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RE REGULATORY RECORD

RERA Document

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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Pammal	Date / நாள்: 16-Apr-2026
Village /கிராமம்:Irandayam Kattalai	Survey Details /சர்வே விவரம்: 239/1D,239/1E,239/1F,239/1G,239/1H,239/3D

Data Availability Period for Village: Irandayam Kattalai

Pammal Sub Registrar Office: From 01-May-2025 To 15-Apr-2026

Search Period /தேடுதல் காலம்: 01-May-2025 - 15-Apr-2026

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Chengalpattu			District: Tambaram		S.R.O: Pammal	
1	9709/2025	15-Oct-2025 15-Oct-2025 15-Oct-2025	Deposit Of Title Deeds	1. M/S. ASSET TREE HOMES(முத.) MURALI K((முக.)	1. ADITYA BIRLA HOUSING FINANCE LIMITED	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 17,00,00,000/-		PR Number/முந்தைய ஆவண எண்: 5203/2024, 5204/2024, 5205/2024, 5206/2024, 5207/2024, 5208/2024, 5209/2024, 5210/2024, 5211/2024	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 238/1B, 238/1C, 238/1D, 238/1E, 238/1F, 238/1G, 238/2B, 238/2C, 238/2D, 238/2E, 238/2F, 238/3A2, 238/3A3,		

	Village & Street/கிராமம் மற்றும் தெரு: Irandayam Kattalai, MAANSAROVAR NAGAR PHASE II	238/3A4, 238/3A5, 239/1B, 239/1D, 239/1E, 239/1F, 239/1G, 239/1H, 239/3A1A, 239/3C, 239/3D, 239/3E, 239/3F, 239/3G, 239/3H, 239/3I, 239/3J, 239/3K, 239/3L, 239/4, 239/5, 239/6 - 77188.0 SQUARE FEET
		Plot No./மனை எண் : 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 26, 27, 28, 3, 4, 5, 6, 7, 8, 9
		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE B (Description of the Immovable Property) a. Exclusive charge on property bearing S No 238/1, 2 & 3 and 239/1 & 3, Plot Numbers 1 to 28, Maansarovar Nagar Phase II, Rendamkattalai Village, Kundrathur Panchayat Union, Kundrathur Taluk, Kancheepuram District - 600128 admeasuring 32, 881 sq. ft along with the building structure standing thereon ("Project Land") and all right, title and interest of the Mortgagor in the Project "ATH Merlion" ("Project"). b. Exclusive charge on the Scheduled Receivables from sold, booked & unsold units of Project under the documents entered with the allotees / buyers with the Mortgagor including any other proceeds from the Project. c. Exclusive charge on any FSI/TDR - Transferable of Development rights (both present & future) with respect to the Project and all rights, title, interest in the Project Documents d. Interest Service Reserve Account (in the form of investment into liquid financial investments) equivalent to 3 months interest to be created at the time of each disbursement. Lien marking to be done within 15 days of each disbursement. Unsold Units of the Project Property being unsold units together with the proportionate undivided share in the Project Land as mentioned below developed/being developed under the Project and all present and future structures standing thereon and FSI/TDR along with the right to use / enjoy the common areas, amenities and facilities of the Project, and over the said Project. SN Wing/ Tower Flat No Resi/ Comm Unit type linked with sheet 1 Flat Type Saleable Area (sq.ft) Landowner/Developer Sold / Unsold 1 Villa 2 Resi Villa Villa 1, 818 Developer Unsold 2 Villa 3 Resi Villa Villa 1, 550 Developer Unsold 3 Villa 4 Resi Villa Villa 1, 533 Developer Unsold 4 Villa 5 Resi Villa Villa 1, 438 Developer Unsold 5 Villa 11 Resi Villa Villa 1, 663 Developer Unsold 6 Villa 12 Resi Villa Villa 1, 497 Developer Unsold 7 Villa 18 Resi Villa Villa 1, 509 Developer Unsold 8 Villa 19 Resi Villa Villa 1, 489 Developer Unsold 9 Villa 20 Resi Villa Villa 1, 466 Developer Unsold 10 Villa 21 Resi Villa Villa 1, 407 Developer Unsold 11 Villa 22 & 23A Resi Villa Villa 1, 498 Developer Unsold 12 Villa 23B & 24 Resi Villa Villa 1, 703 Developer Unsold 13 Villa 25 Resi Villa Villa 1, 852 Developer Unsold 14 Villa 26 Resi Villa Villa 1, 642 Developer Unsold 15 Villa 27 & 28 Resi Villa Villa 1, 710 Developer Unsold 16 Apartment 1A Resi 2BHK 2BHK 879 Developer Unsold 17 Apartment 1B Resi 3BHK 3BHK 1, 040 Developer Unsold 18 Apartment 1C Resi 2BHK 2BHK 876 Developer Unsold 19 Apartment 1D Resi 2BHK 2BHK 901 Developer Unsold 20 Apartment 1E Resi 2BHK 2BHK 939 Developer Unsold 21 Apartment 1F Resi 2BHK 2BHK 842 Developer Unsold 22 Apartment 1G Resi 2BHK 2BHK 954 Developer Unsold 23 Apartment 2A Resi 2BHK 2BHK 879 Developer Unsold 24 Apartment 2B Resi 3BHK 3BHK 1, 040 Developer Unsold 25 Apartment 2C Resi 2BHK 2BHK 876 Developer Unsold 26 Apartment 2D Resi 2BHK 2BHK 901 Developer Unsold 27 Apartment 2E Resi 2BHK 2BHK 939 Developer Unsold 28 Apartment 2F Resi 2BHK 2BHK 842 Developer Unsold 29 Apartment 2G Resi 2BHK 2BHK 954 Developer Unsold 30 Apartment 3A Resi 2BHK 2BHK 879 Developer Unsold 31 Apartment 3B Resi 3BHK 3BHK 1, 040 Developer Unsold 32 Apartment 3C Resi 2BHK 2BHK 876 Developer Unsold 33 Apartment 3D Resi 2BHK 2BHK 901 Developer Unsold 34 Apartment 3E Resi 2BHK 2BHK 939

		Developer Unsold 35 Apartment 3F Resi 2BHK 2BHK 842 Developer Unsold 36 Apartment 3G Resi 2BHK 2BHK 954 Developer Unsold 37 Apartment 4A Resi 2BHK 2BHK 879 Developer Unsold 38 Apartment 4B Resi 3BHK 3BHK 1, 040 Developer Unsold 39 Apartment 4C Resi 2BHK 2BHK 876 Developer Unsold 40 Apartment 4D Resi 2BHK 2BHK 901 Developer Unsold 41 Apartment 4E Resi 2BHK 2BHK 939 Developer Unsold 42 Apartment 4F Resi 2BHK 2BHK 842 Developer Unsold 43 Apartment 4G Resi 2BHK 2BHK 954 Developer Unsold 44 Apartment 5B Resi 3BHK 3BHK 1, 046 Developer Unsold 45 Apartment 5C Resi 2BHK 2BHK 876 Developer Unsold 46 Apartment 5D Resi 2BHK 2BHK 901 Developer Unsold 47 Apartment 5E Resi 2BHK 2BHK 939 Developer Unsold 48 Apartment 5G Resi 2BHK 2BHK 962 Developer Unsold 49 Apartment 1A Resi 2BHK 2BHK 837 Developer Unsold 50 Apartment 1B Resi 2BHK 2BHK 860 Developer Unsold 51 Apartment 1C Resi 2BHK 2BHK 876 Developer Unsold 52 Apartment 1D Resi 2BHK 2BHK 829 Developer Unsold 53 Apartment 1E Resi 3BHK 3BHK 1, 191 Developer Unsold 54 Apartment 2A Resi 2BHK 2BHK 837 Developer Unsold 55 Apartment 2B Resi 2BHK 2BHK 860 Developer Unsold 56 Apartment 2C Resi 2BHK 2BHK 876 Developer Unsold 57 Apartment 2D Resi 2BHK 2BHK 829 Developer Unsold 58 Apartment 2E Resi 3BHK 3BHK 1, 191 Developer Unsold 59 Apartment 3A Resi 2BHK 2BHK 837 Developer Unsold 60 Apartment 3B Resi 2BHK 2BHK 860 Developer Unsold 61 Apartment 3C Resi 2BHK 2BHK 876 Developer Unsold 62 Apartment 3D Resi 2BHK 2BHK 829 Developer Unsold 63 Apartment 3E Resi 3BHK 3BHK 1, 191 Developer Unsold 64 Apartment 4A Resi 2BHK 2BHK 837 Developer Unsold 65 Apartment 4B Resi 2BHK 2BHK 860 Developer Unsold 66 Apartment 4C Resi 2BHK 2BHK 876 Developer Unsold 67 Apartment 4D Resi 2BHK 2BHK 829 Developer Unsold 68 Apartment 4E Resi 3BHK 3BHK 1, 191 Developer Unsold 69 Apartment 5A Resi 2BHK 2BHK 837 Developer Unsold 70 Apartment 5B Resi 2BHK 2BHK 860 Developer Unsold 71 Apartment 5C Resi 2BHK 2BHK 876 Developer Unsold 72 Apartment 5D Resi 2BHK 2BHK 829 Developer Unsold 73 Apartment 5E Resi 3BHK 3BHK 1, 191 Developer Unsold

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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.