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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

"SAMEERA NELLAI" - Layout of House Site bearing Regular Plots Nos. 1 - 118, 128 - 134, 157 - 158, 183 - 184, 219 - 266, EWS Plots No. 119 – 127, 135 – 156, 159 – 182, 185 – 218, Commercial Site No–1 & 2, Owner Use , Comprised in Town Survey Nos. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.no. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) Ward No. A, Block No. 19, situated at Thatchanallur Ward – Chatramputhukulam Village, Tirunelveli Taluk, Tirunelveli District, Tirunelveli Corporation Limit, Tamilnadu State	
Plot no	Sqm
1	270.21
2	246.37
3	208.87
4	176.66
5	192.41
6	133.87
7	222.00
8	175.18
9	175.51
10	180.37
11	181.50
12	181.50
13	186.54
14	258.74
15	181.50
16	181.50
17	181.50
18	181.50
19	229.87
20	194.87
21	154.00
22	154.00
23	154.00
24	154.00
25	194.92
26	182.89
27	154.00
28	154.00

For SAMEERA ESTATES PVT LTD

Authorised Signatory

29	152.87
30	163.87
31	135.00
32	135.00
33	135.00
34	161.60
35	210.20
36	135.00
37	133.87
38	133.87
39	135.00
40	184.26
41	187.54
42	135.00
43	135.00
44	135.00
45	163.87
46	133.87
47	135.00
48	135.00
49	135.00
50	135.00
51	120.94
52	145.86
53	135.00
54	133.87
55	153.00
56	135.00
57	135.00
58	135.00
59	148.87
60	150.00
61	148.87
62	135.00
63	135.00

For SAMEERA ESTATES PVT LTD

Authorised Signatory

64	135.00
65	153.00
66	98.83
67	85.40
68	109.80
69	155.12
70	158.96
71	109.80
72	109.80
73	109.80
74	108.67
75	254.69
76	133.87
77	130.27
78	168.78
79	166.82
80	162.61
81	133.87
82	135.00
83	135.00
84	135.00
85	135.00
86	114.80
87	196.27
88	135.00
89	166.87
90	166.87
91	135.00
92	161.73
93	149.34
94	135.00
95	135.00
96	135.00
97	135.00
98	133.87

For SAMEERA ESTATES PVT LTD

Authorised Signatory

99	192.15
100	154.00
101	154.00
102	154.00
103	154.00
104	154.00
105	203.90
106	229.23
107	152.87
108	180.37
109	231.54
110	278.94
111	181.50
112	181.50
113	181.50
114	181.50
115	181.50
116	218.70
117	259.88
118	203.12
119	72.00
120	68.99
121	65.98
122	62.97
123	59.96
124	67.97
125	63.64
126	59.30
127	71.27
128	180.37
129	181.50
130	245.09
131	221.27
132	229.79
133	263.68

For SAMEERA ESTATES PVT LTD

Authorised Signatory

134	236.72
135	68.37
136	72.00
137	72.00
138	71.97
139	70.98
140	60.00
141	60.00
142	60.00
143	60.00
144	65.87
145	58.87
146	59.99
147	59.98
148	59.97
149	49.97
150	49.97
151	50.21
152	69.71
153	60.00
154	60.00
155	55.00
156	53.77
157	149.48
158	134.13
159	69.13
160	55.00
161	60.00
162	60.00
163	62.58
164	57.37
165	50.00
166	50.00
167	60.00
168	60.00

For SAMEERA ESTATES PVT LTD

Authorised Signatory

169	60.00
170	58.87
171	58.87
172	60.00
173	60.00
174	60.00
175	60.00
176	60.00
177	49.63
178	70.32
179	65.00
180	65.00
181	65.00
182	55.53
183	107.72
184	92.37
185	70.89
186	65.00
187	65.00
188	65.00
189	63.19
190	56.76
191	60.00
192	60.00
193	60.00
194	60.00
195	60.00
196	58.87
197	71.24
198	65.99
199	59.99
200	59.98
201	59.98
202	59.97
203	59.97

For SAMEERA ESTATES PVT LTD

Authorised Signatory

204	70.95
205	64.57
206	71.74
207	71.00
208	60.00
209	60.00
210	60.00
211	60.00
212	60.00
213	66.00
214	59.75
215	71.18
216	66.77
217	69.27
218	66.93
219	193.61
220	194.00
221	194.00
222	194.00
223	194.00
224	194.00
225	215.02
226	216.15
227	215.20
228	194.00
229	194.00
230	194.00
231	194.00
232	194.00
233	155.67
234	195.37
235	108.75
236	87.42
237	88.96
238	86.97

For SAMEERA ESTATES PVT LTD



Authorised Signatory

239	79.87
240	78.20
241	224.98
242	242.12
243	165.19
244	124.87
245	126.00
246	181.58
247	163.51
248	280.20
249	214.06
250	154.00
251	154.00
252	154.00
253	154.00
254	154.00
255	175.97
256	215.85
257	218.52
258	257.75
259	225.38
260	236.40
261	181.50
262	181.50
263	181.50
264	181.50
265	181.50
266	190.46
Commercial-1	7621.39
Commercial-2	3417.86
Owner Use	305.98

For SAMEERA ESTATES PVT LTD

Authorised Signatory

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

"IT IS RESOLVED BY THE DIRECTORS THAT" Mr. S. K. KUMAR S/o. Mr. S. R. Karupannan, aged about 63 years, is hereby authorized on behalf of the company to sign the requisite Forms and Applications required in order to apply for registration of the Plotted Development of Residential Plots vide layout name **"SAMEERA NELLAI"** before the **Real Estate Regulatory Authority.**

The Project is developed jointly with M/s Sameera Infra Private Limited, M/s Sameera Shelters India Private Limited & M/s Nidesh Land Realtors LLP and situated at Chatramputhukulam Village – Ward-A, Block-19, T.S, No. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1 48/3, 48/4 (Old S. F. Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent-19.04 Acres.

The said Layout is Approved vide Approval No. LP/DTCPnO.92/2024 and No.100/2024 from Town and Country Planning Department. Tirunelveli District and to do any deed or things as may be necessary to complete the registration of the same in the manner required by the Act.

"IT IS RESOLVED FURTHER THAT" Mr. S. K. Kumar, shall furnish a copy of this letter as may be required.

//Certified to be true//

Specimen Signature of the Authorised Signatory

S. K. KUMAR
Vice President

For Sameera Estates Private Limited

S.BASKARAN
Director

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

"IT IS RESOLVED BY THE DIRECTORS THAT" Mr. S. K. KUMAR S/o. Mr. S. R. Karupannan, aged about 63 years, is hereby authorized on behalf of the company to sign the requisite Forms and Applications required in order to apply for registration of the Plotted Development of Residential Plots vide layout name **"SAMEERA NELLAI"** before the **Real Estate Regulatory Authority.**

The Project is developed jointly with M/s Sameera Estates Private Limited, M/s Sameera Infra Private Limited & M/s Nidesh Land Realtors LLP and situated at Chatramputhukulam Village – Ward-A, Block-19, T.S, No. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1 48/3, 48/4 (Old S. F. Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent-19.04 Acres.

The said Layout is Approved vide Approval No. LP/DTCPnO.92/2024 and No.100/2024 from Town and Country Planning Department. Tirunelveli District and to do any deed or things as may be necessary to complete the registration of the same in the manner required by the Act.

"IT IS RESOLVED FURTHER THAT" Mr. S. K. Kumar, shall furnish a copy of this letter as may be required.

//Certified to be true//

Specimen Signature of the Authorised Signatory

S. K. KUMAR
Vice President

For Sameera Shelters India Private Limited

S.BASKARAN
Director

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

"IT IS RESOLVED BY THE DIRECTORS THAT" Mr. S. K. KUMAR S/o. Mr. S. R. Karupannan, aged about 63 years, is hereby authorized on behalf of the company to sign the requisite Forms and Applications required in order to apply for registration of the Plotted Development of Residential Plots vide layout name **"SAMEERA NELLAI"** before the **Real Estate Regulatory Authority.**

The Project is developed jointly with M/s Sameera Estates Private Limited, M/s Sameera Shelters India Private Limited & M/s Nidesh Land Realtors LLP and situated at Chatramputhukulam Village – Ward-A, Block-19, T.S, No. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1 48/3, 48/4 (Old S. F. Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent-19.04 Acres.

The said Layout is Approved vide Approval No. LP/DTCPnO.92/2024 and No.100/2024 from Town and Country Planning Department. Tirunelveli District and to do any deed or things as may be necessary to complete the registration of the same in the manner required by the Act.

"IT IS RESOLVED FURTHER THAT" Mr. S. K. Kumar, shall furnish a copy of this letter as may be required.

//Certified to be true//

Specimen Signature of the Authorised Signatory

S. K. KUMAR
Vice President

For Sameera Infra Private Limited

S.BASKARAN
Director

NIDESH LAND REALTORS LLP

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

"IT IS RESOLVED BY THE DIRECTORS THAT" Mr. S. K. KUMAR S/o. Mr. S. R. Karupannan, aged about 63 years, is hereby authorized on behalf of the company to sign the requisite Forms and Applications required in order to apply for registration of the Plotted Development of Residential Plots vide layout name **"SAMEERA NELLAI"** before the **Real Estate Regulatory Authority.**

The Project is developed jointly with M/s Sameera Estates Private Limited, M/s Sameera Infra Private Limited & M/s Sameera Shelters India Private Limited and situated at Chatramputhukulam Village – Ward-A, Block-19, T.S, No. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1 48/3, 48/4 (Old S. F. Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent-19.04 Acres.

The said Layout is Approved vide Approval No. LP/DTCP NO.92/2024 and No.100/2024 from Town and Country Planning Department, Tirunelveli District and to do any deed or things as may be necessary to complete the registration of the same in the manner required by the Act.

"IT IS RESOLVED FURTHER THAT" Mr. S. K. Kumar, shall furnish a copy of this letter as may be required.

//Certified to be true//

Specimen Signature of the Authorised Signatory

S. K. KUMAR
Vice President

For Nidesh Land Realtors LLP

B. Anubama

B.ANUBAMA
Designated Partner

FORM 'A'
[See rule 3
(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No. 1A, 1st Floor,
Gandhi Irwin Bridge Road
Egmore, Chennai-600008

Sir,

We hereby apply for the grant of registration of our project to be set up at

"SAMEERA NELLAI" - Layout of House Site bearing Regular Plots Nos. 1 - 118, 128 - 134, 157 - 158, 183 - 184, 219 - 266, EWS Plots No. 119 – 127, 135 – 156, 159 – 182, 185 – 218, Commercial Site No–1 & 2, Owner Use, Comprised in Town Survey Nos. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.no. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) Ward No. A, Block No. 19, situated at Thatchanallur Ward – Chatramputhukulam Village, Tirunelveli Taluk, Tirunelveli District, Tirunelveli Corporation Limit, Tamilnadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether Individual / **Company** / proprietorship firm / societies / partnership firm / competent authority;

In case of firm / societies / trust / **Company** / limited liability partnership / competent authority -

(a) Name - **M/S SAMEERA ESTATES PRIVATE LIMITED & 3 OTHERS**

(b) Address - **Sameera 117 Township, Poonamallee-Aavdi Main Road, Veeraraghavapuram, Chennai- 600 077.**
Contact No: 98840 55061.
Mail Id: sameera.rera@gmail.com

(c) Copy Of Registration Certificate – **Enclosed**

(d) Main Objects – **Real Estates (Land Promoter)**

(e) Name, photograph and address of chairman of the governing body / **partners** / **directors** etc.



Mr.J.Murugesan (Director)
No.44/16 A Block 6th Street,
Anna Nagar East, Chennai – 600 102.
Mobile Number : 98840 55061.

For SAMEERA ESTATES PVT LTD

Authorised Signatory



Mr.S.Bhaskar (Director)
Flat NO D KCEE Sagarika Apartment,
Old No.2, New No.3, Dr.Gurusamy Road,
Chetpet, Chennai – 600 031.
Mobile Number : 98840 55061.



Mrs.M.Sumitha (Partner)
No.44/16 A Block 6th Street,
Anna Nagar East, Chennai – 600 102.
Mobile Number : 98840 55061.



Mrs.B. Anubama (Partner)
Flat NO D KCEE Sagarika Apartment,
Old No.2, New No.3, Dr.Gurusamy Road,
Chetpet, Chennai – 600 031.
Mobile Number : 98840 55061.

(ii) PAN No. **AAWCS2091L, AAWCS5266K, AAYCS8805N & AABFN8721A**

(iii) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained: **Account no. 57500001669370, HDFC BANK, BRANCH PARUTHIPATTU.**

(iv) Details of project land held by the applicant :

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project: **The Technical Concurrence issued by the DTCP, Director, Chennai Vide No.5DB8PWET/2024/TCP6, LP/DTCP NO: 92/2024, Dated: 11.12.2024.**

The Joint Director, T&CP, Tiruneveli District Approved the Layout No.100/2024 in Letter ROC. No. 5DB8PWET/2024/TCP, Dated: 18.12.2024,

The Commissioner , Tiruneveli City Municipal Corporation, Ward No.A, Block No.19, Thatchanallur Ward – Chatramputhukulam Village, Tirunelveli Taluk, Tirunelveli District approved the Layout in Letter Roc.No..... dated .....

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc. **Enclosed as Annexure**

For SAMEERA ESTATES PVT LTD

Authorised Signatory

(vii) Agency to take up external development works **Self Development** Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(viii) Registration fee by way of a ..... dated ..... drawn on bearing ..... for an amount of ..... calculated as per sub-rule (3) of rule 3; - **Online Paid**

(ix) Any other information the applicant may like to furnish.

2. We enclose the following documents in Triplicate, namely:-

(i) authenticated copy of the PAN card of the Promoter;

(ii) Audited balance sheet of the promoter for the preceding financial year;

(iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;

(iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;

(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

For SAMEERA ESTATES PVT LTD

Authorised Signatory

(vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

(viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;

(xi) the number and areas of covered parking available in the project;

(xii) the number of open parking areas available in the project;

(xiii) Details of Undivided Shares pertaining to the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

(xvi) a declaration in FORM 'B'.

3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

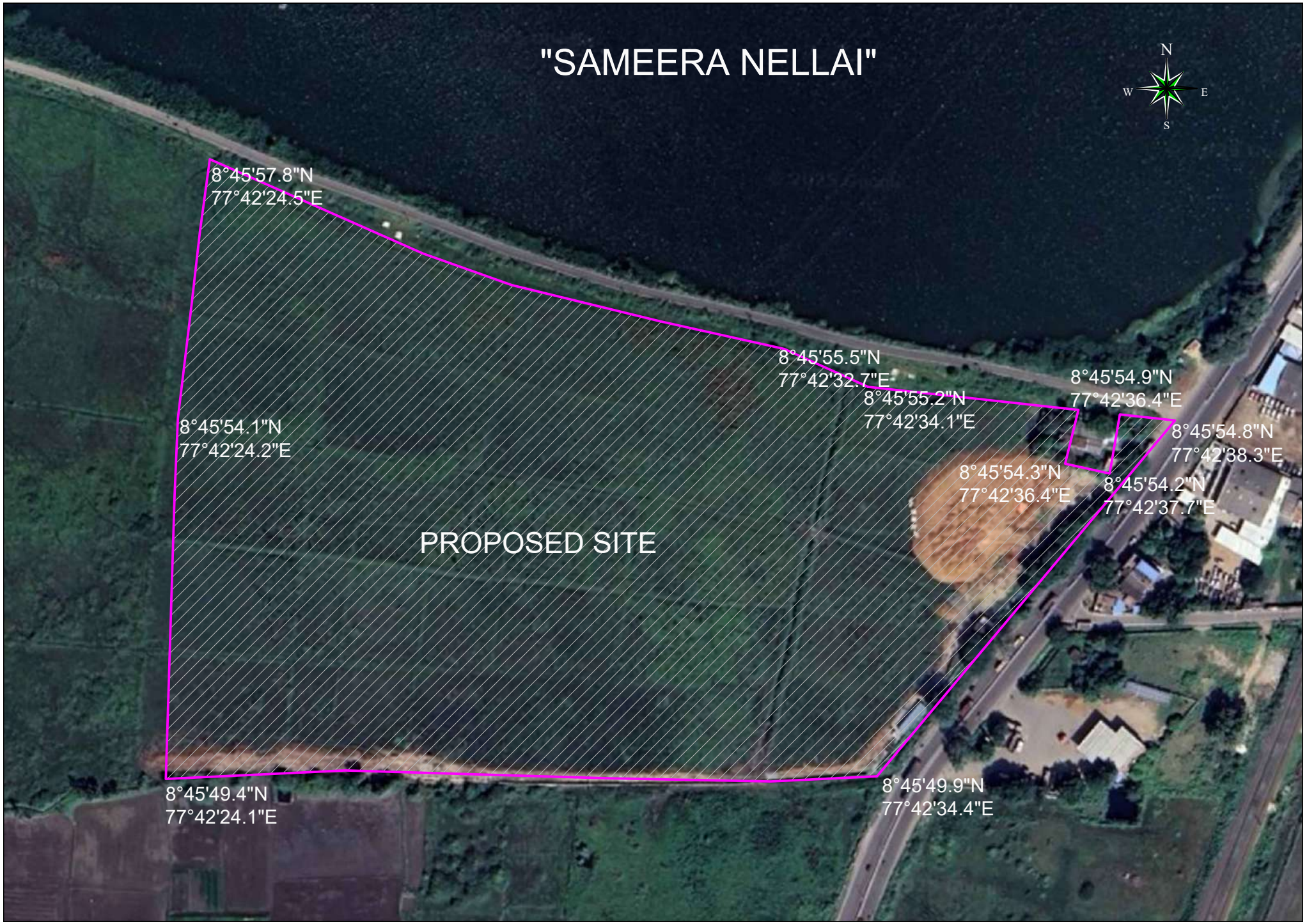
For SAMEERA ESTATES PVT LTD

Authorised Signatory

Dated: **18.04.2025**

Place : **Chennai**

Yours faithfully,
Signature and seal of the applicant(s)


"SAMEERA NELLAI"
N
W
E
S
8°45'57.8"N
77°42'24.5"E
8°45'55.5"N
77°42'32.7"E
8°45'55.2"N
77°42'34.1"E
8°45'54.9"N
77°42'36.4"E
8°45'54.8"N
77°42'38.3"E
8°45'54.1"N
77°42'24.2"E
8°45'54.3"N
77°42'36.4"E
8°45'54.2"N
77°42'37.7"E
PROPOSED SITE
8°45'49.4"N
77°42'24.1"E
8°45'49.9"N
77°42'34.4"E

Site Address	Project Details	Status of the Project	Case Pending If any	Type of Land	Payment Pending
Project Name: "Prime Gardens" - Layout of House sites in S.Nos:3pt, 7pt, 27/3pt, 28/1pt, 29pt, 31pt, 32pt, 33pt, 34/1pt, 2pt, 35/1pt & 2pt, 52/1A1pt, 1B1pt, 1B2pt & 2A1pt, 54pt, 55pt, 61/1 & 2, 62/1 & 2, 63/1, 2A, 2B, 2C, 3A, 3B1, 3B2, 3C & 66/1A, 1Bpt, 2A, 2B1, 2B2, 3A1, 3A2, 3B & 5pt, 67, 68, 69/1A, 1B, 1C, 1D, 2A1, 2A2, 2B & 2C, 70/1 & 2pt, 74/1, 76/2pt, 77/2 of Parivakkam Village and S.Nos:104/2Apt & 2Bpt, 105/1pt, 106/1Apt, 1B1Bpt, 1B2pt, 2D1pt, 125pt, 127pt, 128pt, 136/4Apt, 137/2 of Veeraraghavapuram Village, Poonamallee Taluk, Tiruvallur District.	"PRIME GARDEN" - Registration of Layout house sites with 322 Plots RERA No : TN/02/Layout/0123/2019 dated 04/09/2019	Completed	NIL	SELF DEVELOPMENT	NIL
Project Name: "Prime Gardens" - Registration of Layout house sites with 52 Plots at Public Purpose Plot No.I, II & III lying in CMDA approved Layout PPD/LO No. 70/2019 into house sites in S.No.63/1pt, 2A, 2B, 3Apt, 3B1pt, 76/2pt & 77/2 of Parivakkam Village, Thiruvallur District.	"PRIME GARDEN" - Registration of Layout house sites with 52 Plots RERA No : TN/02/Layout/0533/2021 dated 31/12/2021	Completed	NIL	SELF DEVELOPMENT	NIL
Project Name: "Garden Town" - Registration of Layout project with 557 Plots including EWS Plots + 1 Commercial site + 1 Shop site + 1 Convenient shop comprised in Survey Nos.3/3 part, 7 part, 8, 9, 10, 11/1, 11/2, 12/1, 2A, 2B, 2C & 2D, 13/1, 3, 15, 16/1, 2A part, 21 part, 22/1, 2 part, 23/1, 23/2A part, 23/2B part, 24/1 part, 24/3 part, 26/2 part, 27/1 part, 27/2 part, 27/3 part, 37 part, 39, 40 & 41/1 part of Parivakkam Village, Poonamalle Taluk, Tiruvallur District.	"GARDEN TOWN" - Registration of Layout house sites with 557 Plots RERA No : TN/02/Layout/2271/2022 dated 13/04/2022	Completed	NIL	SELF DEVELOPMENT	NIL
Project Name: "Aalayam" - Layout of house sites with 5 Regular Plots + 44 EWS Plots (Total 49 Plots) comprised in S.Nos.490/2A & 2B of Nemam 'B' Village, Tiruvallur District.	"AALAYAM" - Registration of Layout house sites with 49 Plots RERA No : TN/02/Layout/4137/2022 dated 26/05/2022	Completed	NIL	SELF DEVELOPMENT	NIL

For SAMEERA ESTATES PVT LTD

Authorised Signatory

Project Site Address:

"SAMEERA NELLAI" - Layout of House Site bearing Regular Plots Nos. 1 - 118, 128 - 134, 157 - 158, 183 - 184, 219 - 266, EWS Plots No. 119 – 127, 135 – 156, 159 – 182, 185 – 218, Commercial Site No–1 & 2, Owner Use, Comprised in Town Survey Nos. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.no. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) Ward No. A, Block No. 19, situated at Thatchanallur Ward – Chatramputhukulam Village, Tirunelveli Taluk, Tirunelveli District, Tirunelveli Corporation Limit, Tamilnadu State.

Extent of the Land (Sqm):

Site Extent	=	**77050.00 Sqm (19.04 Acre)**
Road Area	=	**22212.98 Sqm**
Park Area (1 - 6)	=	**5541.05 Sqm**
Public Purpose 1 & 2	=	**558.71 Sqm**
EWS Area	=	**5533.92 Sqm**
Regular Plots Area	=	**31745.00 Sqm**
Commercial Plots	=	**11152.36 Sqm**
Owner Use	=	**305.98 Sqm**

For SAMEERA ESTATES PVT LTD

Authorised Signatory

Total Project Cost:

Land Cost	=	5, 29, 68,528.00
Development (Infrastructure)	=	8, 00, 00,000.00
Building Construction	=	NIL
Fees Charges Paid	=	5, 09,015.00
Total Project Cost	=	**13, 34, 77,543.00**

(Thirteen Crore Thirty four Lakhs Seventy seven Thousand Five Hundred Forty three)

For SAMEERA ESTATES PVT 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.