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

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DIGITALLY VERIFIED RECORD

बैंक ऑफ़ इंडिया BOI
Bank of India

BANK OF INDIA
CHENGALPATTU BRANCH
NO.9/25 CHAIRMAN EKAMBARANAR STREET
VEDACHALA NAGAR
CHENGALPATTU-603001

Date: 06-11-2025

To
The chairman,
Tamilnadu Real Estate Regulatory Authority(TNRERA)
Thalamuthu Natarajan malligai
Tower-II,No, 1A,1st floor,Gandhi Irwin Bridge Road,
Egmore,
Chennai-600008

Madam/Sir

Sub: TNRERA-Application for project registration **S K PADMA PROMOTERS** approved by DTCP approved No.260/2025 Chengalpattu District dated: 09/10/2025 M/S **S K PADMA PROMOTERS, S K PADMA NAGAR** (PAN: AFHFS7185J) maintaining an account exclusively for the project concerned regarding

With reference to the application for registration of projects it is certified that M/S S K PADMA PROMOTERS, S K PADMA NAGAR (PAN: AFHFS7185J) represented by its Partners Mr.Kumar, Mr.Chandran and Ms.Meena A is maintaining an account with **Bank of India** bearing current account No. **807020110000260** Exclusively for the project at situated as per **survey no: 1116/1B2,116/1B4,116/3B2 and 1116/3B4 situated at Athur village Kattankulathur Panchayat union, Thimmavaram Panchayat, Chengalpattu district** approved by DTCP number:**260/2025 Chengalpattu district dated 09/10/2025** in compliance of sub clause(D) of clause (0) of sub section (1) of sub section(2) agreed to deposit 70% of the amount collected from the allottees from time to time will be deposited to the above account.

बैंक ऑफ़ इंडिया/Bank of India Chengalpattu Branch 8070 चेंगलपट्टु शाखा

Yours faithfully

कृते बैंक ऑफ़ इंडिया / For Bank of India
शाखा प्रबंधक / Branch Manager
चेंगलपट्टु शाखा / Chengalpattu Branch

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.