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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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Ownership flow chart									
Survey Number as per approved	Patta				Document				
	Patta	Owner	Survey Number	Extent (Sq.m)	Doc No	date	Owner	Survey Number	Extent (sq.m)
171/1A	1587	Beena Madhavan	171/1A	500	8328/2006	19.09.2006	Mrs. Beena Madhavan	171/1A	488
171/1B2	2608	Sabitha	171/1B2	450	4962/2013	13.04.2013	D. Sabitha	171/1B2	448
171/1B1	3031	M/s. Shoreline Development Limited	171/1B1	450	5204/2019	24.04.2019	M/s. Shoreline Development Limited	171/1B1	448
171/1B3A			171/1B3A	150	5109/2015	16.04.2015	M/s. Shoreline Development Limited	171/1B3A	153
171/1B3B	3574	Aaalam & Nethra	171/1B3B	150	3766/2025 SD	18.02.2025	Aaalam & Nethra	171/1B3B	163
171/1B4	1587	Beena Madhavan	171/1B4	350	8328/2006	19.09.2006	Mrs. Beena Madhavan	171/1B4	326
171/1B5A	3574	Aaalam & Nethra	171/1B5A	150	3766/2025 SD	18.02.2025	Aaalam & Nethra	171/1B5A	163
171/1B5B	3031	M/s. Shoreline Development Limited	171/1B5B	150	5109/2015	16.04.2015	M/s. Shoreline Development Limited	171/1B5B	153
171/1B6A	3574		171/1B6A	150	3766/2025 SD	18.02.2025	Aaalam & Nethra	171/1B6A	163
171/1B6B	3031	M/s. Shoreline Development Limited	171/1B6B	200	5109/2015	16.04.2015	M/s. Shoreline Development Limited	171/1B6B	204
173/1B	3574		173/1B	250	3766/2025 SD	18.02.2025	Aaalam & Nethra	173/1B	244
173/1C	1587	Beena Madhavan	173/1C	250	8328/2006	19.09.2006	Mrs. Beena Madhavan	173/1C	244
173/3A	3574	Aaalam & Nethra	173/3A	250	3766/2025 SD	18.02.2025	Aaalam & Nethra	173/3A	244
173/3B	1587	Beena Madhavan	173/3B	150	8328/2006	19.09.2006	Mrs. Beena Madhavan	173/3B	163
173/4	1617	Vijayalakshmi	173/4	350	1668/2005	07.03.2005	Mrs. P. Vijayalakshmi	173/4	366
173/5A1	1587	Beena Madhavan	173/5A1	100	8328/2006	19.09.2006	Mrs. Beena Madhavan	173/5A1	102
173/5A2	2531	Bhavani	173/5A2	200	2520/2010	15.11.2024	Mrs. P. Bhavani	173/5A2	163
173/5A3	3134	Nagarjun Sedupathi	173/5A3	550	14054/2023	07.06.2023	Mr. Naagarjun Sethuppathy	173/5A3	570
173/5A6	2651	Sethupathy Eletronics	173/5A6	300	9360/2025	23.04.2025	Sethupathy Eletronics	173/5A6	305
173/5A7	2531	Mrs. P. Bhavani	173/5A7	300	2520/2010	15.11.2024	Mrs. P. Bhavani	173/5A7	163
173/5A8	3032	Venkatesh	173/5A8	400	1861/2007	22.02.2007	Mr. R.S. Venkatesh	173/5A8	407
173/5A9	1587	Beena Madhavan	173/5A9	250	8328/2006	19.09.2006	Mrs. Beena Madhavan	173/5A9	244
173/5A10	3574	Aaalam & Nethra	173/5A10	350	3766/2025 SD	18.02.2025	Aaalam & Nethra	173/5A10	366
173/5A11	1774	Saravan Kumar Raju	173/5A11	300	11272/2006	20.12.2006	Mr. P . Shravan kumar Raju	173/5A11	305
173/5A12	3574	Aaalam & Nethra	173/5A12	300	3766/2025 SD	18.02.2025	Aaalam & Nethra	173/5A12	305
173/5A13	1588	Rajkumar Sedupathi	173/5A13	300	9088/2006	16.10.2006	Rajkumar Sethupathy	173/5A13	305
173/5A14	2531	Mrs. P. Bhavani	173/5A14	450	2520/2010	15.11.2024	Mrs. P. Bhavani	173/5A14	488
173/5A15	2531	Bhavani	173/5A15	300	2520/2010	15.11.2024	Mrs. P. Bhavani	173/5A15	326
173/5A16	3035	Prerna Dar	173/5A16A	300	5417/2025 SD	10.02.2025	Road	173/5A16	305
173/5A17	2652	M/s. Southern Resorts and Motels Pvt. Ltd	173/5A17	1100	10561/2006	5.12.2006	Souther Resorts	173/5A17	1099
173/5B	3033	Shree Krishna	173/5B	350	8720/2006	29.09.2006	N. Sri Krishna	173/5B	305
173/1A	2651	M/s. Sethupathy Electronic Sound	173/1A	550	9360/2025	23.04.2025	M/s. Sethupathy Electronic Sound	173/1A	488
173/2	3035	Prerna Dar	173/2	500	5417/2025 SD	10.02.2025	Prerna Dar	173/2	
173/5A4	2608	Sabitha	173/5A4	450	4962/2013	13.04.2013	D. Sabitha	173/5A4	448
175/1A1	3523	Aaalam & Nethra	175/1A1A	99	1101/2025 SD	23.12.2025	Road	175/1A1A	305
			175/1A1B	94			Road	175/1A1B	
			175/1A1C	90			Aaalam&Nethra	175/1A1C	
			175/1A1D	17			Aaalam&Nethra	175/1A1D	
175/1A2	2531	Mrs. P. Bhavani	175/1A2	300	2520/2010	15.11.2024	Mrs. P. Bhavani	175/1A2	326
175/1A3	2530	Lakshmi Chandra Kala	175/1A3	550	4957/2004	8.11.2004	Mrs. P. Lakshmi Chandra Kala	175/1A3	438
175/1B1A	1617	Vijayalakshmi	175/1B1A	150	1668/2005	07.03.2005	Mrs. P. Vijayalakshmi	175/1B1A	163

175/1B1B	2651	M/s. Sethupathy Electronic Sound Processors Private Ltd.	175/1B1B	150	7517/2006	28.08.2006	Sethupathy	175/1B1B	163
175/1B2A	1588	Rajkumar Sedupathi	175/1B2A	150	9088/2006	16.10.2006	Rajkumar Sethupathy	175/1B2A	163
175/1B2B	3574	Aaalam & Nethra	175/1B2B	150	3766/2025 SD	18.02.2025	Aaalam & Nethra	175/1B2B	163
175/1C1A	3574	Aaalam & Nethra	175/1C1A	550	3766/2025 SD	18.02.2025	Aaalam & Nethra	175/1C1A	549
175/1D1A	1588	Rajkumar Sedupathi	175/1D1A	250	9088/2006	16.10.2006	Rajkumar Sethupathy	175/1D1A	254
175/1D1B	3574	Aaalam & Nethra	175/1D1B	250	3766/2025 SD	18.02.2025	Aaalam & Nethra	175/1D1B	244
175/2	3574	Aaalam & Nethra	175/2	400	3766/2025 SD	18.02.2025	Aaalam & Nethra	175/2	407
175/1C1C	2651	M/s. Sethupathy Electronic Sound Processors Private Ltd. Sethupathy	175/1C1C	350	9360/2025	23.04.2025	Sethupathy Eletronics	175/1C1C	366
175/1C1G			175/1C1G	400	8205/2006	14.09.2006	Sethupathy	175/1C1G	407
175/1C1H			175/1C1H	650	7383/2006	24.08.2006	Sethupathy	175/1C1H	651
175/1C1K	2531	Mrs. P. Bhavani	175/1C1K	400	2520/2010	15.11.2024	Mrs. P. Bhavani	175/1C1K	407
175/1C1J	2531	Mrs. P. Bhavani	175/1C1J	250	2520/2010	15.11.2024	Mrs. P. Bhavani	175/1C1J	244
175/1C1F2	2531	Bhavani	175/1C1F2	400	2520/2010	15.11.2024	Mrs. P. Bhavani	175/1C1F2	407
175/1C2	1617	Vijayalakshmi	175/1C2	200	1668/2005	07.03.2005	Mrs. P. Vijayalakshmi	175/1C2	204
175/1G	3134	Nagarjun Sedupathi	175/1G	800	14054/2023	07.06.2023	Mr. Naagarjun Sethuppathy	175/1G	814
175/1H1	3523	Aaalam & Nethra	175/1H1A	154	1101/2025 SD	23.12.2025	Road	175/1H1A	305
	3523	Aaalam & Nethra	175/1H1B	26	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1B	
	3523	Aaalam & Nethra	175/1H1C	43	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1C	
	3523	Aaalam & Nethra	175/1H1D	44	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1D	
	3523	Aaalam & Nethra	175/1H1E	3	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1E	
	3523	Aaalam & Nethra	175/1H1F	9	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1F	
	3523	Aaalam & Nethra	175/1H1G	17	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1G	
	3523	Aaalam & Nethra	175/1H1H	4	1101/2025 SD	23.12.2025	Aaalam & Nethra	175/1H1H	
175/1H2	3538	Aaalam & Nethra	175/1H2	100	3748/2025	18.02.2025	Aaalam & Nethra	175/1H2	102
175/1H3	3574	Aaalam & Nethra	175/1H3	250	3766/2025 SD	18.02.2025	Aaalam & Nethra	175/1H3	244
175/1H4	3574	Aaalam & Nethra	175/1H4	150	3766/2025 SD	18.02.2025	Aaalam & Nethra	175/1H4	163
182/3A1	2651	M/s. Sethupathy Electronic Sound Processors Private Ltd.	182/3A1	250	9360/2025	23.04.2025	Sethupathy Eletronics	182/3A1	244
182/3A2			182/3A2	250	9360/2025	23.04.2025	Sethupathy Eletronics	182/3A2	244
182/1A3B	3574	Aaalam & Nethra	182/1A3B	450	3766/2025 SD	18.02.2025	Aaalam & Nethra	182/1A3B	448
182/5	3574	Aaalam & Nethra	182/5	600	5109/2015	16.04.2015	M/s. Shoreline Development Limited	182/5	611
182/6	3839	Aaalam & Nethra	182/6A	463	9361/2025 SD	23.04.2025	Road	182/6A	692
		Aaalam & Nethra	182/6B	34	9361/2025 SD	23.04.2025	Aaalam & Nethra	182/6B	
		Aaalam & Nethra	182/6C	106	9361/2025 SD	23.04.2025	Aaalam & Nethra	182/6C	
		Aaalam & Nethra	182/6D	29	9361/2025 SD	23.04.2025	Aaalam & Nethra	182/6D	
		Aaalam & Nethra	182/6E	68	9361/2025 SD	23.04.2025	Aaalam & Nethra	182/6E	
182/1A2	1617	Vijayalakshmi	182/1A2	300	8314/2008	5.11.2008	Mrs. P. Vijayalakshmi	182/1A2	326
182/1A5	3993	Aaalam & Nethra	182/1A5	500	5417/2025 SD	10.02.2025	Aaalam & Nethra	182/1A5	509
182/1B	3538	Aaalam & Nethra	182/1B	800	3748/2025	18.02.2025	Aaalam & Nethra	182/1B	814
182/1A3C	3574	Aaalam & Nethra	182/1A3C	400	9361/2025 SD	23.04.2025	Aaalam & Nethra	182/1A3C	407
175/1D2A	2651	Sethupathy Eletronics	175/1D2A	250	9360/2025	23.04.2025	Sethupathy Eletronics	175/1D2A	244
			Total	22650					

GPA Document					
Approved S.No.	Doc No.	Executed by	Infavour of	Survey Nos.	Extent (sq.m)
171/1A	24063/2024	Mrs. Beena Madhavan	Aaalam & Nethra	171/1A	488
171/1B2	1102/2025	D. Sabitha	Aaalam & Nethra	171/1B2	448
171/1B1	9359/2025	M/s. Shoreline Development Limited	Aaalam & Nethra	171/1B1	448
171/1B3A	9359/2025	M/s. Shoreline Development Limited	Aaalam & Nethra	171/1B3A	153
171/1B4	24063/2024	Mrs. Beena Madhavan	Aaalam & Nethra	171/1B4	326
171/1B5B	9359/2025	M/s. Shoreline Development Limited	Aaalam & Nethra	171/1B5B	153
171/1B6B	9359/2025	M/s. Shoreline Development Limited	Aaalam & Nethra	171/1B6B	204
173/1C	24063/2024	Mrs. Beena Madhavan	Aaalam & Nethra	173/1C	244
173/3B	24063/2024	Mrs. Beena Madhavan	Aaalam & Nethra	173/3B	163
173/4	24587/2024	Mrs. P. Vijayalakshmi	shravan Kumar Raju	173/4	366
173/5A1	24063/2024	Mrs. Beena Madhavan	Aaalam & Nethra	173/5A1	102
173/5A2	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	173/5A2	163
173/5A3	9357/2025	Mr. Naagarjun Sethuppathy	Aaalam & Nethra	173/5A3	570
173/5A7	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	173/5A7	163
173/5A8	24069/2024	Mr. R.S. Venkatesh	Aaalam & Nethra	173/5A8	407
173/5A9	24063/2024	Mrs. Beena Madhavan	Aaalam & Nethra	173/5A9	244
173/5A11	11272/2006	Mr. P . Shravan kumar Raju		173/5A11	305
173/5A13	1105/2025	Rajkumar Sethupathy	Aaalam & Nethra	173/5A13	305
173/5A14	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	173/5A14	488
173/5A15	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	173/5A15	326
173/5A17	9358/2025	Souther Resorts	Aaalam & Nethra	173/5A17	1099
173/5B	24062/2024	N. Sri Krishna	Aaalam & Nethra	173/5B	305
173/5A4	1102/2025	D. Sabitha	Aaalam & Nethra	173/5A4	448
175/1A2	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	175/1A2	326
175/1A3	24383/2024	Mrs. P. Lakshmi Chandra Kala	shravan Kumar Raju	175/1A3	438
175/1B1A	24587/2024	Mrs. P. Vijayalakshmi	shravan Kumar Raju	175/1B1A	163
175/1B1B	3767/2025	Sethupathy	Aaalam & Nethra	175/1B1B	163
175/1B2A	1105/2025	Rajkumar Sethupathy	Aaalam & Nethra	175/1B2A	163
175/1D1A	1105/2025	Rajkumar Sethupathy	Aaalam & Nethra	175/1D1A	254
175/1C1H	3767/2025	Sethupathy	Aaalam & Nethra	175/1C1H	651

175/1C1K	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	175/1C1K	407
175/1C1J	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	175/1C1J	244
175/1C1F2	24858/2024	Mrs. P. Bhavani	shravan Kumar Raju	175/1C1F2	407
175/1C2	24587/2024	Mrs. P. Vijayalakshmi	shravan Kumar Raju	175/1C2	204
175/1G	9357/2025	Mr. Naagarjun Sethuppathy	Aaalam & Nethra	175/1G	814
182/5	9359/2025	M/s. Shoreline Development Limited	Aaalam & Nethra	182/5	611
182/1A2	24587/2024	Mrs. P. Vijayalakshmi	shravan Kumar Raju	182/1A2	326
173/5A6	9360/2025	M/s. Sethupathy Electronic Sound	Aaalam & Nethra	173/5A6	305
175/1C1C	9360/2025	M/s. Sethupathy Electronic Sound	Aaalam & Nethra	175/1C1C	366
182/3A1	9360/2025	M/s. Sethupathy Electronic Sound	Aaalam & Nethra	182/3A1	244
182/3A2	9360/2025	M/s. Sethupathy Electronic Sound	Aaalam & Nethra	182/3A2	244
175/1D2A	9360/2025	M/s. Sethupathy Electronic Sound	Aaalam & Nethra	175/1D2A	244
173/1A	9360/2025	M/s. Sethupathy Electronic Sound	Aaalam & Nethra	173/1A	488

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
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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.