and water testing relating to the development of the Schedule-A mentioned property.

13. The BUILDER shall at their discretion appoint Engineers, Architects, Contractors, Technical Personnel, Agents, Workmen and other persons necessary for the purpose of development of the apartment complex. The OWNERS have reviewed the building plan provided by the BUILDER and were very much satisfied and decided to move forward with the same.

14. The OWNERS agree to render all assistance and co-operation i.e. to sign and execute necessary deed or document that may be required by the BUILDER from time to time to carry out the development work and construction and completion of the project in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from.

15. The OWNERS hereby authorize the BUILDER to sell the 52% of superstructure along with undivided share of land on the strength of the Power of Attorney granted by them in respect of the undivided share of land from and out of the Schedule-A mentioned property.

For VENCER HOMES

Partner

S. Revathi

S. Ravitha

S. Hemalatha

16. The BUILDER shall put up construction as per prevailing/normal construction norms.

17. The OWNERS covenant that the development of the Schedule-A mentioned property shall be exclusively done by the BUILDER and this agreement shall not be revoked by either party in view of the huge expenditure incurred / to be incurred by the BUILDER unless the BUILDER commits default or breach of any of the terms and conditions of this agreement, judicial proceedings touching the title of the Schedule-A mentioned property, etc. and this agreement shall be in full force and all the transactions are fully completed and accounts between the OWNERS and BUILDER are fully settled.

18. The OWNERS agree not to change the BUILDER or entrust any work to any other BUILDER or SUB-AGENTS.

19. The "OWNERS" and the prospective buyers of the other flats or the Association of all the flat Owners will maintain and enjoy the common places and amenities, jointly. Neither the "OWNERS" nor the prospective buyers of flats shall have any right to make any structural alterations in the premises or the common areas after completion of work and also shall not have any partition.

20. The OWNERS and the BUILDERS agree that the terrace over the top floor of the Block shall be common for all the owners of the building. No construction of any type, either temporary or permanent, shall be put up by either party herein and/or their nominees in future.

21. The parking will be allotted according to the sharing ratio of area between the OWNERS and the BUILDER. The OWNER covenant and undertake that the Owner shall park their vehicles only in the parking area earmarked for the Owner and shall not park any vehicle inside the common areas so as to affect the common rights of the BUILDER and/or its nominees. Similarly, the BUILDER and/or its nominees shall not park their vehicle inside the common areas so as to affect the common rights of the OWNER and/or their nominees. Also, the OWNERS and the BUILDER hereby mutually agreed to allot the visitors parking in common from their share.

For VENCER HOMES

Partner

S. Ruchi

S. Kavitha

S. Hemalatha

22. ASSOCIATION

The OWNERS and their prospective buyers in addition to the prospective purchaser(s)/nominees of the BUILDER, shall become members of the proposed apartment owner's Association and shall observe and perform as per the terms and conditions, rules and regulations and Bye-laws of the said Association for the purpose of attending to, safeguarding and maintaining all matters of common interest like repainting and white washing of common portions of the Building Complex, compound walls, terrace and all other common amenities and shall pay their share of contribution in respect of all the costs and expenses of repairing, replacing and maintaining the common amenities like lifts, general lighting, staircase, terrace, sewers, drains, plumbing, motors, water lines, watch and ward to the Building Complex and all other common outgoings like rents, rates, levies, taxes, charges, salaries, and other items that may be determined by the said Association from time to time.

23. The "BUILDER" shall incur all the fees and levies payable to the Corporation of Chennai, CMDA, Municipality, Panchayat Office or such other local bodies and other incidental expenses for obtaining sanction plan for construction of building in and over the Schedule-A mentioned Property.

24. The "BUILDER" shall construct the building with all Internal and External Services, Amenities, Facilities, Compound Walls and Common Areas like Lobby, Staircase and Passages. The construction shall be of first-class quality in accordance with the specifications as agreed to between the parties.

25. The OWNERS authorize the BUILDER to sell the superstructure along with undivided share of land on the strength of Power of Attorney Deed granted by them by the way of irrevocable General Power of Attorney Dated 24.09.2025 and registered as document no. 7001 of 2025, in Book-1, on file of SRO Virugambakkam in respect of 52% of undivided share of land from and out of the Schedule-A mentioned property.

26. Through the same General Power of Attorney, the OWNERS also gave the BUILDER the authority to apply for and sign the relevant documents in order to get approvals, NOC's, and authorization from the appropriate authorities, construction, etc.

S. Ravathi
S. Hemalatha

For VENCER HOMES

Partner

S. Ravathi
S. Hemalatha

27. That, in accordance with the Building Plan Approval acquired from the Competent Authorities, the parties heretofore agree to divide the flats in the agreed-upon ratio. The identification of the flats/portions according to their proportionate built-up areas allotted and the sharing details of apartment attached in Annexure.

28. That the parties hereunder agreed to keep the original documents in the safe custody of the OWNERS. The owners agreed to provide the original documents whenever the prospective buyer required to verify and confirm the authenticity of the documents as well as for bank verification, registration processes or for other requirements. Under this agreement, the OWNERS guarantee that the original documents will not be pledged or sold to any third party and will be handed over to the Association once its formed and registered.

29. The OWNERS committed to provide their "LIVE CERTIFICATE", as and when it is needed. Since it must be submitted to the Sub Registrar office for verification before the property is registered in the name of a potential buyer.

30. In case of any disputes arising between the BUILDER and OWNERS on any issue under this agreement, the Agreement shall be settled only according to arbitration under the Indian Arbitration and Conciliation Act, 1996 as may be amended from time to time by the arbitrators. The Parties agree and undertake to carry out any decision or award of the arbitrator relating to such dispute without delay, and further agree that there will be no appeal and/or challenge in any Court of Law or other judicial authority.

31. In all other aspects provisions of TRANSFER OF PROPERTY ACT, the CONTRACT ACT and the SPECIFIC RELIEF ACT shall apply.

For VENCER HOMES

Partner

S. Revathi

S. Kavitha

S. Hemalatha

SCHEDULE OF PROPERTY

SCHEDULE – A
(Entire Property)

ITEM NO.1 (Belonging to the owners K.Revathi & Selvam A)

All that piece and parcel of the immovable property being Plot No.E2, measuring to 549 Sqm or 5909.43 Sqft. comprised in Survey Numbers.449/1B(part) as per Patta No.2757, Patta Sub division Survey No.449/1B2, as per New Sub Division Survey No.449/1B2A of Maduravoyal Village, Maduravoyal Taluk, Chennai District.

ITEM NO.2 (Belonging to the owners Kavitha S & Hemalatha S)

All that piece and parcel of the immovable property being Plot No.E1, measuring to 549 Sqm or 5909.43 Sqft. comprised in Survey Numbers.449/1B(part) as per Patta No.2757, Patta Sub division Survey No.449/1B2 as per New Patta No.12036 and new Sub Division Survey No.449/1B2A of Maduravoyal Village, Maduravoyal Taluk, Chennai District.

All put together measuring to the total extent of 27.5 Cents and the entire land being bound on the

NORTH by : Land bearing Survey No.435,
SOUTH by : Land bearing Survey No.449/1B(part),
EAST by : 30 Feet wide Common Passage in Survey No.449/1B1A connecting to Arcot Road,
WEST by : Land bearing Survey No.434,

within Sub-Registration District of VIRUGAMBAKKAM and Registration District of CHENNAI SOUTH.

SCHEDULE-B
(ALLOTTED TO THE OWNERS)

48% of the total built up area along with 5673.05 square feet undivided share of land from and out of Item No.1 & 2 in the Schedule-A mentioned property, as per details attached herewith;

For VENCER HOMES

Partner

S. Revathi

S. Kavitha

S. Hemalatha

SCHEDULE-C
(PROPERTY ALLOTTED TO THE BUILDER)

52% of the total built up area along with 6145.81 square feet undivided share of land from and out of Item No.1 & 2 in the Schedule-A mentioned property, as per details attached herewith;

SCHEDULE-D

SPECIFICATIONS AS PER ANNEXURE AND PLANS/DRAWINGS/SKETCHES

IN WITNESS WHEREOF THE SETTLOR HAS SUBSCRIBED HIS SIGNATURES IN THIS DEED OF SETTLEMENT ON THE DAY, MONTH AND YEAR ABOVE WRITTEN

1. S. Revathi
2.
3. S. Kavitha
4. S. Hemalatha

For VENCER HOMES

Partner

BUILDER

OWNERS

WITNESSES :

1. M. Punniyakoti

(Punniyakoti Mohan) 62 Yrs, S/o.Mohan,

34/33, South West Boag Road, T.Nagar, Chennai – 600017

(Aadhaar No.6532 9298 7468)

2. K. Ravi

(K.Ravi) 59 Yrs, S/o,Kannapillai,

No.11, Flat No.107, Block B, 1st Floor, Vencer Palatine, Arcot Road, Chennai – 600116

(Aadhaar No.8371 3360 3245)

For VENCER HOMES

Partner

ANNEXURE - 1

BUILDING SPECIFICATIONS

- RCC framed structure with plastered masonry walls.
- Foundation & building structural design as per IS standards for earthquake resistance & CRZ zones.
- Fe 500 Steel to be used for Reinforcement from reputed brands like Vizag, Sail, JSW, Jindal etc.
- Cement from reputed brands.
- UPVC windows with mosquito mesh from reputed brands like Saint Gobain or equivalent.
- Laminated Factory made veneered door for Main door with Yale lock & laminated flush doors for other doors.
- Living, Dining, Kitchen & Bedrooms to be finished with large format Vitrified tiles 600x1200 mm from reputed brands like Somany, Kajaria or equivalent.
- Staircase & Lift walls to be finished with Granite threads & Vitrified tile for all common areas.
- SS handrails for staircase and balconies as per design.
- Toilets to be finished with designer tiles from reputed brands, wall dado up to 8' feet from floor level.
- All toilet fixtures from international brands Jaquar, Kohler or equivalent.
- Treated Borewell water for all uses.
- Kitchen will be provided with Black granite table top, Wall tile dado with SS Sink.
- Socket provision for Electric chimney / exhausts fans, Aquagaurd, Washing Machine & Dishwashers.
- 3 phase Electrical connections with Modular switches from Legrand, Havells or equivalent.
- Genset Kirloskar or Mahindra power back up for common areas with 1Kva power back up for every apartment.
- Ten passenger elevators with ARD and power backup from Johnson, OTIS, or equivalent, in accordance with the architect's plan.
- Putty finished interiors with premium emulsion paint from Asian, Nippon, Berger etc.
- Exterior to be finished as per architectural design from reputed brands.

For VENCER HOMES

Partner

S. Revathi

S. Karthik

S. Hemalatha

VENCER ALTARA - UNIT SHARING (LAND OWNERS & VENCER HOMES)

Site Address: M/s Vencer @ Proposed Redential Building Plot No :E1 & E2 ,Madhuravoyal,Chennai - 600116.
Comprised in S.No : 449 / 1B2A & 449 / 1B2B (as per patta) of Madhuravoyal Village

S.No.	Floor	Type	Apt. No.	Carpet Area (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/ Utiltity / Service (Sq.m)	Area of External Walls (Sq.m)	Floor area of the Apt. (Sq.m)	Proportionate Common Area (Sq.m)	Gross Area of the Apt. (Sq.m)	UDS Land Area (Sq.m)	Covered Car Park	Land Owner / Vencer Homes
1	FIRST FLOOR	4BHK + 3T	101	127.81	5.040	4.19	14.51	151.55	30.02	181.57	65.77	2	Revathi & Selvam
2		3BHK + 3T	102	95.36	5.030	2.30	12.13	114.82	22.74	137.56	49.83	1	Kavitha & Hemalatha
3		4BHK + 3T	103	126.51	5.040	4.19	15.01	150.75	29.86	180.61	65.43	2	Revathi & Selvam
4		3BHK + 3T	104	91.54	5.020	3.06	11.46	111.08	22.00	133.08	48.21	1	Kavitha & Hemalatha
5	SECOND FLOOR	4BHK + 3T	201	127.81	5.040	4.19	14.51	151.55	30.02	181.57	65.77	2	Vencer Homes
6		3BHK + 3T	202	95.36	5.030	2.30	12.13	114.82	22.74	137.56	49.83	1	Vencer Homes
7		4BHK + 3T	203	126.51	5.040	4.19	15.01	150.75	29.86	180.61	65.43	2	Vencer Homes
8		3BHK + 3T	204	91.54	5.020	3.06	11.46	111.08	22.00	133.08	48.21	1	Vencer Homes
9	THIRD FLOOR	4BHK + 3T	301	127.81	5.040	4.19	14.51	151.55	30.02	181.57	65.77	2	Vencer Homes
10		3BHK + 3T	302	95.36	5.030	2.30	12.13	114.82	22.74	137.56	49.83	1	Vencer Homes
11		4BHK + 3T	303	126.51	5.040	4.19	15.01	150.75	29.86	180.61	65.43	2	Vencer Homes
12		3BHK + 3T	304	91.54	5.020	3.06	11.46	111.08	22.00	133.08	48.21	1	Vencer Homes
13	FOURTH FLOOR	4BHK + 3T	401	127.81	5.040	4.19	14.51	151.55	30.02	181.57	65.77	2	Vencer Homes
14		3BHK + 3T	402	95.36	5.030	2.30	12.13	114.82	22.74	137.56	49.83	1	Revathi & Selvam
15		4BHK + 3T	403	126.51	5.040	4.19	15.01	150.75	29.86	180.61	65.43	2	Kavitha & Hemalatha
16		3BHK + 3T	404	91.54	5.020	3.06	11.46	111.08	22.00	133.08	48.21	1	Vencer Homes
17	FIFTH FLOOR	4BHK + 3T	501	127.81	5.040	4.19	14.51	151.55	30.02	181.57	65.77	2	Revathi & Selvam
18		3BHK + 3T	502	95.36	5.030	2.30	12.13	114.82	22.74	137.56	49.83	1	Kavitha & Hemalatha
19		4BHK + 4T	503	126.51	5.040	4.19	15.01	150.75	29.86	180.61	65.43	2	Revathi & Selvam

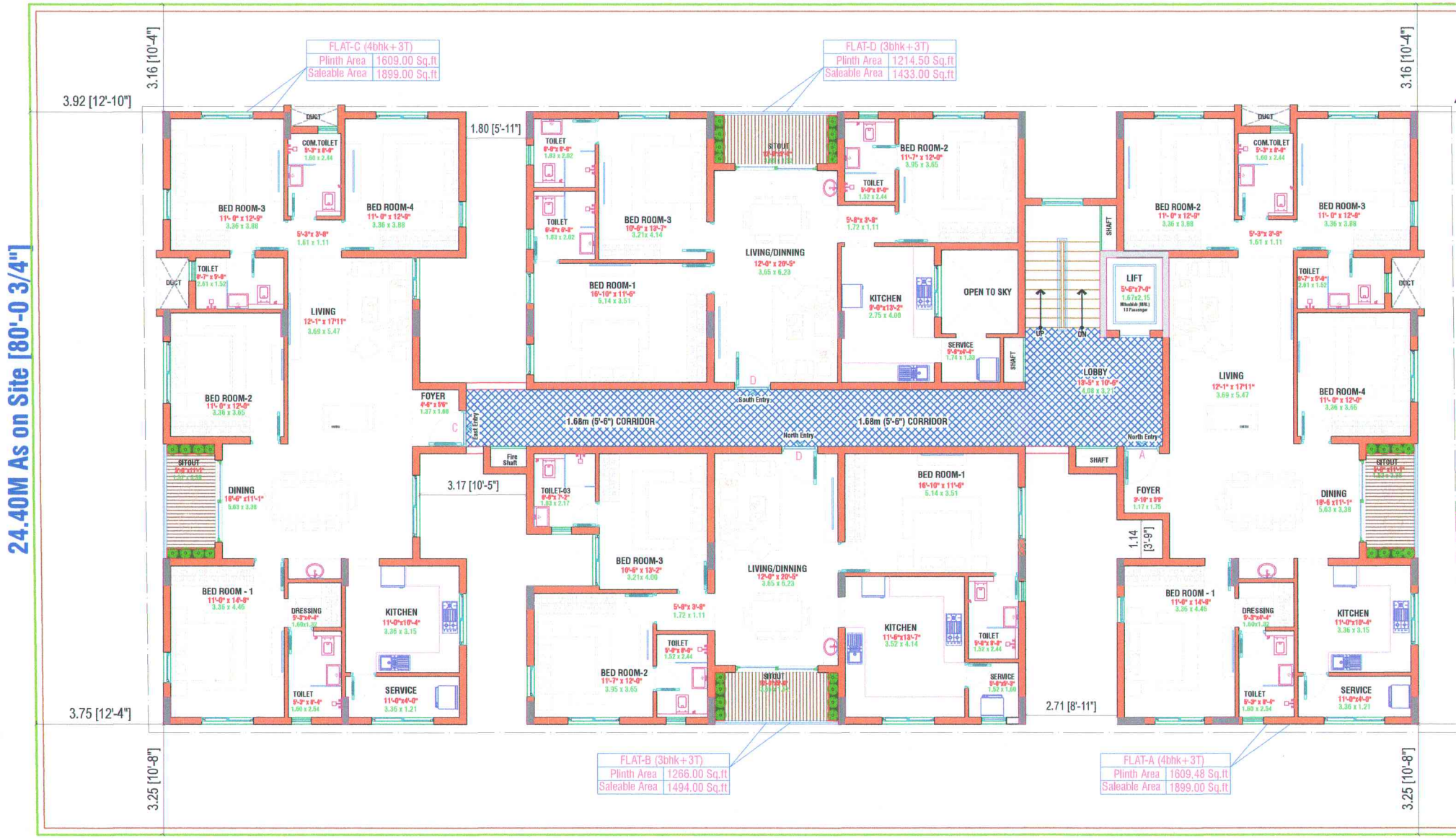
S. Revathi

S. Hemalatha

For VENCER HOMES

Partner

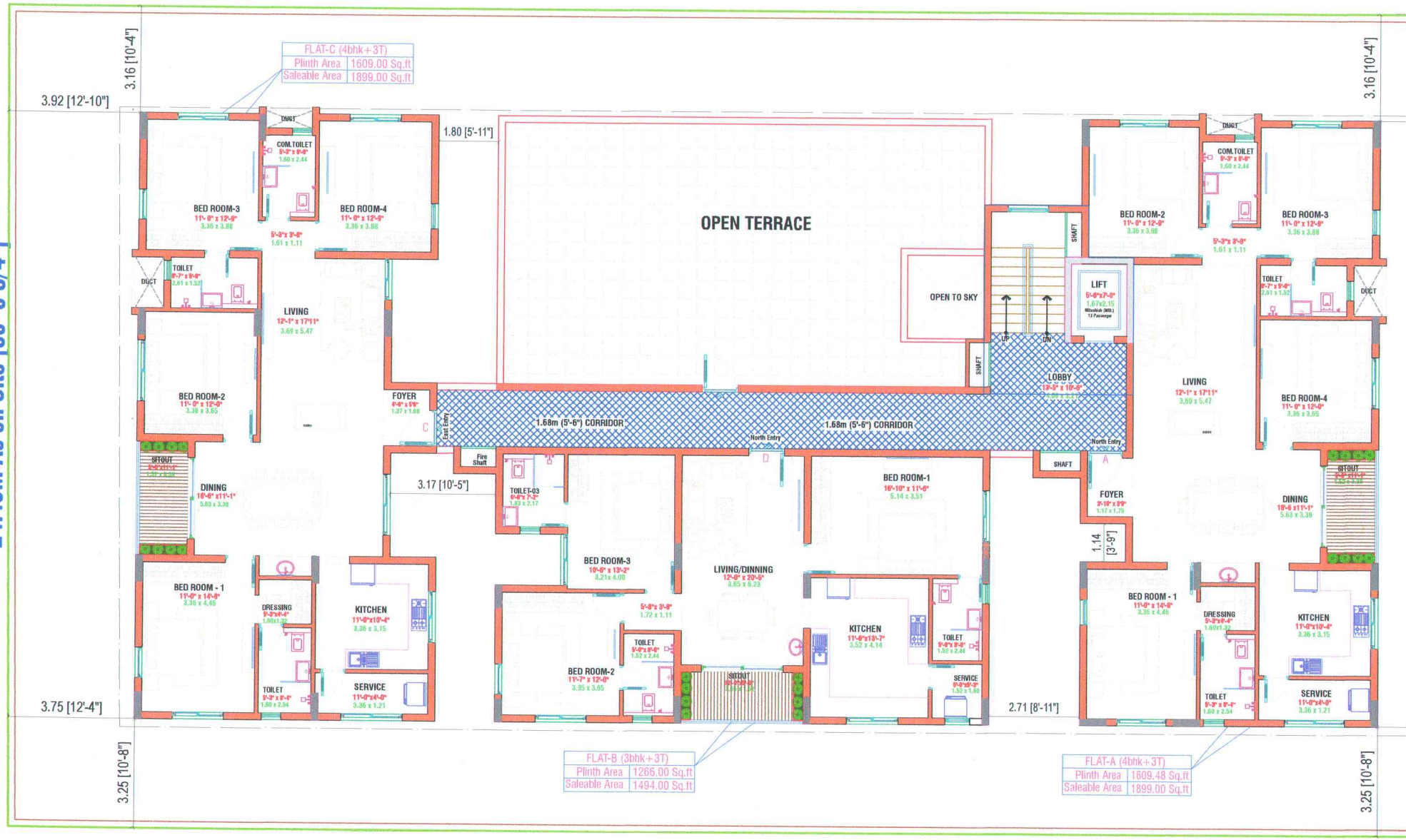
45.00M As on Site [147'-7 3/4"]



45.00M As on Site [147'-7 3/4"]

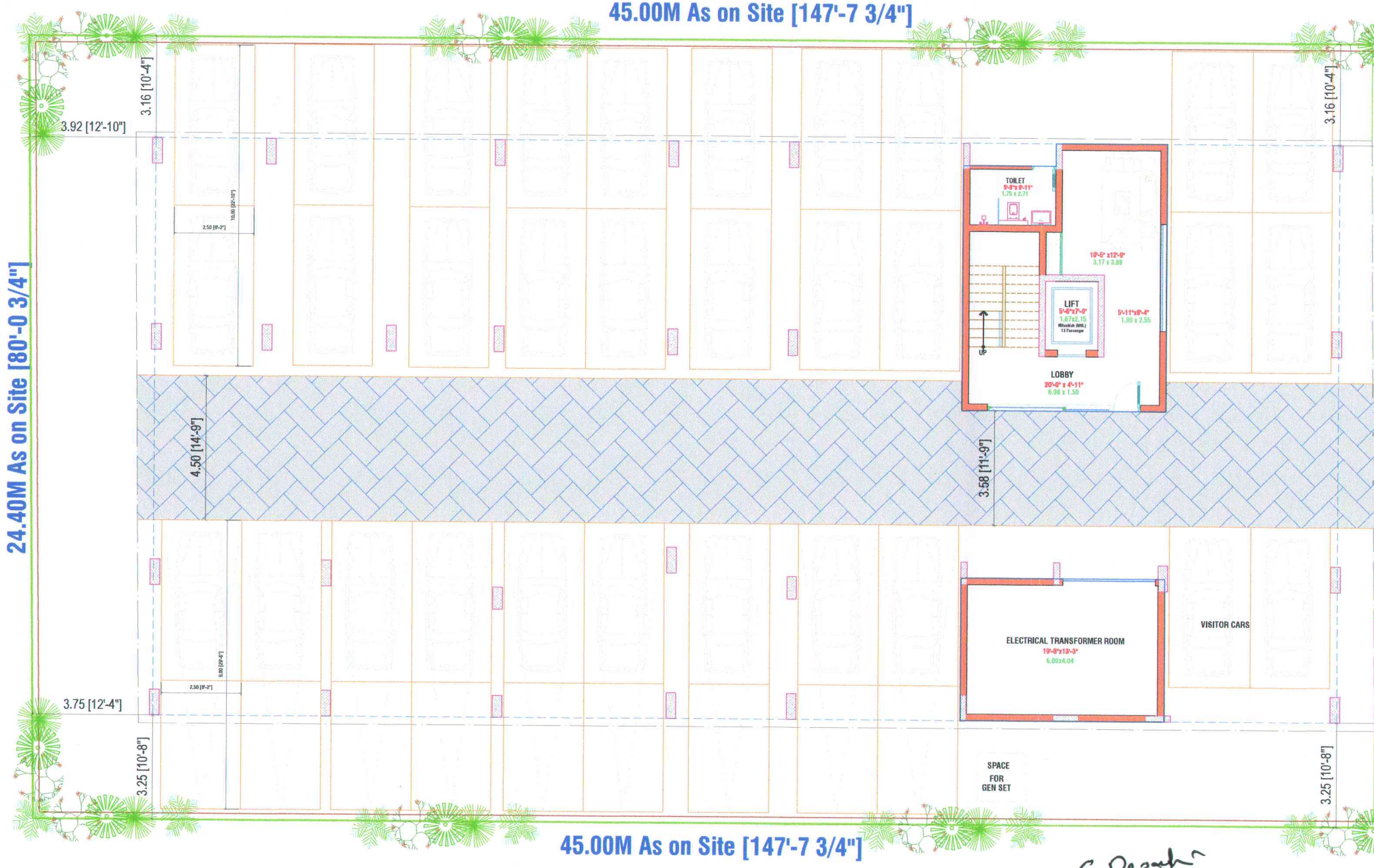
For VENCER HOMES

45.00M As on Site [147'-7 3/4"]



45.00M As on Site [147'-7 3/4"]

For VENCER HOMES



For VENCER HOMES

S. Pegu

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.