Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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OWNERSHIP FLOW CHART

Land Owners Parent Documents							GPA Documets				
Sl. No	Flat No	Survey No. as per approved plan	Title Deed Doc No. & Date	Owner	Survey No. (as per document)	Extent in Acre (Sq.ft)	GPA Doc No. & Date	Executed by	Infavour of	Survey No.	Extent in Sq.ft
1	54/1	1020/1A Part	2848 & 11.08.2005 (Sale Deed)	1.D.Mohan & 2.M.Alamelu	1020/1D Part		2548 & 04.04.2025	1.D.Mohan 2.M.Alamelu	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	2548 & 09.01.2025 (Rectification Deed)	1.D.Mohan & 2.M.Alamelu	1020/1D Part T.S.No.201 Part	579.889					
2	54/2	1020/1A Part	253 & 25.01.1996 (Sale Deed)	S.Alwarappan	1020/1D Part		2875 & 17.04.2025	S.Alwarappan	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	281.89
		1020/1A Part	2874 & 16.04.2025 (Rectification Deed)	S.Alwarappan	1020/1D Part T.S.No.201 Part	579.889					
3	54/3	1020/1A Part	1497 & 28.05.2009 (Sale Deed)	H.N.Rammohan R.Rao	1020/1D Part		3553 & 12.05.2025	H.N.Rammohan R.Rao	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	264.89
		1020/1A Part	2550 & 04.04.2025 (Rectification Deed)	H.N.Rammohan R.Rao	1020/1D Part T.S.No.201 Part	579.889					
4	54/4	1020/1A Part	2282 & 08.06.2011 (Sale Deed)	Mr.Anil Kumar Mishra	1020/1D Part		32 & 05.01.2026	Mr. Kiran A. Mishra	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	3459 & 07.05.2025 (Rectification Deed)	Mr.Anil Kumar Mishra	1020/1D Part T.S.No.201 Part	579.889					
		Mr. Anil Kumar Mishra -Death and Legalheiar Certificate dt- 11.08.2025 in favour of wife Mrs.Kiran A. Mishra, Son Mr. Ashish A.Mishra & Daughter Mrs. Richu A. Mishra									
		1020/1A Part	HVL4-17453 & 31.12.2025 (Sister to Brother Release Power)	Mr. Ashish A. Mishra	1020/1A Part						
		1020/1A Part	31 & 05.01.2026 (Release Deed 2/3 Share)	Mrs. Kiran A. Mishra	1020/1A Part						
5	54/5	1020/1A Part	3340 & 11.03.1996 (Sale Deed)	R.Kumar	1020/1D Part		2552 & 04.04.2025	S.Sudha	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		R.Kumar-Death and Legalheiar Certificate dt-24.02.2015 in favour of S.Sudha									
		1020/1A Part	2551 & 04.04.2025 (Rectification Deed)	S.Sudha	1020/1D Part T.S.No.201 Part	579.889					

6	54/6	1020/1A Part	1592 & 26.03.1990 (Sale Deed)	M.K.Revathy	1020/1D Part		2557 & 04.04.2025	M.K.Revathy	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	264.89
		1020/1A Part	2556 & 04.04.2025 (Rectification Deed)	M.K.Revathy	1020/1D Part T.S.No.201 Part	579.889					
7	54/7	1020/1A Part	10602 & 27.12.2022 (Sale Deed)	S.Nagarajan	1020/1D Part		2852 & 16.04.2025	S.Nagarajan	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	2558 & 04.04.2025 (Rectification Deed)	S.Nagarajan	1020/1D Part T.S.No.201 Part	579.889					
8	54/8	1020/1A Part	1916 & 18.07.1994 (Sale Deed)	T.Arumuga Sundaram	1020/1D Part		1538 & 28.02.2025	T.Arumuga Sundaram	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	140.89
		1020/1A Part	1531 & 18.02.2025 (Rectification Deed)	T.Arumuga Sundaram	1020/1D Part T.S.No.201 Part	579.889					
9	54/9	1020/1A Part	600 & 13.03.2002 (Sale Deed)	G.Vijayalakshmi	1020/1D Part		2877 & 17.04.2025	G.Vijayalakshmi	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	2559 & 04.04.2025 (Rectification Deed)	G.Vijayalakshmi	1020/1D Part T.S.No.201 Part	579.889					
10	54/10	1020/1A Part	305 & 11.02.1997 (Sale Deed)	V.Chandramohan	1020/1D Part		2876 & 17.04.2025	V.Chandramohan	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	2560 & 04.04.2025 (Rectification Deed)	V.Chandramohan	1020/1D Part T.S.No.201 Part	579.889					
11	54/11	1020/1A Part	9407 & 22.11.2022 (Settlement Deed Father to Daughter)	M.Lavanya	1020/1D Part		2888 & 17.04.2025	M.Lavanya	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	2566 & 04.04.2025 (Rectification Deed)	M.Lavanya	1020/1D Part T.S.No.201 Part	579.889					
12	54/12	1020/1A Part	2402 & 02.07.2010 (Sale Deed)	R.Ramesh	1020/1D Part		3181 & 29.04.2025	R.Ramesh	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	264.89
		1020/1A Part	3180 & 15.04.2025 (Rectification Deed)	R.Ramesh	1020/1D Part T.S.No.201 Part	579.889					
13	55/1	1020/1A Part	2028 & 03.05.1993 (Sale Deed)	R.Sandhiya	1020/1D Part		3558 & 29.04.2025	R.Sandhiya	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	152.89
		1020/1A Part	3556 & 22.04.2025 (Rectification Deed)	R.Sandhiya	1020/1D Part T.S.No.201 Part	579.889					
14	55/2	1020/1A Part	5447 & 11.07.2022 (Sale Deed)	R.Vasanthi	1020/1D Part		3188 & 29.04.2025	R.Vasanthi	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	159.89
		1020/1A Part	3187 & 22.04.2025 (Rectification Deed)	R.Vasanthi	1020/1D Part T.S.No.201 Part	579.889					

15	55/3	1020/1A Part	2870 & 29.10.1999 (Sale Deed)	K.Ravikumar	1020/1D Part		3186 & 29.04.2025	K.Ravikumar	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	274.89
		1020/1A Part	3183 & 24.04.2025 (Rectification Deed)	K.Ravikumar	1020/1D Part T.S.No.201 Part	579.889					
16	55/4	1020/1A Part	4578 & 09.11.2011 (Sale Deed)	1.Sureshkumar 2.S.Mahalakshmi	1020/1D Part		2564 & 04.04.2025	1.S.Sureshkumar 2.S.Mahalakshmi	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	274.89
		1020/1A Part	2563 & 04.04.2025 (Rectification Deed)	1.S.Sureshkumar 2.S.Mahalakshmi	1020/1D Part T.S.No.201 Part	579.889					
17	55/5	1020/1A Part	1117 & 19.03.2012 (Settlement Deed Brother to Sister)	J.Sagayamery	1020/1D Part		2851 & 16.04.2025	J.Sagayamery	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	274.89
		1020/1A Part	6241 & 18.12.2014 (Rectification Deed)	J.Sagayamery	1020/1D Part						
		1020/1A Part	2850 & 15.04.2025 (Rectification Deed)	J.Sagayamery	1020/1D Part T.S.No.201 Part	579.889					
18	55/6	1020/1A Part	4953 & 30.07.2021 (Sale Deed)	G.Divya	1020/1D Part		3450 & 07.05.2025	G.Divya	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	3449 & 05.05.2025 (Rectification Deed)	G.Divya	1020/1D Part T.S.No.201 Part	579.889					
19	55/7	1020/1A Part	317 & 18.02.1998 (Sale Deed)	P.C.Parthasarathy	1020/1D Part		3350 & 02.05.2025	P.C.Arvind	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		P.C.Parthasarathy-Death and Legalheiar Certificate dt.25.02.1998 1.Jayasree Prathasarathy.2.P.C.Anand.3.P.C.Arvind.4.P.C.Saroja.5.P.C.Srinivasan									
		1020/1A Part	2573 & 28.08.1998 (Release Deed)	1.Jayasree Parathasarathy. 2.P.C.Anand. 3.P.C.Arvind	1020/1D Part						
		Mrs.Jayasree Parthasarathy-Death and Legalheiar Certificate dt.19.10.2013 1.P.C.Anand.2.P.C.Arvind									
		1020/1A Part	6929 & 27.09.2024 (Settlement Deed Brother to Brother)	P.C.Arvind	1020/1D Part						
		1020/1A Part	3349 & 02.05.2025 (Rectification Deed)	P.C.Arvind	1020/1D Part T.S.No.201 Part	579.889					
20	55/8	1020/1A Part	2037 & 26.07.2002 (Sale Deed)	T.R.Meenakshi	1020/1D Part		3190 & 29.04.2025	T.R.Meenakshi	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	3189 & 22.04.2025 (Rectification Deed)	T.R.Meenakshi	1020/1D Part T.S.No.201 Part	579.889					
21	55/9	1020/1A Part	439 & 25.02.2002 (Sale Deed)	T.Radhakrishnan	1020/1D Part		220 & 09.01.2025	T.Radhakrishnan	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	219 & 07.01.2025 (Rectification Deed)	T.Radhakrishnan	1020/1 Part T.S.No.201 Part	579.889					
22	55/10	1020/1A Part	1383 & 26.04.2004 (Sale Deed)	A.K.Balaji	1020/1D Part		3345 & 02.05.2025	A.K.Balaji	M/S.Rajus Flat Promoters Private Limited	1020/1A Part	291.89
		1020/1A	3344 & 02.05.2025		1020/1 Part						

23	55/11	1020/1A Part	1599 & 07.03.2024 (Sale Deed)	1.D.Bagyalakshmi 2.B.Vijaya Kumar	1020/1D Part		3347 & 02.05.2025	1.D.Bagyalakshmi 2.B.Vijaya Kumar	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	152.89
		1020/1A Part	3346 & 02.05.2025 (Rectification Deed)	1.D.Bagyalakshmi 2.B.Vijaya Kumar	1020/1 Part T.S.No.201 Part	579.889					
24	55/12	1020/1A Part	2851 & 18.07.2012 (Sale Deed)	1.R.Vetrivelchezhian 2.Mrs.Selvakalangiam	1020/1D Part		3182 & 29.04.2025	1.R.Vetrivelchezhian 2.Mrs.Selvakalangiam	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	274.89
		1020/1A Part	3178 & 24.04.2025 (Rectification Deed)	1.R.Vetrivelchezhian 2.Mrs.Selvakalangiam	1020/1 Part T.S.No.201 Part	579.889					
25	56/1	1020/1A Part	3622 & 30.09.2005 (Sale Deed)	K.Premavathi	1020/1D Part		4324 & 06.06.2025	K.Premavathi	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	152.89
		1020/1A Part	4323 & 06.06.2025 (Rectification Deed)	K.Premavathi	1020/1 Part T.S.No.201 Part	579.889					
26	56/2	1020/1A Part	4225 & 26.11.2007 (Sale Deed)	E.Chelliah	1020/1D Part		7466 & 12.09.2025	1.C.Mohana Pandian 2.C.Elamgo 3.C.Pitchaiah	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		E.Chellaiah-Death and Legalheiar Certificate dt.09.04.2021 1.C.Sundari.2.C.Mohana Pandian.3.C.Elango.4.C.Pitchaiah									
		1020/1A Part	87 & 23.05.2025 (GPA Son to Mother)	C.Sundari	1020/1D Part						
		1020/1A Part	4241 & 05.06.2025 (Rectification Deed)	1.C.Sundari 2.C.Mohana Pandian 3.C.Elamgo 4.C.Pitchaiah	1020/1 Part T.S.No.201 Part						
		1020/1A Part	7465 & 12.09.2025 (Settlement Deed Mother to Sons)	1.C.Mohana Pandian 2.C.Elamgo 3.C.Pitchaiah	1020/1 Part T.S.No.201 Part	579.889					
27	56/3	1020/1A Part	1246 & 04.04.2005 (Sale Deed)	K.Krishnan	1020/1D Part		3452 & 07.05.2025	1.K.Chitra 2.Mr.Balaji Krishnan	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		K.Krishnan-Death and Legalheiar Certificate dt.28.07.2008 1.Mrs.Chithra.2.Balaji Krishnan									
		1020/1A Part	3451 & 07.05.2025 (Rectification Deed)	1.K.Chitra 2.Mr.Balaji Krishnan	1020/1 Part T.S.No.201 Part	579.889					
28	56/4	1020/1A Part	3278 & 13.09.2010 (Sale Deed)	A.David Arul Prasanna	1020/1D Part		95 & 06.06.2025	A.David Arul Prasanna	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	72 & 29.04.2025 (GPA)	S.Madhusudan	1020/1 Part T.S.No.201 Part						
		1020/1A Part	3557 & 08.05.2025 (Rectification Deed)	A.David Arul Prasanna	1020/1 Part T.S.No.201 Part	579.889					
29	56/5	1020/1A Part	2724 & 20.08.2008 (Sale Deed)	K.Shivakumar	1020/1D Part		3343 & 02.05.2025	K.Shivakumar	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	193.89
		1020/1A Part	3342 & 02.05.2025 (Rectification Deed)	K.Shivakumar	1020/1 Part T.S.No.201 Part	579.889					
30	56/6	1020/1A Part	2701 & 19.11.1998 (Sale Deed)	1.S.Sunu Kumar 2.C.Kumari Sheela	1020/1D Part		3555 & 12.05.2025	1.C.Kumari Sheela 2.S.Saranya	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		S.Sunukumar-Death and Legalheiar Certificate dt.28.12.2008 1.C.Kumari Sheela.2.Saranya									
		1020/1A Part	3554 & 12.05.2025 (Rectification Deed)	1.C.Kumari Sheela 2.S.Saranya	1020/1 Part T.S.No.201 Part	579.889					
31	56/7	1020/1A Part	843 & 04.04.1994 (Sale Deed)	K.Selvanathan	1020/1D Part		4319 &	K.Selvanathan	M/S.Rajus Flat Promoters Private Limited	1020/1A	291.89
					1020/1 Part						

32	56/8	1020/1A Part	1295 & 04.04.1994 (Sale Deed)	J.Baskaran	1020/1D Part		3185 & 29.04.2025	J.Baskaran	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	3184 & 29.04.2025 (Rectification Deed)	J.Baskaran	1020/1 Part T.S.No.201 Part	579.889					
33	56/9	1020/1A Part	2400 & 08.09.1997 (Sale Deed)	R.Parthiban	1020/1D Part		3340 & 02.05.2025	R.Parthiban	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	264.89
		1020/1A Part	3338 & 02.05.2025 (Rectification Deed)	R.Parthiban	1020/1 Part T.S.No.201 Part	579.889					
34	56/10	1020/1A Part	724 & 04.04.1994 (Sale Deed)	V.Shanmugham	1020/1D Part		1536 & 28.02.2025	V.Shanmugham	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	140.89
		1020/1A Part	1535 & 28.02.2025 (Rectification Deed)	V.Shanmugham	1020/1 Part T.S.No.201 Part	579.889					
35	56/11	1020/1A Part	547 & 25.02.2002 (Sale Deed)	J.Gnana Pushpa Bai	1020/1D Part		1534 & 28.02.2025	J.Gnana Pushpa Bai	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	281.89
		1020/1A Part	1533 & 28.02.2025 (Rectification Deed)	J.Gnana Pushpa Bai	1020/1 Part T.S.No.201 Part	579.889					
36	56/12	1020/1A Part	3316 & 30.08.2006 (Sale Deed)	S.Jaya Sree	1020/1D Part		3560 & 12.05.2025	S.Jayashree Satish Anniger	M/S.Rajus Flat Promoters Private Limited S.Madhusudan	1020/1A Part	291.89
		1020/1A Part	3559 & 12.05.2025 (Rectification Deed)	S.Jayashree Satish Anniger	1020/1 Part T.S.No.201 Part	579.889					
				Total Land Area		**20876.00**			**Total GPA**		**9363.04**

Difference in UDS Between JV Agreement & GPA			
Builder share of UDS as per Supplemental JV agreemnt		9336	Sqft
As per the carpert area statement (As per GPA)		9363.04	Sqft
	Difference	**-27.04**	Sqft
Change in Land owner share of Mr Anil Kumar Mishra as per JV agreement			
As per GPA doc no.3460 date 07.05.25		264.89	Sqft
As per Revised GPA doc no.32 date 05.01.26		291.89	Sqft
	Difference	**27**	Sqft

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

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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.