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GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Thenkanikottai	Date / நாள்: 25-Mar-2026
Village /கிராமம்:Kuppatti	Survey Details /சர்வே விவரம்: 541/2

Data Availability Period for Village: Kuppatti

Thenkanikottai Sub Registrar Office: From 01-Jan-2025 To 24-Mar-2026

Search Period /தேடுதல் காலம்: 01-Jan-2025 - 24-Mar-2026

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Salem			District: Krishnagiri		S.R.O: Thenkanikottai	
1	9385/2025	06-Oct-2025 06-Oct-2025 06-Oct-2025	Sale deed	1. ZAREEN TAJ	1. K.S.CHANDRASHEKAR 2. CHANDRAMOHAN G	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 12,32,460/-		Market Value/சந்தை மதிப்பு: Rs. 12,32,460/-		PR Number/முந்தைய ஆவண எண்: 3180/2013	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Agricultural Land		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 541 - 2 ACRE, 46.0 CENTS			
	Village & Street/கிராமம் மற்றும் தெரு: Kuppatti, தெரிவு செய்க					
	Boundary Details:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: In KUPPATTI VILLAGE of			

	கிழக்கு - Land in Sy.Nos.528, 529 and an extent of Ac.0.32 cents in same survey number belongs to vendor and now being sold to Shahzeb Ali , **மேற்கு** - An extent of Ac.0.54 cents in same survey number belongs to vendor and now being sold to Lakshmi K.C and Shobha R and also an extent of Ac.0.32 cents in same survey number belongs to vendor and now being sold to Shahzeb Ali , **வடக்கு** - Land in Sy.Nos. 543 and 544, **தெற்கு** - extent of Ac.0.32 cents in same survey number belongs to vendor and now being sold to Shahzeb Ali and Panchayath Road			Denkanikotta Taluk, attached to Denkanikotta Sub Registration District, Krishnagiri Registration District of Krishnagiri District the land bearing Sy.No.541, Dry Ext. Hec. 1.34.5, (or) Ac.3.32 cents, Asst Rs. 4.56 np., out of this an extent of Ac.2.46 cents situated within the following boundaries East : Land in Sy.Nos.528, 529 and an extent of Ac.0.32 cents in same survey number belongs to vendor and now being sold to Shahzeb Ali West : An extent of Ac.0.54 cents in same survey number belongs to vendor and now being sold to Lakshmi K.C and Shobha R and also an extent of Ac.0.32 cents in same survey number belongs to vendor and now being sold to Shahzeb Ali North : Land in Sy.Nos. 543 and 544 South: extent of Ac.0.32 cents in same survey number belongs to vendor and now being sold to Shahzeb Ali and Panchayath Road THE LAND COMES UNDER THE PANCHAYAT LIMITS OF KUPPATTI AND UNION COUNCIL LIMITS OF THALLY.		
2	9386/2025	06-Oct-2025 06-Oct-2025 06-Oct-2025	Sale deed	1. ZAREEN TAJ	1. K.C. LAKSHMI 2. SHOBHA R	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 2,70,540/-		Market Value/சந்தை மதிப்பு: Rs. 2,70,540/-		PR Number/முந்தைய ஆவண எண்: 3180/2013	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Agricultural Land Village & Street/கிராமம் மற்றும் தெரு: Kuppatti			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 541 - 54.0 CENTS		
	Boundary Details: **கிழக்கு** - Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to K.S. Chandrasekar and Chandra Mohan G, **மேற்கு** - Tank bund in Sy.No.678, **வடக்கு** - Land in Sy.Nos.542, 543 and 544, **தெற்கு** - Panchayath Road			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: InKUPPATTI VILLAGEof Denkanikotta Taluk, attached to Denkanikotta Sub Registration District, Krishnagiri Registration District of Krishnagiri District the land bearing Sy.No.541, Dry Ext. Hec. 1.34.5, (or) Ac.3.32 cents, AsstRs. 4.56 np., out of this an extent of Ac.0.54 cents situated within the following boundaries East : Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to K.S. Chandrasekar and Chandra Mohan G West : Tank bund in Sy.No.678 North : Land in Sy.Nos.542, 543 and 544 South: Panchayath Road THE LAND COMES UNDER THE PANCHAYAT LIMITS OF KUPPATTI AND UNION COUNCIL LIMITS OF THALLY.		
3	9390/2025	06-Oct-2025 06-Oct-2025 06-Oct-2025	Sale deed	1. ZAREEN TAJ	1. SHAHZEB ALI	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 23,10,848/-		Market Value/சந்தை மதிப்பு: Rs. 23,10,848/-		PR Number/முந்தைய ஆவண எண்: 3180/2013	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Agricultural Land Village & Street/கிராமம் மற்றும் தெரு: Kuppatti			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 541 - 32.0 CENTS		
	Boundary Details: **கிழக்கு** - Remaining land an extent of Ac.2.46 cents in same survey number belongs to			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: In KUPPATTI VILLAGE of Denkanikotta Taluk, attached to Denkanikotta Sub Registration District, Krishnagiri Registration District of		

	vendor and now being sold to Chandrasekar and Chandra Mohan, மேற்கு - Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to Chandrasekar and Chandra Mohan, வடக்கு - Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to Chandrasekar and Chandra Mohan, தெற்கு - Panchayath Road			Krishnagiri District the land bearing Sy.No.541, Dry Ext. Hec. 1.34.5, (or) Ac.3.32 cents, Asst Rs. 4.56 np., out of this an extent of Ac.0.32 cents situated within the following boundaries:- East : Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to Chandrasekar and Chandra Mohan West : Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to Chandrasekar and Chandra Mohan North : Remaining land an extent of Ac.2.46 cents in same survey number belongs to vendor and now being sold to Chandrasekar and Chandra Mohan South: Panchayath Road THE LAND COMES UNDER THE PANCHAYAT LIMITS OF KUPPATTI AND UNION COUNCIL LIMITS OF THALLY.		
4	25/2026	27-Dec-2025 27-Dec-2025 03-Jan-2026	Gift deed	1. K.S.CHANDRASHEKAR 2. CHANDRAMOHAN G	1. THE SUPERINTENDING ENGINEER OF TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION TANGEDCO AT KRISHNAGIRI DISTRICT/ DIVISIONAL ENGINEER / ASSISTANT ENGINEER OF TANGEDCO	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 100/-		PR Number/முந்தைய ஆவண எண்: 9385/2025	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Kuppatti, தெரிவு செய்க			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 541/2 - 34.12 SQUARE METRE		
	Boundary Details: கிழக்கு - Local Body reserved site, மேற்கு - Road No.5-5 (9m Layout Road), வடக்கு - Land in Sy.No.543, தெற்கு - Road No.6-6 (7.20m Layout Road)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SURVEY NUMBER : 541, (Five Hundred and Forty One) Dry Extent Hec.1.34.50 (or) Ac.3.32 Cents, Asst.Rs.4.56np., in this new sub division SURVEY NUMBER : 541/2, (Five Hundred and Forty One / Two) Dry Extent Hec.0.99.66, Asst.Rs.3.37np., in Ac Ac.2.46 Cents, (as per Patta No.8041), in this, Tangedco Reservation Land bounded by:- East : Local Body reserved site, West : Road No.5-5 (9m Layout Road), North : Land in Sy.No.543, South : Road No.6-6 (7.20m Layout Road) WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 7.64 Mtr, East to West on Southern side : 6.10 Mtr, North to south on Eastern side : 4.99 Mtr, North to south on Western side : 2.7 Mtr, Making a Total area of 34.12 Square Meter, is covered under this DEED OF GIFT.		
5	69/2026	27-Dec-2025 27-Dec-2025 05-Jan-2026	Gift deed	1. K.S.CHANDRASHEKAR 2. CHANDRAMOHAN G	1. THE GOVERNMENT OF TAMIL NADU REPRESENTED BY GOVERNOR OF TAMIL NADU ON BEHALF OF GOVERNOR SPECIAL OFFICER BDO VILLAGE PANCHAYAT THALLY UNION AND THE PRESIDENT KUPPATTI DENKANIKOTTAI TALUK KRISHNAGIRI DISTRICT KUPPATTI PANCHAYATH	-

Consideration Value/கைமாற்றுத் தொகை:	Market Value/சந்தை மதிப்பு:	PR Number/முந்தைய ஆவண எண்:
-	Rs. 100/-	9385/2025

Schedule 1 Details:

Property Type/சொத்தின் வகைப்பாடு: Plot

Survey No-Extent/புல எண்-விஸ்தீர்ணம்: 541/2 - 3738.22 SQUARE METRE

Village & Street/கிராமம் மற்றும் தெரு: Kuppatti, தெரிவு செய்க

Boundary Details:

கிழக்கு - Road 8-8 (4m Layout Road), **மேற்கு** - Land in Survey No.541/1, **வடக்கு** - Purposed House Plots, Road 4-4 (7.20m Layout Road), Purposed House Plots, Road 5-5 (9m Layout Road), and Purposed House Plots, **தெற்கு** - Purposed House Plots, Road 2-2 (7.20m Layout Road), Purposed House Plots, Road 3-3 (9m Layout Road), Donors Land-1 and Purposed House Plots

Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: " SCHEDULE OF PROPERTY " In No.15, KUPPATTI VILLAGE of Anchetty Taluk and attached to Denkanikottai Sub Registration District and Krishnagiri Registration District of Krishnagiri District and also attached to the Village Panchayat Limits of Kuppatti and Union Council of Thally. SURVEY NUMBER : 541, (Five Hundred and Forty One) Dry Extent Hec.1.34.50 (or) Ac.3.32 Cents, Asst.Rs.4.56np., in this new sub division SURVEY NUMBER : 541/2, (Five Hundred and Forty One / Two) Dry Extent Hec.0.99.66, Asst.Rs.3.37np., in Ac Ac.2.46 Cents, (as per Patta No.8041), in this, Road No.1 - 1 (10.00 m Layout Road) bounded as follows:- East : Road 8-8 (4m Layout Road), West : Land in Survey No.541/1, North : Purposed House Plots, Road 4-4 (7.20m Layout Road), Purposed House Plots, Road 5-5 (9m Layout Road), and Purposed House Plots, South : Purposed House Plots, Road 2-2 (7.20m Layout Road), Purposed House Plots, Road 3-3 (9m Layout Road), Donors Land-1 and Purposed House Plots, WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 131.60 Mtr, East to West on Southern side : 131.90 Mtr, North to south on Eastern side : 10.00 Mtr, North to south on Western side : 10.00 Mtr, Splay (EAST) : 2.25 Mtr, Making a Total area of 1317.50 Square Meter, Road No.2 - 2 (7.20 m Layout Road) bounded as follows:- East : Purposed House Plots, West : Purposed House Plots, North : Road 1-1 (10m Layout Road), South : 7m Wide Panchayat Tar Road, WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 7.20 Mtr, East to West on Southern side : 7.20 Mtr, North to south on Eastern side : 41.50 Mtr, North to south on Western side : 41.50 Mtr, Splay (NORTH) : 2.25 Mtr, Splay (SOUTH) : 2.25 Mtr, Making a Total area of 298.80 Square Meter, Road No.3 - 3 (9.00 m Layout Road) bounded as follows:- East : Donors land-1 and Land in Sy.No.541/3, West : Purposed House Plots, North : Road 1-1 (10m Layout Road), South : 7m Wide Panchayat Tar Road, WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 9.00 Mtr, East to West on Southern side : 9.00 Mtr, North to south on Eastern side : 41.50 Mtr, North to south on Western side : 41.50 Mtr, Splay (NORTH) : 2.25 Mtr, Splay (SOUTH) : 1.13 Mtr, Making a Total area of 373.50 Square Meter, Road No.4 - 4 (7.20 m Layout Road) bounded as follows:- East : Purposed House Plots, West : Purposed House Plots, North : Land in Sy.No.543, South : Road 1-1 (10m Layout Road), WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 7.20 Mtr, East to West on Southern side : 7.20 Mtr, North to south on Eastern side : 29.66 Mtr, North to south on Western side : 28.99 Mtr, Splay (SOUTH) : 2.25 Mtr, Making a Total area of 211.14 Square Meter, Road No.5 - 5 (9.00 m Layout Road) bounded as follows:- East : TANGEDO Land, Road 6-6 (7.20 m Layout Road), and Purposed House Plots, West : Purposed House Plots, North : Land in Sy.No.543, South : Road 1-1 (10m Layout Road), WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 9.00 Mtr, East to West on Southern side : 9.00 Mtr, North to south on Eastern side : 32.75 Mtr, North to south on Western side : 31.91 Mtr, Splay (SOUTH) : 2.25 Mtr, Making a Total area of 290.97 Square Meter, Road No.6 - 6 (7.20 m Layout Road) bounded as follows:- East : Road 8-8 (4m Layout Road), West : Road 5-5 (9m Layout Road),

		North : TANGEDO Site, Local Body reserved Site and Donors Land-2, South : Purposed House Plots, WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 73.22 Mtr, East to West on Southern side : 73.81 Mtr, North to south on Eastern side : 7.20 Mtr, North to south on Western side : 7.20 Mtr, Splay (EAST) : 1.13 Mtr, Splay (WEST) : 2.25 Mtr, Making a Total area of 529.31 Square Meter, Road No.7 - 7 (7.20 m Layout Road) bounded as follows:- East : Land in Sy.No.529, West : Land in Sy.No.541/3, North : Purposed House Plots and Road 8-8 (4m Layout Road), South : Land in Sy.No.540/5, WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 46.21 Mtr, East to West on Southern side : 43.60 Mtr, North to south on Eastern side : 7.20 Mtr, North to south on Western side : 7.20 Mtr, Making a Total area of 323.32 Square Meter, Road No.8 - 8 (4.00 m Layout Road) bounded as follows:- East : 5m Wide Panchayat Tar Road, West : Donors land-2, Road 6-6 (7.20m Layout Road), Purposed House Plots, Road 1-1 (10.0m Layout Road), and Purposed House Plots, North : Land in Sy.No.544, South : Road 7-7 (7.20m Layout Road), WITHIN THESE BOUNDARIES MEASURING:- East to West on Northern side : 4.00 Mtr, East to West on Southern side : 4.00 Mtr, North to south on Eastern side : 0.00 Mtr, North to south on Western side : 0.00 Mtr, Making a Total area of 341.51 Square Meter, Local Body reserved site bounded as follows :- East : Donors land-2, West : TANGEDCO (TNEB) Plot, North : Land in Sy.No.544, South : Road 6-6 (7.20m Layout Road), WITHIN THESE BOUNDARIES MEASURING:- East to West on North side : 6.49 Meter, East to West on South side : 6.46 Meter, North to south on East side : 5.59 Meter, North to south on West side : 4.99 Meter, Total area Panchayat Common Plot: 34.16 Square Meter, Within these altogether 3704.06 Square Meter of Road & 34.16 Square Meter Local Body are covered under this deed of Gift for Public Purpose. The Nominal value of the Properties as per G.O.M.S. No.353 CT & RE is Rs.100/-

Number of Entries/பதிவுகளின் எண்ணிக்கை: 5

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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.

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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.
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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

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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

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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.