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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

To,

The chairperson,

Tamil Nadu Real Estate Regulatory Authority (RERA),

Chennai, Tamil Nadu – 600102

Subject:

Clarification of Owner ship flow chart allying Patta and Sale deed and Settlement Deed and Release Deed on layout extent- Detailing about Consolidated land area for the proposed layout.

Respected Sir / Madam,

We are writing to formally record a clarification regarding the land area history of our property to ensure regulatory records are reconciled with the current title and revenue status.

As per Documented Area:

NAME OF THE OWNERS:

1. Mrs. Shanthi Paul, Wife of late. N.J. Paul,
2. Mr. David Paul, Son of late. N.J. Paul,

DESCRIPTION OF THE PROPERTY:

In Vellore District, K.V. Kuppam Taluk, Latheri Village, The Following survey numbers covered under Patta No's: 4283, 5054, 4031, 3992, 3993, 5055 & 4317.

Appd. S. No.	Patta			Document			
	S. No.	Extent Sq. m.	Owner	Doc. No	S. No.	Extent Sq.m.	Owner
620/3	620/3	930.77	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	620/3	930.77	Late. Mr. N.J Paul & Mr. David Paul
620/4	620/4	647.49	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	620/4	647.49	Late. Mr. N.J Paul & Mr. David Paul
620/2B	620/2B	526.091	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	620/2B	526.091	Late. Mr. N.J Paul & Mr. David Paul
620/1A	620/1A	1052.183	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	620/1A	1052.183	Late. Mr. N.J Paul & Mr. David Paul
620/1B	620/1B	283.28	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	620/1B	283.28	Late. Mr. N.J Paul & Mr. David Paul
620/1C	620/1C	283.28	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	620/1C	283.28	Late. Mr. N.J Paul & Mr. David Paul
618/2A	618/2A	1294.994	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/2A	1294.994	Late. Mr. N.J Paul & Mr. David Paul
618/2B	618/2B	283.28	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/2B	283.28	Late. Mr. N.J Paul & Mr. David Paul
618/2C	618/2C	768.9	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/2C	768.9	Late. Mr. N.J Paul & Mr. David Paul
618/2D	618/2D	283.28	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/2D	283.28	Late. Mr. N.J Paul & Mr. David Paul

Appd. S. No.	Patta			Document			
	S. No.	Extent Sq. m.	Owner	Doc. No	S. No.	Extent Sq.m.	owner
618/2F	618/2F	687.96	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/2F	687.96	Late. Mr. N.J Paul & Mr. David Paul
618/1A	618/1A	445.154	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/1	1497.33	Late. Mr. N.J Paul & Mr. David Paul
619/2	619/2	101.171	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	619/2	101.171	Late. Mr. N.J Paul & Mr. David Paul
621/1	621/1	101.171	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/1	101.171	Late. Mr. N.J Paul & Mr. David Paul
621/2	621/2	2104.365	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/2	2104.365	Late. Mr. N.J Paul & Mr. David Paul
621/5	621/5	2144.834	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/5	2144.834	Late. Mr. N.J Paul & Mr. David Paul
621/4	621/4	1902.123	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/4	1902.123	Late. Mr. N.J Paul & Mr. David Paul
621/3A	621/3A	364.217	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/3A	364.217	Late. Mr. N.J Paul & Mr. David Paul
621/3B	621/3B	283.28	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/3B	283.28	Late. Mr. N.J Paul & Mr. David Paul
621/3D	621/3D	485.623	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/3D	485.623	Late. Mr. N.J Paul & Mr. David Paul

Appd. S. No.	Patta			Document			
	S. No.	Extent Sq. m.	Owner	Doc. No	S. No.	Extent Sq.m.	owner
621/7	621/7	566.56	Mrs. Shanthi Paul & Mr. David Paul	2468/2020 Dt.10/11/2020	621/7	566.56	Late. Mr. N.J Paul & Mr. David Paul
621/6B	621/6B	2832.8	Mrs. Shanthi Paul & Mr. David Paul	2480/2020 Dt.11/11/2020	621/6B	2832.8	Late. Mr. N.J Paul & Mr. David Paul
621/3C	621/3C	404.689	Mrs. Shanthi Paul & Mr. David Paul	2619/2020 Dt.18/11/2020	621/3C	404.689	Late. Mr. N.J Paul & Mr. David Paul
618/2E	618/2E	283.28	Mrs. Shanthi Paul & Mr. David Paul	2620/2020 Dt.18/11/2020	618/2E	283.28	Late. Mr. N.J Paul & Mr. David Paul
621/6A3	621/6A3	1618.74	Mrs. Shanthi Paul & Mr. David Paul	3260/2021 Dt.15/11/2021	621/6A	1618.74	Mrs. Shanthi Paul, Mr. David Paul & Ms. Priscilla Paul.
621/6A2	621/6A2	890.308	Mrs. Shanthi Paul & Mr. David Paul	1552/2022 Dt.31/05/2022	621/6A	890.308	Mrs. Shanthi Paul, Mr. David Paul & Ms. Priscilla Paul.
Total patta extent		**21569.823 Sq.m**		**Total sale deed extent**		**22621.999 Sq.m**	

Consolidation of the title:

Recognizing their Possession and enjoyment of the above Property the Revenue Department also issued Chitta Extract in favor of Late Mr. N.J. Paul and his Son Mr. David Paul for the above Property. Under the sale deeds: **1951/2020, 2468/2020, 2480/2020, 2619/2020 & 2620/2020.**

One of the owners Mr. N.J. Paul died on 26/02/2021.

As seen from The Death Certificate and legal heirship Certificate issued by Government of Karnataka, Revenue Department afore said N.J. Paul Died on 26-02-2021 and leaving behind his Wife Mrs. Shanthi Paul, One Son namely Mr. David Paul and One Daughter Ms. Priscilla Paul as his heirs and they inherited the above Property.

Later Mrs. Shanthi Paul, Mr. David Paul and Ms. Priscilla Paul bought Ac 0.40 and Ac 0.22 in the Survey no.621/6A. Under the sale deeds: **3260/2021 & 1552/2022** from Mr. Sundhar Babu.

The Said Ms. Priscilla Paul executed a Two Separate registered release deeds on 6-12-2023 Vide Doc. No 3609/2023 & 3610/2023 relinquishing her 1/3rd Share in the above Property. Totaling land of Ac 4.76 (2.84 + 1.92) in Latheri Village to her mother Mrs. Shanthi Paul and her brother Mr. David Paul.

Likewise, Ms. Priscilla Paul executed a registered settlement deed on 6-12-2023 Vide Doc.No3611/2023 settling her 1/3rd Share in the land of Ac 0.62(0.40+0.22) in S.N.621/6A in Latheri Village to her mother Mrs. Shanthi Paul and her brother Mr. David Paul to be enjoyed by them absolutely with all powers of alienation.

Excluding the Owner retained Survey No.617/2 & 617/4. The Land area as per above the documents measuring **5.33 acres (2156.8 sq.m)** for the Layout purpose.

We, **Mrs. Shanthi Paul and Mr. David Paul** are the absolute and sole-owner-in possession of the vacant land.

Thanking you.

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.