Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Ownership Flow chart - Documents				
Document No.	Executed By	Infavour of	Survey No.	Extent
1030 / 25.12.1965	Padma	Sundar Singh Aneja	122/2, 123/1,2,3,4, 124/2	5 G – 1,922.50 Sq.Ft
Will dt.24.04.1985	Singh Aneja	Part 1 i)Jaspal Singh ii)Jasbeer Singh Part 2 i)Jaspal Singh ii)Jasbeer Singh iii)Harmeet Arora	Door No.12, South Boag Road, T-Nagar, Madras	Part 1 – vacants space behind the house and passage leading to the house from Boag Road. Part – 2 Vacant abutting the said residential house in the front side
Probate of will dt.24.04.1985 in the Hon'ble High court of Madras in O.P.No.447 of 1987 dt.17.09.1987 issued on 13.11.1987. Death dt.27.04.2009 of Jaspal Singh. Legal Hire of Jaspal Singh are 1. Kawaljit Kaur Aneja, 2. Birsimarom kaur Bajaj, 3. Ranjoth Singh Aneja, 4. Harkeerat Kaur				
796 / 22.12.1993	Harmeet Arora	Jaspal Singh	6553/2	1/6th of 1 Gr 1846 Sq.ft
797 / 22.12.1993	Harmeet Arora	Jaspbir Singh	6553/2	1/6th of 1 Gr 1846 Sq.ft
1952/ 03.07.2024	1.Birsimarom kaur Bajaj 2.Harkeerat Kaur	1.Kawaljit Kaur Aneja 2.Ranjoth Singh Aneja,	6553/1	2/24th of 4 Gr 434 Sq.ft
1953 / 03.07.2024	1.Birsimarom kaur Bajaj 2.Harkeerat Kaur	1.Kawaljit Kaur Aneja 2.Ranjoth Singh Aneja,	6553/2	2/8th of 1 Gr 1846 Sq.ft
585 / 28.02.2025	Ranjoth singh Aneja	Supreet Kaur Aneja	122/2, 123/1,2,3,4, 124/2	963.47 Sq.ft
1795 / 23.06.2023	Partition between 4 legal heirs of Jaspal Singh	1. Kawaljit Kaur Aneja, 2. Birsimarom kaur Bajaj, 3. Ranjoth Singh Aneja, 4. Harkeerat Kaur	122/2, 123/1,2,3,4, 124/2 T.S.6553/1	(1).1/4th of 10034 (2). 1/4th of 10034 (3) & (4) - Nil
1846 / 26.06.2025	Partition between family of Jasbir singh Aneja	1.Jasbir Singh Aneja 2.Mansimar Singh Aneja 3. Arshleen Aneja 4.Rasna Dureja 5.Amrita Singh	122/2, 123/1,2,3,4, 124/2 T.S.6553/1	(1).1/6th of 10034 Sq.ft (2). 1/6th of 10034 Sq.ft (3). 1/6th of 10034 Sq.ft (4) & (5) - Nil
			Total	5 Grounds 1,922.50 Sq.ft 13,922.50 Sq.ft (1,293.40 Sq.m)

Patta	1.Jasbir Singh Aneja, 2.Arshleen Aneja, 3. Mansimar Singh Aneja, 4.Kawaljit Kaur Aneja 5.Ranjoth Singh Aneja 6.Supreet Kaur Aneja	i) TS.No.6553/1 ii)TS.No.6553/2	932.00 Sq.m 394.50 Sq.m. 1,326.50 Sq.m

Agreement of Joint Development dt.27.09.2025 between owners 60% and Developer 40%					
Sl.No.	**Owners Share of Flats with UDS**			**Developer Share** (M/s.Chitale Infra LLP)	
	Owners	Flat No	UDS	Flat No.	UDS
1.	1.Jasbir Singh Aneja, 2.Arshleen Aneja, 3. Mansimar Singh Aneja, 4.Kawaljit Kaur Aneja 5.Ranjoth Singh Aneja 6.Supreet Kaur Aneja	1st – 101 1st – 103 2nd – 201 2nd - 202 2nd – 203 4th – 401 4th – 402 5th – 501 5th – 502	94.43 84.14 98.32 77.36 84.04 94.97 84.42 92.45 82.60	1st – 102 3rd – 301 3rd – 302 3rd – 303 4th – 403 5th – 503	77.33 90.87 80.70 84.04 84.88 83.88
		Total (09 Flats)	792.73 (61.29 %)	Total (06 Flats)	500.70 (38.71%)
Additional 1.29 % UDS area payment will be adjust in Flat no 202.					

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.