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

S.NO	OWNERSHIP DOCS				TSLR FOR T.S.NO:32			GPA IN FAVOUR OF VEENA GARDEN				
	DOCS & DATE NO	T.S.NO	Extent SQ.FT	owner	R.S.NO	extent	OWNER	DOC NO DATE	OWNER	UDS WITH OWNER	UDS RELEASED	UDS RETAIN
	Sale :1526 dt:28/06/2007	32	590	Vidhya shankar								
		Death dt-19/07/2016 vidhya shankar Legal heirs are 1)shanthi 2)Rakshitha										
1	Release deed 1685 dt 14/06/2022	32		Rakshitha in favour of V.SHANTHI half share	32	596	SHANTHI	1885 28/06/24	V.SHANTHI	590	155.02	434.98
2	SALE-2853 08/12/2006		480	Sivasubramaniam				1885 28/06/24	Sivasubramaniam	480	51.74	428.26
3	Sale-780 dt-26/03/1990		514	Vijayalakshmi				1880 28/06/24	Vijayalakshmi	514	0	514
4	Settle-1516 14/07/2021		520.5	Anu shankar				161 29/07/24	Anu shankar	520.5	42.91	477.59
5	Settle-1468 12/05/2023		490	Mr.krishna murthy balaji				1982 08/07/24	Mr.krish murthy balaji	490	12.41	477.59
6	Settle-666 06/03/2023		520	C.k. Raja raman				1885 28/06/24	C.k.Raja raman	520	179.19	340.81
7	Ssale-781 26/03/1990		350	R.srinivasan				1885 28/06/24	R.Srinivasan	350	101.12	248.88
8	Settle-665 06/03/2023		363	Kedarinathan				1880 28/06/24	Kedarinathan	363	0	363
9	Settle-1526 18/05/2023		570	Aishwarya sudhakar				2193 26/07/24	Aishwarya sudhakar	570	0	570
10	Sale 783 dt-26/03/1990		370	G.Rankanayaki								
		Death dt-26/04/2016 Legal heirs are 1)vasanthi 2)Madhavan										
	Release-1657 13/06/2022		370	Madhavan in favour of Vasanthi				1880 28/06/24	Vasanthi	370	0	370

				half share								
11	Sale-1729 09/09/1999		378	Kalyanaraman				1885 28/06/24	Kalyanaraman	378	108.94	269.06
12	Sale-1125 18/05/2012		378	Vijaya raghavan				1885 28/06/24	Vijaya raghavan	378	37.19	340.81
13	Sale 2056 dt-26/03/1990		370	Neelayathakshi								
		Death dt-24/02/2023 Legal heirs 1)neelayathakshi 2)ashok srinivasan 3)aishwarya										
	Release-2386 14/08/2024			Ashok srinivasan and aishwarya in favour of Neelayathakshi 2/3rd share				2457 23/08/24	Neelayathakshi	370	370	0
14	Sale 1483 dt-12/10/1989		As per page no 3 of document 490 retained out of 6356 sq.ft to the party 5 thiru murali					1885 28/06/24	Murali	490	220.94	269.06
TOTAL			6383.5 SQ.FT							6383.5 SQ.FT	1279.46 SQ.FT	5104.04 SQ.FT

JOINT DEVELOPMENT AGREEMENT DATED - BETWEEN OWNERS AND DEVELOPER			
S.NO	OWNERS SHARE		
	NAME OF OWNERS	FLAT NO	UDS (SQ.FT)
1	Aishwarya sudhakar	1ST FLOOR	606
2	C.k. Raja raman	1ST FLOOR	340
3	Murali and others	1ST FLOOR	268
4	Neelayathakshi	1ST FLOOR	435
5	Mr.krishna murthy balaji	1ST FLOOR	478
6	Sivasubramaniam	2ND FLOOR	428
7	Vijayalakshmi	2ND FLOOR	512
8	Kalyanaraman	2ND FLOOR	268
9	V.SHANTHI	2ND FLOOR	435
10	Anu shankar	2ND FLOOR	478
11	Kedarinathan	3RD FLOOR	606
12	Vijaya raghavan	3RD FLOOR	340
13	R.srinivasan	3RD FLOOR	205
14	Vasanthi	3RD FLOOR	613
			6012 SQ FT
15	Developer share	3rd floor	372 sq.ft
TOTAL		15 FLATS	6384 SQ.FT

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.