Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

In Doc No:Sale 1396 dt:13/07/1961 K.Varadharajan Purchased Land in S.No:1252 with an extent of 676 sq.ft

Death of K.Varadharajan dt:12/11/1967

Legal heirs for K.Varadharajan are 1) V.padmashini alise Rama 2) Usha 3) Latha 4) Kantha

Legal heirs for Rama varadharajan are 1) Usha 2) Latha 3) Kantha

Usha died on 25/08/2016

Legal heirs for Usha are 1) Mudumbai 2) Karthik 3) Mohini

Latha died on 18/04/2019

Legal heir for Latha are 1) Sarath 2) Tejaswini sarath

Flat No:A1 with 8.61% of UDS hold by 1) R.Sarath 2) Tejaswini

Flat No:A3 with 9.79% of UDS hold by Rama varadharajan and Legal heirs are 1) Mudumbai 2) Karthik 3) Mohini 4) Sarath 5) Tejaswini sarath 6) Kantha

Ownership flow chart

Sl No	Approval TS .No	Owner	TS No	Extent	Title deed			
					Doc No & dated	Owner	S.No	Extent of 11676 sq.ft
1.	1252	Tejaswini Sarath	1252	1084	Flat No:A1 with 8.61% of UDS hold by 1) R.Sarath 2) Tejaswini			
					Release 210 dt:17/02/2025	R. Sarath Released to Tejaswini Sarath	1252	50% of 8.61 (1005)
2.		Parimala fritschi			Sale 1001 dt:03/11/1994	Parimala Fritschi	1252	8.61%
3.		i.Mudumbai Venkatesh ii. Karthik Venkatesh iii. Mohini Venkatesh iv.R. Sarath v.Tejaswini Sarath V.Kantha			Flat No:A3 with 9.79% of UDS hold by Rama varadharajan and Legal heirs	i.Mudumbai Venkatesh ii. Karthik Venkatesh iii. Mohini Venkatesh iv.R. Sarath v.Tejaswini Sarath Vi.Kantha	1252	9.79%

4.		V. Hansini V. Rohan Krishna			Release doc no:408 dt:25/03/2025	V. Hansini V. Rohan Krishna		8.61%
5.		P.Saravanan			Sale 1033 dt:08/09/2006 Saravanan died on dt:03/01/2026 Legal heirs of saravanan are	Legal heirs 1) Rajalakshmi 2) pritika 3) prithviraj		7.51 %
6.		Rekha Sethu			Sale 1179 dt:31/08/1995	Rekha Sethu		7.37%
7.		R. Vijayanand			Sale 993 dt:23/12/2009	R. Vijayanand		7.14 %
8.		K. Sundar			Sale 275 dt:28/03/2012	K. Sundar		8.54 %

9.		Rama Chandiramani			Sale 426 dt:24/03/2016	Rama Chandiramani		8.23 %
10.		i.Alagarswamy Jaishankar ii. Jaishankar Punithavalli			Sale 407 dt:24/04/2008	i.Alagarswamy Jaishankar ii. Jaishankar Punithavalli		8.23 %
11.		V.Raghu			Sale 89 dt:19/01/1995	V.Raghu		10.09%
12.		P.N.Senthil kumar			Sale 1152 dt:21/08/2023	Sale 1152 dt:21/08/2023		7.27%
Total					Total			100% of 11676

GPA

Sl No	Approval S.No	Doc No & dated	Executed by	In favour of	Total	Extent
1.	1252	73 dt:27/01/2026	Tejaswini Sarath	M/S FOURCEE HOUSING	8.61% (1005)	403.52
2.		41 dt:12/01/2026	V.Raghu		1179 (10.09%)	472.10
3.		40 dt:12/01/2026	P.N.Senthil kumar		849 (8.27%)	336
4.		52 dt:20/01/2026	Parimala fritschi		1005 (8.61%)	403.52
5.		29 dt:24/02/2026	Mudumbai Venkatesh		1143 (9.79 %)	60.17
6.		18 dt:30/01/2026	Karthik Venkatesh			60.17
7.		17 dt:23/01/2026	Mohini Venkatesh			60.17
8.		74 dt:27/01/2026	R. Sarath Tejaswini Sarath			180.51
9.		44 dt:12/01/2026	V.Kantha			180.51
10.		11 dt:14/01/2026	V. Hansini		1005	201.76

					(8.61%)	
11.		12 dt:26/01/2026	V. Rohan Krishna			201.76
12.		303 dt:10/03/2026	1) Rajalakshmi 2) pritika (Legal heirs of saravanan)		877 (7.51 %)	275.52
13.		39 dt:12/01/2026	Rekha Sethu		860.5 (7.37 %)	347.50
14.		76 dt:27/01/2026	R. Vijayanand		833.5 (7.14 %)	320.50
15.		53 dt:20/01/2026	K. Sundar		997 (8.54 %)	290.10
16.		75 dt27/01/2026	Rama Chandiramani		961 (8.23 %)	254.10
17.		158 dt:10/02/2026	i.Alagarswamy Jaishankar ii. Jaishankar Punithavalli		961 (8.23 %)	254.10
Total					11676	4302

Joint Development agreement developer share					
SLNo	Joint Development dated	Between	And	Developer share of Flat No.s	UDS extent
1.	04/04/2025	Tejaswini Sarath V.Raghu P.N.Senthil kumar Parimala	M/S FOURCE HOUSING	1B	513.0
				1D	601.48
				3D	601.48
				4A	601.48
				5A	495

		fritschi			.43
		Mudumbai Venkatesh			
		Karthik Venkatesh			
		Mohini Venkatesh		5B	477.70
		R. Sarath			
		Tejaswini Sarath			
		V.Kantha			
		V. Hansini			
		V. Rohan			
				5C	516
				5D	495.43

		Krishna Rekha Sethu R. Vijayanand K. Sundar Rama Chandiramani i.Alagarswamy Jaishankar ii. Jaishankar Punithavalli			
Total					4302

Joint Development agreement land owner share					
SL No	Joint Development dated	Between	And	Flat No	UDS extent
1.	04-04-2025	Tejaswini Sarath	M/S FOURCEE HOUSING	4D	601.48
2.		V.Raghu		2C	706.9
3.		P.N.Senthil kumar		4B	513
4.		Parimala fritschi		3A	601.48
5.		Mudumbai Venkatesh		2A	601.48

6.		Karthik Venkatesh			
7.		Mohini Venkatesh			
8.		R. Sarath Tejaswini Sarath			
9.		V.Kantha			
10.		V. Hansini V. Rohan Krishna		2D	601.48
11.					
12.		1) Rajalakshmi 2) pritika		1A	601.48
13.		Rekha Sethu		3B	513

14.		R. Vijayanand		2B	513
15.		K. Sundar		1C	706.9
16.		Rama Chandiramani		4C	706.9
17.		i.Alagarswamy Jaishankar ii. Jaishankar Punithavalli		3C	706.9
18.					
Total					7374

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.