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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DIGITALLY VERIFIED RECORD

From

Mrs. P. Premalakshmi,
W/o. T. Prushothaman,
No.19/63, Gajapathy Street,
Shenoy Nagar, Chennai – 600030,

10th August 2026

To

TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
Chinthamani Complex, Ist Ave, G Block,
Annanagar East, Chennai- 600 102
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Sub : CLARIFICATION OF DECLARATION DEED
Ref : TNRERA/PBF/0399/2026 DT. 27.02.2026

It is hereby clarified that in the Declaration Deed dated 05.11.2024, the reference to the property having been "purchased" from Mrs. Subadra Devi alias Kuttiammal, wife of Late Dr. P.M. Venugopal, under a "Sale Deed dated 07.11.1980, registered as Document No.4890/1980" was mentioned inadvertently and is an erroneous description.

The correct position is that the said property was settled in favour of the Declarant under a Settlement Deed dated 07.11.1980, registered as Document No.4890/1980 in the office of the Sub-Registrar, Sembiam.

I further state that, in the said Declaration Deed, the reference to the Town Survey particulars as "Block No.16, T.S. No.13, Old Survey No.34/5" in Page No.17, Line No.6, was stated to be erroneous, whereas the correct particulars are "Block No.20, T.S. No.61, Old Survey No.34/9", as per the Extract from the Permanent Land Register issued by the Zonal Deputy Tahsildar, Aminjikarai, dated 06.09.2024.

I state that the facts stated above are true and correct to the best of my knowledge, belief and information.

I kindly request you to consider the above facts and issue the TNRERA approval.

Thanking you in advance

Regards

P Premalakshmi

P. Premalakshmi

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.