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
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verified.realestate

DIGITALLY VERIFIED RECORD

Department of Rural Development and Panchayat Raj

Pannimadai,222129,Periyanaicken Palayam,Coimbatore

Receipt of Local Body Demand Fee

Transaction ID	:	11000371720045
Application No	:	UX78EL0C
Scrutiny Reference	:	
Applicant Name	:	Vijayashree
Receipt Number	:	2026070963030
Bank Ref. No :	:	
Mode of Payment	:	
Payment Generated Date	:	
Payment Completed Date	:	09/07/2026
Merchant Id :	:	
Payment Gateway	:	
Merchant Txn Id	:	

Demand Details:

S.No	Description	Amount
1	Layout Approval Fees	181812.00
2	Layout Inspection Fees	30000.00

Total Amount : 211812

Amount In Words : Rupees Two Lakh Eleven Thousand Eight Hundred Twelve Only

Terms and Conditions:

1. This Payment receipt is merely an acknowledgment of the payment of the permit feee and Should not be considered as buiding Permit.
2. The amount paid is non-refundable.
3. No signature is required for documents generated electronically.

With Regards,
RDPR

This is Computer Generated Bill No Signature Required

PROFORMA INVOICE

Sathguru Babaji Traders 37E, Omsri Hariharasudhan Illam Dhasampalayam Road, Mettupalayam Branch at 194 Pillaiyar Koil Street Kandal,Nilgiris Godown at:SF 733/5A&733/5d, Kurumbanur Road Thekkampatti, Karamadai GSTIN/UIN: 33AGWPR2749F1ZX State Name : Tamil Nadu, Code : 33 E-Mail : sathgurubabajitraders@gmail.com	Invoice No. **GURUM/26-27/0845**	Dated **21-Jul-26**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
Consignee (Ship to) **VIJAYA SHREE J** 5/382-2,KUTTAI THOTTAM, PANNIMADAI COIMBATORE -641017 State Name : Tamil Nadu, Code : 33	Dispatch Doc No. **GURUM/26-27/0845**	Delivery Note Date
	Dispatched through	Destination
Buyer (Bill to) **VIJAYA SHREE J** 5/382-2,KUTTAI THOTTAM, PANNIMADAI COIMBATORE -641017 State Name : Tamil Nadu, Code : 33	Terms of Delivery	

Sl No.	Description of Goods	HSN/SAC	Quantity	Rate (Incl. of Tax)	Rate	per	Amount
1	**Pipe Work**	72142090					**41,101.70**
	Output Tax CGST 9 %				*9*	*%*	**3,699.15**
	Output Tax SGST 9 %				*9*	*%*	**3,699.15**
	Total						**₹ 48,500.00**

Amount Chargeable (in words) *E. & O.E*

INR Forty Eight Thousand Five Hundred Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
72142090	41,101.70	9%	3,699.15	9%	3,699.15	7,398.30
Total	**41,101.70**		**3,699.15**		**3,699.15**	**7,398.30**

Tax Amount (in words) : **INR Seven Thousand Three Hundred Ninety Eight and Thirty paise Only**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for Sathguru Babaji Traders

Authorised Signatory

SUBJECT TO METTUPALAYAM JURISDICTION

This is a Computer Generated Invoice

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.