Verified RealEstate™

RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FLOW CHART - M/s. ASHIANA HOUSING LIMITED- situated at P-23 Part, 2nd Avenue, Paranur Village, Mahindra World City, Chengalpet District - 603-003 comprised in survey numbers PLOT NO : P23/2 , COMPRISED IN SURVEY NUMBERS:- 34/3PT, 35/3PT, 36/1PT,36/2,37,38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4,204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2

Date:04.07.2025		Perpectual Lease Deed					Patta				
S.No.	SURVEY No As per Approved Plan.	DOC. No. and Date	OWNER	SURVEY No.	EXTENT in Cents	Extent (Sq Mt)	OWNER	SURVEY No.	PATTA No.	Extent in Ares	Extent in SqM.
1	34/3	13798/2021, Dated:30.09.2021	M/s. ASHIANA HOUSING LIMITED	34/3	15.00	607.05	MAHINDRA WORLD CITY DEVELOPERS LTD	34/3	235	25	2500
2	35/3	13798/2021, Dated:30.09.2022	M/s. ASHIANA HOUSING LIMITED	35/3	3.50	141.65	MAHINDRA WORLD CITY DEVELOPERS LTD	35/3	235	10.5	1050
3	36/1	13798/2021, Dated:30.09.2023	M/s. ASHIANA HOUSING LIMITED	36/1	108.00	4370.76	MAHINDRA WORLD CITY DEVELOPERS LTD	36/1	235	45.5	4550
4	36/2	13798/2021, Dated:30.09.2024	M/s. ASHIANA HOUSING LIMITED	36/2	96.00	3885.12	MAHINDRA WORLD CITY DEVELOPERS LTD	36/2	235	39	3900
5	37	13798/2021, Dated:30.09.2025	M/s. ASHIANA HOUSING LIMITED	37	38.00	1537.86	MAHINDRA WORLD CITY DEVELOPERS LTD	37	235	15.5	1550
6	38	13798/2021, Dated:30.09.2026	M/s. ASHIANA HOUSING LIMITED	38	150.00	6070.50	MAHINDRA WORLD CITY DEVELOPERS LTD	38	235	95.5	9550
7	39/1	13798/2021, Dated:30.09.2027	M/s. ASHIANA HOUSING LIMITED	39/1	25.00	1011.75	MAHINDRA WORLD CITY DEVELOPERS LTD	39/1	235	10	1000
8	39/2	13798/2021, Dated:30.09.2028	M/s. ASHIANA HOUSING LIMITED	39/2	26.00	1052.22	MAHINDRA WORLD CITY DEVELOPERS LTD	39/2	235	10.5	1050
9	39/3	13798/2021, Dated:30.09.2029	M/s. ASHIANA HOUSING LIMITED	39/3	60.00	2428.20	MAHINDRA WORLD CITY DEVELOPERS LTD	39/3	235	24.5	2450
10	40	13798/2021, Dated:30.09.2030	M/s. ASHIANA HOUSING LIMITED	40	61.00	2468.67	MAHINDRA WORLD CITY DEVELOPERS LTD	40	235	24.5	2450
11	41	13798/2021, Dated:30.09.2031	M/s. ASHIANA HOUSING LIMITED	41	49.00	1983.03	MAHINDRA WORLD CITY DEVELOPERS LTD	41	235	65	6500
12	51/1	13798/2021, Dated:30.09.2032	M/s. ASHIANA HOUSING LIMITED	51/1	2.00	80.94	MAHINDRA WORLD CITY DEVELOPERS LTD	51/1	235	12	1200
13	51/2	13798/2021, Dated:30.09.2033	M/s. ASHIANA HOUSING LIMITED	51/2	6.00	242.82	MAHINDRA WORLD CITY DEVELOPERS LTD	51/2	235	10.5	1050
14	52/3	13798/2021, Dated:30.09.2034	M/s. ASHIANA HOUSING LIMITED	52/3	14.50	586.82	MAHINDRA WORLD CITY DEVELOPERS LTD	52/3	235	22.5	2250
15	53/2	13798/2021, Dated:30.09.2035	M/s. ASHIANA HOUSING LIMITED	53/2	15.00	607.05	MAHINDRA WORLD CITY DEVELOPERS LTD	53/2	235	22.5	2250
16	164/1	13798/2021, Dated:30.09.2036	M/s. ASHIANA HOUSING LIMITED	164/1	3.00	121.41	MAHINDRA WORLD CITY DEVELOPERS LTD	164/1	235	15	1500

For ASHIANA HOUSING LTD.

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Date:04.07.2025		Perpectual Lease Deed					Patta				
S.No.	SURVEY No As per Approved Plan.	DOC. No. and Date	OWNER	SURVEY No.	EXTENT in Cents	Extent (Sq Mt)	OWNER	SURVEY No.	PATTA No.	Extent in Ares	Extent in SqM.
17	164/2	13798/2021, Dated:30.09.2037	M/s. ASHIANA HOUSING LIMITED	164/2	29.00	1173.63	MAHINDRA WORLD CITY DEVELOPERS LTD	164/2	236	12	1200
18	196	14972.2022, Dated:17.10.2022	M/s. ASHIANA HOUSING LIMITED	196	25.00	1011.75	MAHINDRA WORLD CITY DEVELOPERS LTD	196	333	19.5	1950
19	197	14972.2022, Dated:17.10.2022	M/s. ASHIANA HOUSING LIMITED	197	40.00	1618.80	MAHINDRA WORLD CITY DEVELOPERS LTD	197	235	32.5	3250
20	202/1	14972.2022, Dated:17.10.2022	M/s. ASHIANA HOUSING LIMITED	202/1	161.00	6515.67	MAHINDRA WORLD CITY DEVELOPERS LTD	202/1	235	65	6500
21	203/1	13798/2021, Dated:30.09.2041	M/s. ASHIANA HOUSING LIMITED	203/1	36.00	1456.92	MAHINDRA WORLD CITY DEVELOPERS LTD	203/1	235	14.5	1450
22	203/2	13798/2021, Dated:30.09.2042	M/s. ASHIANA HOUSING LIMITED	203/2	33.00	1335.51	MAHINDRA WORLD CITY DEVELOPERS LTD	203/2	235	13.5	1350
23	203/3	13798/2021, Dated:30.09.2043	M/s. ASHIANA HOUSING LIMITED	203/3	30.00	1214.10	MAHINDRA WORLD CITY DEVELOPERS LTD	203/3	235	12	1200
24	204/1	13798/2021, Dated:30.09.2044	M/s. ASHIANA HOUSING LIMITED	204/1	32.00	1295.04	MAHINDRA WORLD CITY DEVELOPERS LTD	204/1	235	13	1300
25	204/2	13798/2021, Dated:30.09.2045	M/s. ASHIANA HOUSING LIMITED	204/2	22.00	890.34	MAHINDRA WORLD CITY DEVELOPERS LTD	204/2	235	9	900
26	204/3	13798/2021, Dated:30.09.2046	M/s. ASHIANA HOUSING LIMITED	204/3	21.00	849.87	MAHINDRA WORLD CITY DEVELOPERS LTD	204/3	235	8.5	850
27	204/4	13798/2021, Dated:30.09.2047	M/s. ASHIANA HOUSING LIMITED	204/4	25.00	1011.75	MAHINDRA WORLD CITY DEVELOPERS LTD	204/4	235	10	1000
28	204/5	13798/2021, Dated:30.09.2048	M/s. ASHIANA HOUSING LIMITED	204/5	24.00	971.28	MAHINDRA WORLD CITY DEVELOPERS LTD	204/5	235	9.5	950
29	205	13798/2021, Dated:30.09.2049	M/s. ASHIANA HOUSING LIMITED	205	56.00	2266.32	MAHINDRA WORLD CITY DEVELOPERS LTD	205	235	22.5	2250
30	206/1	13798/2021, Dated:30.09.2050	M/s. ASHIANA HOUSING LIMITED	206/1	122.00	4937.34	MAHINDRA WORLD CITY DEVELOPERS LTD	206/1	235	49	4900
31	206/2	13798/2021, Dated:30.09.2051	M/s. ASHIANA HOUSING LIMITED	206/2	121.00	4896.87	MAHINDRA WORLD CITY DEVELOPERS LTD	206/2	235	49	4900
32	206/3	13798/2021, Dated:30.09.2052	M/s. ASHIANA HOUSING LIMITED	206/3	119.00	4815.93	MAHINDRA WORLD CITY DEVELOPERS LTD	206/3	235	48	4800

For ASHIANA HOUSING LTD.

Authorised Signatory

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Date:04.07.2025		Perpectual Lease Deed					Patta				
S.No.	SURVEY No As per Approved Plan.	DOC. No. and Date	OWNER	SURVEY No.	EXTENT in Cents	Extent (Sq Mt)	OWNER	SURVEY No.	PATTA No.	Extent in Ares	Extent in SqM.
33	207/1	13798/2021, Dated:30.09.2053	M/s. ASHIANA HOUSING LIMITED	207/1	46.00	1861.62	MAHINDRA WORLD CITY DEVELOPERS LTD	207/1	235	18.5	1850
34	207/2	13798/2021, Dated:30.09.2054	M/s. ASHIANA HOUSING LIMITED	207/2	41.00	1659.27	MAHINDRA WORLD CITY DEVELOPERS LTD	207/2	235	16.5	1650
35	221	13798/2021, Dated:30.09.2055	M/s. ASHIANA HOUSING LIMITED	221	8.00	323.76	MAHINDRA WORLD CITY DEVELOPERS LTD	221	235	3	300
36	223/1	13798/2021, Dated:30.09.2056	M/s. ASHIANA HOUSING LIMITED	223/1	57.00	2306.79	MAHINDRA WORLD CITY DEVELOPERS LTD	223/1	235	23	2300
37	223/2	13798/2021, Dated:30.09.2057	M/s. ASHIANA HOUSING LIMITED	223/2	70.00	2832.90	MAHINDRA WORLD CITY DEVELOPERS LTD	223/2	235	28.5	2850
					1790.00	**72441.30**				**925**	**92500**

For ASHIANA HOUSING LTD.

Authorised Signatory

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.