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

Ownership flow chart

Sl.NO	Approval TS. No	Owner	TS NO	Extent	Title Deed Doc No & Dated	REMARKS
1	52/5 (Old no 52/1)	MR. Nagarajan MR. Subramanian MR. Venugopal (Each 1/3 share)	52/5	9117Sq.ft	Court decree of OS no 143/2009	

Sl.NO	Approval TS. No	Owner	TS NO	Extent	Title Deed Doc No & Dated	REMARKS
1	52/5	Mrs. Sasiladevi (Settlement by Mr.Subramanian) (1/3 Share)	52/5	3039 Sq.ft	824/2025 Date – 24/02/2025	
2	52/5	SV Sai promoters (sale by Krishna Nandini W/o Mr. Venugopal) (1/3 Share)	52/5	3039 Sq.ft	3312/2025 Date – 27/07/2025	Purchased by SV SAI promoters
3	52/5	N. Raja Lakshmi N. Visuwanathan (Settlement by Rajeswari W/O MR. Nagararajan) (1/3 Share)	52/5	3039 Sq.ft	2601/2024 Date- 21/06/2024	

For S V SAI PROMOTERS

Partner

× S. Sasiladevi

× N. R

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GPA						
Sl No	Approval S.No	Doc No & dated	Excuted By	In favour of	S. No	Extent
1	52/1 (New No – 52/5)	1420/ 2025 Date- 27.03.2025	1) N. Rajalakshmi 2) N. Visuwanathan	SV Sai promoters		1519.5 sq.ft
2	52/1 (New No – 52/5)	1419/2025 Date – 27.03.2025	1) Sasiladevi	SV Sai promoters		1519.5 Sq.ft

Joint Development agreement developer share							
Sl No	Joint Development Dated	Betweeen	And	Developer Share of UDS and Flats			
				Floor .No	Flat.NO	Flat Area(Sq.ft)	UDS Extent (Sq.ft)
1	27.03.2025	Sasiladevi Rajalaxmi Visuwanathan	SV Sai Promoters	1	1B	1402	510
				1	1C	1685	613
				2	2A	1800	654
				2	2C	1685	613
				3	3A	1800	654
				3	3B	1402	510
				4	4B	1402	510
				4	4C	1685	613
				5	5A	1800	654
				5	5C	1630	593
	TOTAL					**16291**	**5924**

Joint Development agreement Owner share							
Sl No	Joint Development Dated	Betweeen	And	Owner Share of UDS and Flats			
				Floor .No	Flat.NO	Flat Area(Sq.ft)	UDS Extent (Sq.ft)
1	27.03.2025	Sasiladevi Rajalaxmi Visuwanathan	SV Sai Promoters	1	1A	1800	654
				2	2B	1402	510
				3	3C	1685	613
				4	4A	1800	654
				5	5B	1402	510
				5	5C	55	20
	TOTAL					**8144**	**2961**

× S. Sasiladevi

× N.

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For S V SAI PROMOTERS

Partner

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.