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

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DIGITALLY VERIFIED RECORD

Appd. S.No.	Patta:			Document in favour of i) Usha ii)Duraivel iii)Damodharan (1.Usha getting Amount for her Share Sachedule A)				GPA executed by ii)Duraivel iii)Damodharan in favour of Ajmalkhan (to sell)		
	S.No.	Extent Sq.m.	Owner	Partition deed Doc.No	S.No.	Extent cent	owner	Doc.No.	S.No.	Extent cent
173/1A	173/1A	100	i) Usha ii)Duraivel iii)Damodharan	598 dt 10.03.2022	173/2	58	Schedule B Duraivel	2994 dt 10.10.2022	173/2	58
173/2	173/2	4550			173/3	14.5			173/3	14.5
					332/2	4035 sqft			332/2	4035 sqft
173/3	173/3	1150			173/1A	3.00	Schedule B Damodharan		173/1A	3.00
					173/2	55			173/2	55
332/2	332/2	750			173/3	14.5			173/3	14.5
					332/2	4035 sqft			332/2	4035 sqft
		6550				145cen +8070 sq.ft 6617sq.m.				145cen +8070 sq.ft 6617sq.m.

JD between M/s. Sagar Gandhi Exports Pvt.Ltd. and M/s. Sagar Gandhi Constructions dt 18.09.2024			
Schedule B - Builders share		Schedule C - Owners share	
Flat No.	Extent Sq.m.	Flat No.	Extent Sq.ft
A2, A3,B1, C2, C3, D1, E1, (50% in E2)	40.69+34.65+34.65+40.69+34.65+34.65+34.65+20.345 = 275 sq.m.	A1, B2, B3, C1, D2,D3, E3, (50% in E2)	34.65+40.69+34.65+34.65+40.69+34.65 +34.65+20.345 = 275 sq.m.
Total UDS = 550 sq.m.			

Sl.No	Doc No & Dated	Survey Nos	Infavour of	Extent (Cents)
1	3020/2010, dated 05.04.2010	39/1A4	R.Venkateshkumar	56.50
2	3611 dt 29.09.2010	39/1B	1.R.Venkateshkumar, 2.V.Keerthana	800.00
3	3611/2010,	39/3A	V.Keerthana	4365.00

	dated 29.09.2010			
TOTAL				**9715.00**

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.