Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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GPA DOCUMENT					
Sl.No	**T.Survey Nos**	**Doc No & dated**	**Executed By**	**Infavour of**	**Extent (Sq.ft.)**
1.	**T.S.NO: 35/5**	**82/2025 Dated 05/05/2025**	**Arun Krishnan**	**Ms.VAKAMAN VIRTUE PVT LTD**	**15.48**
2.		**85/2025 Dated 11/05/2025**	**UDAYAKUMAR VASANTHI**		**102.10**
3.		**695/2026 Dated 13/02/2026**	**1.N CHARLES RAJKUMAR 2.R MAHESWARI 3.PRIYANKA 4.H SNEHA**		**245.73**
4.		**1267/2025 Dated 29/01/2025**	**1.A SRINIVASAN 2.R P JAYAVELAN 3.S GOPAL 4.R RAJESWARI 5.MEENAKSHI GOPAL 6.SHANTHI SHEKHAR 7.VIDHYA RAJAGOPALAN 8.CHELLAMMAL GANGAMUTHU 9.K MALLIESWAREE 10.M L RANI 11.JABEEN SULTANA 12.LAKSHMI GOPALAKRISHNAN 13.SATYA SREENIVASULU REDDY BADDIPUDI 14.HIMBINDU 15.S JAYAPRAKASH**		**1426**
5.		**1268/2025 Dated 19/02/2025**	**1.M SRIVIDYA 2.N ALAMELU 3.T R PRABAKARAN 4.R PRAKASH**		**452.28**
6.		**1299/2025 Dated 25/03/2025**	**1.SEETHALAKSHMI KRISHNAN 2.HARISH KRISHNAN 3.R MARY FLORENCE YASHINI**		**183.21**
7.		**2149/2025 Dated 19/05/2025**	**R AROCKIA XAVIER ANNIE**		**147.60**
8.		**2603/2025 Dated 16/06/2025**	**A SUNITHA**		**102.10**
TOTAL					**2675**

PATTA			
Sl.No	**T.Survey Nos**	**Infavour of**	**Extent (Sq.m.)**
1	35/5	1.A.SRINIVASAN 2.S.GOPAL 3.R.RAJESWARI 4.A.SUNITHA 5.HARISH KRISHNAN 6.ARUN KRISHNAN 7.SHANTHI SHEKHAR 8.VIDHYA RAJAGOPALAN 9.N.ALAMELU 10.CHELLAMMAL GENGAMUTHU 11.R.PRAKASH 12.K.MALLIESWARI LIFE INTREST ONLY AND M.L.RANI 13.HIMABINDU 14.AROCKIA XAVIER ANNIE.R 15.JABEEN SULTANA 16.S.GOPAL 17.MAHESWARI.R 18.SNEHA.H 19.PRIYANKA 20.U.VASANTHI 21.LAKSHMI GOPALAKRISHNAN 22.T.R.PRABHAKARAN 23.SATYA SREENIVASULU REDDY BADDIPUDI 24.S.JAYAPRAKASH 25.MEENAKSHI GOPAL 26.S.N.SEETHALAKSHMI 27.M.CHARLES RAJKUMAR 28.M.SRIVIDYA 29.R.P.JEYAVELAN 30.R.MARY FLORENCE YASHINI	627.00

Sale document					
Sl.No	**Flats No.**	**Town Survey No**	**Doc No & dated**	**Infavour of**	**Extent (Sq.ft.)**
1	1	35	SALE DEED Doc No: 190/2002 Dated: 28.01.2002	A. SRINIVASAN	373
2	2	35	SALE DEED Doc No: 3883/1990 Dated: 13.08.1990	1. SEETHALAKSHMI KRISHNAN 2. HARISH KRISHNAN 3. ARUN KRISHNAN	250
3	3	35	SALE DEED Doc No: 954/2017 Dated: 15.03.2017	M CHARLES RAJKUMAR	248
4	4	35/5	SALE DEED Doc No: 4329/2017 Dated:09.11.2017	M SRIVIDYA	243
5	5	35	SALE DEED Doc No: 1733/1989 Dated:26.04.1989	R P JAYAVELAN	289
6	6	35/5	SETTLEMENT DEED Doc No: 1269/2025 Dated:29.01.2025	R MARY FLORENCE YASHINI	255
7	7	35/5	SETTLEMENT DEED Doc No: 1808/2021 Dated:29.04.2025	S GOPAL	373
8	8	35	SALE DEED Doc No: 960/2006 Dated:03.03.2006	S RAJAGOPALAN Died on 17.10.2016 Legal heir **1.R RAJESWARI** **2.MEENAKSHI GOPAL** **3.SHANTHI SHEKHAR** **4.VIDHYA RAJAGOPALAN**	258
9	9	35/5	RELEASE DEED Doc No: 3074/2024 Dated:26.07.2024	N ALAMELU	255
10	10	35	SALE DEED Doc No: 214/1989 Dated:28.05.1989	CHELLAMMAL GANGAMUTHU	375
11	11	35	SALE DEED Doc No: 4117/2008 Dated: 03.12.2008	R. PRAKASH	270
12	12	35/5	SETTLEMENT DEED Doc No: 3283/2011	K. MALLIESWAREE & M.L. RANI (LIFETIME SETTLEE)	525

			Dated: 03.10.2011		
13	13	35/5	SETTLEMENT DEED Doc No: 1270/2025 Dated: 15.03.2025	AROCKIA XAVIER ANNIE	373
14	14	35	SALE DEED Doc No: 2423/2018 Dated: 26.06.2018	A SUNITHA	258
15	15	35	SALE DEED Doc No: 3932/2003 Dated: 27.10.2003	JABEEN SULTANA	255
16	16	35/5	SALE DEED Doc No: 2768/2007 Dated: 25.07.2007	S. GOPAL	375
17	17	35	SALE DEED Doc No: 3751/2012 Dated: 02.11.2012	R. MAHESWARI PRIYANAKA H SNEHA	373
18	18	35/5	SETTLEMENT DEED Doc No: 1404/2025 Dated: 02.04.2025	U. VASANTHI	258
19	19	35	SALE DEED Doc No: 2696/1998 Dated: 10.09.1998	LAKSHMI GOPALAKRISHNAN	255
20	20	35	SALE DEED Doc No: 2516/1989 Dated:	T.R. PRABHAKARAN	375
21	21	35	SALE DEED Doc No: 4232/2005 Dated:17.10.2005	SATYA SREENIVASALU REDDY BADDIPUDI & HIMABINDU	270
22	22	35/5	SALE DEED Doc No: 3204/2011 Dated:27.09.2011	S. JAYAPRAKASH	255
TOTAL					6761 sq.ft(or) 628.11 sq.m

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.