Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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Sl No	Approval survey number	Patta				Deed				
		Patta No	Owner	S.No	Extent sq.m	Doc No (Date) & Doc type	Owner	Power Holder	S.No	Extent Cents (sq.m)
1.	121/1	5164	PAULRAJ	121/1	2700.00	1077/2023 (19.04.2023) Sale Deed & 774/2025 (19.03.2025) Power Deed	PAULRAJ	KANNAN	121/1	66.690 cents (2700.00 sq.m)
2.	121/3	6117	KANNAN	121/3	100.00	2800/2024 (28.10.2024) & Sale Deed	KANNAN	NIL	121/3	2.470 cents (100.00 sq.m)
3.	121/4	6118	KANNAN	121/4	1850.00	2800/2024 (28.10.2024) & Sale Deed	KANNAN	NIL	121/4	45.695 cents (1850.00 sq.m)
4.	121/5	6116	KANNAN	121/5	50.00	2800/2024 (28.10.2024) & Sale Deed	KANNAN	NIL	121/5	1.235 cents (50.00 sq.m)
5.	121/6	6247	MAHALAKSHMI	121/6	1400.00	132/2025 (20.01.2025) Sale Deed & 772/2025 (19.03.2025) Power Deed	MAHALAKSHMI	KANNAN	121/6	34.580 cents (1400.00 sq.m)
6.	121/10A	4376	MAHALAKSHMI	121/10A	1900.00	2113/2020 (02.12.2020) Sale Deed & 773/2025 (19.03.2025) Power Deed	MAHALAKSHMI	KANNAN	121/10A	46.930 cents (1900.00 sq.m)

Sl No	Approval survey number	Patta				Deed				
		Patta No	Owner	S.No	Extent sq.m	Doc No (Date) & Doc type	Owner	Power Holder	S.No	Extent Cents (sq.m)
7.	122/2	5163	PAULRAJ	122/2	1600.00	1078/2023 (19.04.2023) Sale Deed & 774/2025 (19.03.2025) Power Deed	PAULRAJ	KANNAN	122/2	39.520 cents (1600.00 sq.m)
8.	122/3	6115	KANNAN	122/3	1550.00	2800/2024 (28.10.2024) & Sale Deed	KANNAN	NIL	122/3	38.285 cents (1550.00 sq.m)
9.	122/5	6114	KANNAN	122/5	1900.00	2799/2024 (28.10.2024) & Sale Deed	KANNAN	NIL	122/5	46.930 cents (1900.00 sq.m)
10.	122/6	4838	PAULRAJ	122/6	300.00	2894/2022 (02.11.2022) Sale Deed & 775/2025 (19.03.2025) Power Deed	PAULRAJ	KANNAN	122/6	7.410 cents (300.00 sq.m)
11.	122/7	4838	PAULRAJ	122/7	3600.00	2894/2022 (02.11.2022) Sale Deed & 775/2025 (19.03.2025) Power Deed	PAULRAJ	KANNAN	122/7	88.920 cents (3600.00 sq.m)
TOTAL PATTA AREA					16,950.00 Sq.mts	TOTAL DOCUMENT AREA				16,950.00 Sq.mts

Explanation:

1) **Sale deed : 2113/2020, Dt: 02.12.2020 (Survey no: 121/10A)**

- Mrs. Mahalakshmi purchased **47.500 cents (1922.00 Sq.mts)** of land comprising in survey number 121/10. After documentation, during subdivision as per ground measurements **1900.00 Sq.mts** only available. Hence, the land was subdivided as 121/10A and the patta issued for **1900.00 Sq.mts** by the Revenue Department. Then, Mrs. Mahalakshmi gave power to Mr. Kannan for the extent of 1900.00 Sq.mts.

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.