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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DOCUMENT HISTORY

Applicant : Th./Sm Sucharita & 7 others

S.NO	Document Details	Doc.No:/ Year	Page No From	Page No To	Previous Owner	Present owner	Survey No	Extent	Land use:
1	Sale deed	1034 / 27.4.1960			S. Vijayalakshmi ammal S. Kasthuri	S. Radha S. Sathya Chandran	31	2.66acres	Village Name: Seevaram
		Radha Srinivasan died death & Leglier enclosed							CMDA Layout No:
		Leglier: 1. Sulochana Rajendran, 2. Lakshmi Sathyachandran							DTCP Layout No:
					3. R.S. Jayant, 4. R.K. Sasankh, 5. R.S. Nikunj				Un approved Layout:
					6. R. Sucharita, 7. R. Vinata, 8. S. Rudra Prakash				Encumbrance Certificate
					9. S. Sanath kumar				
		S. Sathya Chandran died death & Leglier enclosed							
		Leglier:			1. Lakshmi Sathyachandran				
					2. S. Rudra Prakash				TSLR / Patta in favour of : R. Sucharita & 7 others Patta No: 3428 Survey No: 31/1A1A1C
					3. S. Sanath kumar				Extend: 1578.00 m²

Previous Building Plan Sanctioned, if any

Sub-Division approval, if any

DOCUMENT HISTORY

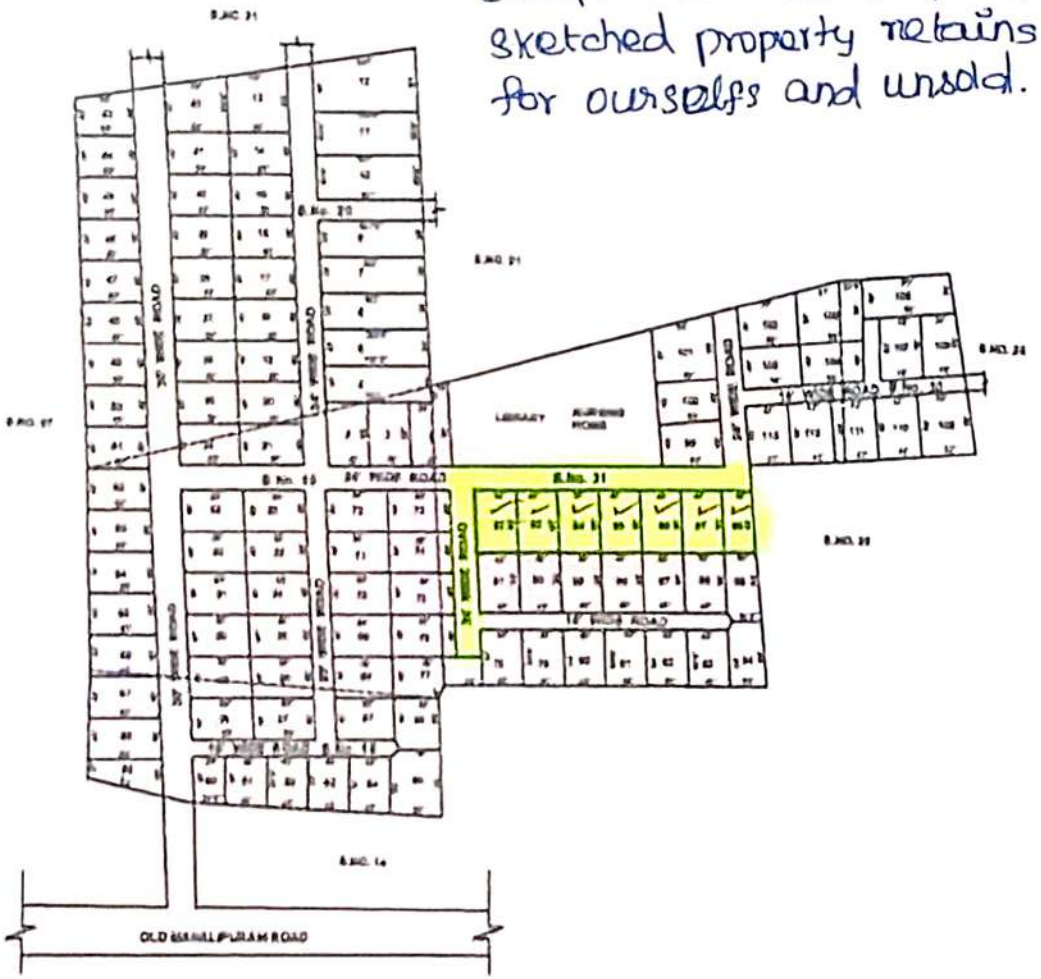
Applicant : Th./Sm

S.NO	Document Details	Doc.No:/ Year	Page No		Previous Owner	Present owner	Survey No	Extent	Land use:
			From	To					
		Sukochana Rajendran died death & Legtier enclosed							Village Name:
		Legtier: 1. Sucharita.R. 2. Vinata.R							CMDA Layout No:
									DTCP Layout No:
		Current owners:							Un approved Layout:
				1. Lakshmi Sathyachandran					
				2. R. Sucharita					Encumbrance Certificate
				3. S. Sanath kumar					
				4. R.S. Jayant					
				5. R.S. Nikunj					
				6. S. Rudraprakash					
				7. R.K. Sasankh					
				8. R. Vinata					
				9.					
									TSLR / Patta in favour of :

Previous Building Plan Sanctioned,if any

Sub-Division approval, if any

This total property belongs to us. We sold all properties except sketched. property sketched property retains for ourselfs and unsold.



AREA STATEMENT

TOTAL EXTENT (AS PER FRAME WORK)	:	33056 Sq.M
ROAD AREA	:	6350 Sq.M
PLOTTABLE AREA	:	26706 Sq.M
TOTAL NO. OF PLOTS	:	113

NOTE:

1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER DR 29.

2) THE GREATER CHENNAI CORPORATION TO ENSURE THAT ALL THE ROADS ARE VESTED WITH THEM.

CONDITIONS:

1) As per G.O (ms).no.78 h & ud ud4 (3) department dt. 04.05.2017 and G.O (Ms). No. 172 H & UD(UD4 (3) dept. dated 13.10.2017the individual plots to be regularised separately after approval of lay out framework.

2) only those unapproved layouts where in a part or full number of plots have been sold through a registered sale deed as on 20 th October 2016 shall be Considered for regularization under these rules.

3) As per G.O (Ms) No.172 H & UD (UD4 (3) Dept dt.13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG ROAD

PPD / LO (Regulation 2017) NO. 10 / 2018

APPROVED

VIDE LETTER NO. Reg.L/17431/2017

DATE /12/2018

OFFICE COPY

IN PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NOS 18,19,20,30&31,AT SEEVARAM VILLAGE, GREATER CHENNAI CORPORATION AS PER G.O.(Ms) No 78 H & UD UD4 (3) DEPARTMENT DT. 4.05.2017 AND G.O.(Ms) No 172 H & UD UD4 (3) DEPARTMENT DT. 13.10.2017

SCALE : 1:500 ALL MEASUREMENTS ARE IN METRES

100 Rs.



No 856
Re. 3.60

Miss. S. Radha Rs 3 Rs one hundred only

665

V. Andimuthu

THIS DEED OF SALE executed at Madras this 27th day of April 1960 by (1) Srimathi S. Vijayalakshmi Ammal, aged about 46 years, wife of late H.R. Srinivasachari, residing at Perungudi Village, Saidapet Taluk, and (2) Sri S. Kasthuri Rangan, aged about 20 years, son of the late Sri H.R. Srinivasachari also residing in the said village Perungudi hereinafter called the Vendors to and in favour of Kumari S. Radha aged about 26 years, and (2) Sri S. Satyachandran, aged about 24 years, daughter and son respectively of Sri K. Srinivasan, residing at No.14, Chari Street, Tyagarayanagar, Madras-17 hereinafter called the Purchasers (the terms Vendors and Purchasers shall wherever they occur mean and include their heirs, legal representatives, administrators, executors and assigns), witnesseth as follows:-

WHEREAS THE VENDORS are fully and absolutely seized and possessed of all that piece and parcel of Punja lands bearing Survey Nos. 4-2B, 18, 19, 20, 30, and 31 in Seevaram village of

S. Vijayalaxmi ammal
S. Kasturi

1034

Presented in the Office of the Sub-Registrar
on the 27th day of April 1951
at 4.30 P.M.

Rs. 4300

S. Radha
Executant



1) S. Vijayalakshmi aged wife of
H.C. Srinivasa Perumal
2) S. Kasturi Sworn No(1) Student Do residence.



V.6 Student

Brother

1 A.K. Pushpa Rani, Matron, residing at
Co. Samaritan's Mandaveli
Madras-28.

— M. Kamappa Naicker Sworn Manickam Naicker V.14. Rengasamy

27th April 1951

1034
580
4429 to 4445

29th April 1951

Sub-Registrar

100 Rs.



No 333
4.3.60.
2.

Rs 88 S. Radha Reddy
One hundred

A. Shamsuddin
A. SHAMSUDDIN.
STAMP VENDER
RENT CONTROLLER'S OFFICE BLDG.
MOUNT ROAD: MADRAS-2. 4.3.60

-2-

Saidapet Taluk, more particularly described in the schedule hereunder and herein referred to as 'the property' having purchased the same from Sri C. Arumugha Naicker, son of late Sri Kandaswami Naicker a merchant under the sale deed dated 14-10-1945 and registered as document No.1809 in the Office of the Sub Registrar at Saidapet;

S.V. S.R. S.K.

WHEREAS THE SAID PROPERTY along with other properties belonging to the Vendors was mortgaged to Sri Khivraj Chordia under a mortgage deed dated 20-10-1945 and registered as document No.1971 of 1945 in the Office of the Sub Registrar at Saidapet;

WHEREAS THE MORTGAGEE obtained a decree dated 4-4-1955 in O.S.No.80 of 1952 on the file of the Sub Court, Chingleput on foot of the aforesaid mortgage;

WHEREAS THE FIRST VENDOR herein filed O.S.No.67 of 1958 in the Court of the Subordinate Judge, Chingleput to set aside the decree in O.S.No.80 of 1952 and WHEREAS the parties settled the said suit out of court and the suit was accordingly dismissed each party bearing his or her costs; S. Vijayalaxmi Ammal
S. Kasturi

100 Rs.



No 1012
Dt. 3.60

Rs one hundred
Thiss. S. Radha Reddy
P. R. Rajagopalan
P. R. Lakshmanan,
P. V. [illegible]
Madras-29.

WHEREAS in pursuance of the aforesaid settlement, the first Vendor paid Rs.5000/- to the mortgagee-decree holder (Khivraj Chordia) which sum she borrowed from the PURCHASERS herein in discharge of the amount due under the decree and the decree holder entered full satisfaction of the decree in O.S.No.80 of 1952 on the file of the Sub Court, Chingleput;

WHEREAS THE MORTGAGEE-DECREE HOLDER handed back the mortgage deed to the FIRST VENDOR herein duly cancelled along with the original sale deed dated 14-10-1945;

WHEREAS THE PURCHASERS have paid Rs.4500/- (Rupees Four Thousand five hundred only) to the VENDORS on 6th day of October 1959 in accordance with their request;

WHEREAS THE LESSEE(Sri V.M. Muniswami Naicker)of the Thope standing on the property has for consideration 'surrendered and released all his rights in the Casurina trees in the said property under the lease deed in his favour;

S. Vijayalakshmi
S. Kasturi

100 Rs.



No 1013
A.360

Rs one hundred
Miss S. Radha Reddy

P. R. Radhakrishnan
P. R. Radhakrishnan
B. V. Ambujakshi
Madras-29

WHEREAS THE VENDORS OFFERED to sell the property to the PURCHASERS for a sum and consideration of Rs.9500/- and the PURCHASERS have agreed to purchase the same for the said sum of Rs.9500/-;

NOW THIS INDENTURE WITNESSETH that in consideration of Rs.9500/- (Rupees Nine Thousand five hundred only) paid by the PURCHASERS to the VENDORS in the manner set out above, the receipt of which the VENDORS do hereby acknowledge and acquit the PURCHASERS from any other payment thereof, the VENDORS do hereby by way of absolute sale, convey, transfer and assign the property to the PURCHASERS with all rights, water ways passages, drains, water courses, wells, casurina plants and other trees in the property with all legal and customary rights, easements, licences, advantages, amenities, benefits and appurtenances, incidental or accessory for the enjoyment of the property with all rights, title and interest and claims and demands of the VENDORS to the property.

S. Vijayalakshmi Ammal
S. Kasturi

100 Rs.



No 1014
dt. 3.60

one Hundred Rupees only
Miss. S. Radha Reddy

P. R. Radhakrishnan
P. R. Radhakrishnan,
S. V. AMIN JIKARAL
Guardian 29.

TO HAVE AND TO HOLD THE PROPERTY UNTO THE USE OF THE PURCHASERS to be enjoyed by them for ever and from generation to generation freely and absolutely with all rights of enjoyment and possession as regards the property receiving therefrom the rents, profits and income without any interruption, obstruction, eviction, claim or demand by or from any person whatsoever.

S.V. S.K

THE VENDORS DO HEREBY DECLARE AND COVENANT WITH THE PURCHASERS that the VENDORS are absolutely entitled to the said property, that the VENDORS have the sole and unqualified right to sell the property and that no others have any manner of claim right, title or interest in the property, that there are no suits, appeals or petitions pending in any court in which any question relating to the property is in issue and there are no attachments, proclamations or orders relating to the property which in any way prevent its alienation and that the VENDORS have done no act or omitted to do any act or have not entered

S. Vijayalakshmi Ammal
S. Kasturi

50Rs.



No 1015
4.3.60

Ki88.. S. Radha Reddy
To File
P. R. Radhakrishnan
P. R. Radhakrishnan,
S. V. AMINJIKARAI.

into any agreement or have offered the property as security for the performance of any agreement or discharge of any duty obligation whereby the property will in any way be affected in title or estate of the PURCHASERS by such deed, that there are no mortgages, charges, liens or encumbrances on the property that the documents in the custody of the VENDORS are the only documents of title relating to the property and that there are no others, that the VENDORS have paid upto date all taxes and charges of public nature.

THE VENDORS DO FURTHER COVENANT WITH THE PURCHASERS that for a breach of failure of any of the conditions, covenants stipulations and declarations in this INDENTURE the VENDORS do agree to indemnify the PURCHASERS personally and from and out of their other properties to the extent to which the PURCHASERS may suffer by reason of such failure or breach, and that the PURCHASERS may have the Patta and the Collector's - Certificate transferred in ~~their~~ name and the VENDORS shall at

S.R S.V. S.K

S. Vijayalakshmiammal
S. Kasturi

50Rs.



No 1016
4.3.60

Rs Fifty only.
Miss. S. Radha Reddy

P. R. Radhakrishnan
P. R. Radhakrishnan,
S. V. AMINJIKARAI.

all reasonable times and at the request of PURCHASERS do all such acts and things for further and better assuring the title and name of the PURCHASERS to the property that the VENDORS shall out of their ows funds defend or help the PURCHASERS to defend any adverse claim suit or proceeding relating to the property.

IN WITNESS WHEREOF THE VENDORS HAVE HERE UNTO SET their hands this day and Year first above written in the presence of:

Schedule.

Lands situate in Village No.144 Seevaram Village, Saidapet Sub District, Chingleput District as set out hereunder:-

S. Vijayalaxmiammal
S. Kasturi

40Rs.



No 1178 Miss. S. Radha Retired
4.3.60 Bombay.

R. Subramaniam
Stamp Vendor,
ANNAPILLAI STREET,
MADRAS-1.

		Extent.
Punja Survey No.14/2-B	-	0.89 acres
" " 18	-	0.91 "
" " 19	-	1.95 "
" " 20	-	2.59 "
" " 30	-	0.47 "
" " 31	-	2.66 "
	Total.	9.47 "

(Nine acres and forty seven cents).

Bounded on the West by the Mahabalipuram Road and lands belonging to Sri Marudeeswaran; on the North by the lands belonging to Sri K.K. Srinivasa Pillai and Srimathi - Essakki Ammal; on the East by the lands belonging to -

S. Vijayalaxmi ammal

S. Kasturi



No 627 Miss. S. Radha Retired
A. 3. 60 as Trustee of
Smt. Subbammal
& Smt Reddi

Sri Veerabadra Naicker and Sri B.S. Mallayya and on the South by the lands belonging to Minor Viswanath, six pieces measuring 9.47 acres.

Witnesses. Vendors.

1. 10, Sambuvudan St. Mandaveli Madras 28 1. Smt. S. Vijayalakshmiammal

2. S. Velayudhanmalai St T. Nagar Madras 2. S. Kasturi

19. Ramya Naik

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.