Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Sl No	Approval survey number	Patta				Title deed			
		Patta No	Owner	S.No	Extent sq.m	Doc No & dated	Owner	S.No	Extent Cents (sq.m)
1	360/1A	3318	M/s. S&P Foundation Pvt Ltd	360/1A	2489	9323 dated 22.02.2010	M/s. S&P Foundation Pvt Ltd	360/1	69 Cents (2792 Sq.m)
2	360/2A	3366	M/s. S&P Foundation Pvt Ltd	360/2A	2246	7907 dated 14.07.2005 & 5568 11.05.2012	M/s. S&P Foundation Pvt Ltd	360	103 Cents (4167.88 Sq.m)
3	370/1	1208	M/s. S&P Foundation Pvt Ltd	370/1	2730	3860 dated 15.04.2025	M/s. S&P Foundation Pvt Ltd	370	108 Cents (4370 sq.m)
4	371/1	1214	M/s. S&P Foundation Pvt Ltd	371/1	4816	7907 dated 14.07.2005	M/s. S&P Foundation Pvt Ltd	371	120 Cents (4855.78 Sq.m)
5	378/1	1216	M/s. S&P Foundation Pvt Ltd	378/1	7437	3859 dated 15.04.2025	M/s. S&P Foundation Pvt Ltd	378	212 Cents (8578.55 Sq.m)

Ownership Flow Chart

Sl No	Survey Number as per approved plan	Sale Deed				Patta			GPA document				
		Doc No & date	Owner	Survey No.	Extent in acres	Owner	Survey Number	Extent in hecters - ares	Doc No & date	Executed by	Infavour of	S.No.	Extent in Acres
1	378/1	Sale Deed: 3859/2005 & 15.04.2005	S & P Foundation Private Limited	378	2.12 Acres	S & P Foundation Private Limited	378/1	0 -74.37					
		Balance Extent Sale Deed: 6286/2024 & 05.10.2024	S.Prabakar	378	1.95 Cents & 26.78 Cents Totally – 28.73 Cents								
2	371/1	Sale Deed: 7907/2005 & 14.07.2005 & Sale Deed: 3859/2005	S & P Foundation Private Limited	371	0.85 Acres & 0.35 Acres Totally- 1.20 Acres	S & P Foundation Private Limited	371/1	0 - 48.16					

		& 15.04.2005											
		Balance Extent Sale Deed: 6286/2024 & 05.10.2024	S.Prabakar	371	0.84 Cents								
3	370/1	Sale Deed: 3860/2005 & 15.04.2005	S & P Foundation Private Limited	370	1.08 Acres	S & P Foundation Private Limited	370/1	0 - 27.30					
		Balance Extent Sale Deed: 7542/2010 & 18.06.2010	Ashok Amritraj	370	0.40 Acres								
4	360/2A	Sale Deed: 7907/2005; 14.07.2005 & Sale Deed: 7907/2005 & 14.07.2005 & Sale Deed: 5568/2012;	S & P Foundation Private Limited	360/2	0.51 Acres, 0.39 Acres & 0.35 Acres Totally – 1.03 Acres	S & P Foundation Private Limited	360/2A	0 - 22.46					

		11.05.2012											
		Balance Extent Sale Deed: 6288/2024; 05.10.2024 & Sale Deed: 6287/2024; 05.10.2024	S.Prabakar	360/2C & 360/2B	20.38 Cents & 26.66 Cents								
5		Sale Deed: 9323/2010 & 22.02.2010	S & P Foundation Private Limited	360/1	0.69 Acres	S & P Foundation Private Limited	360/1A	0 - 24.89					
		Balance Extent Sale Deed: 6292/2024 & 05.10.2024	S. Prabakar	360/1	7.69 Cents								

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.