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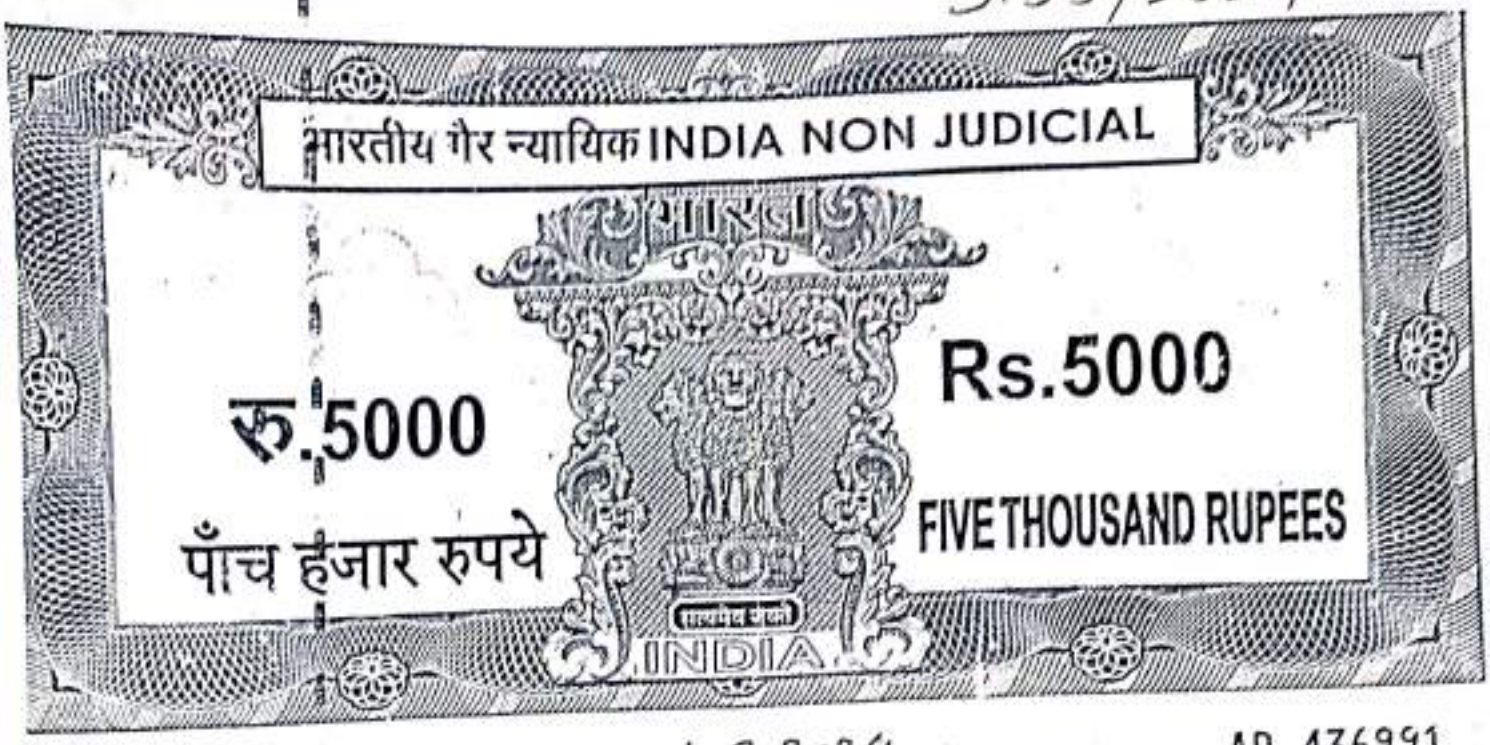
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5155/2024



தமிழ்நாடு तमिलनाडु TAMILNADU 4.9.2024 AD 436991

Shanti Kunj Infrastructure LLP
New Delhi

P. சம்பிரதாயசீலன் S.V
கும்பகோணம். L.No: 38/92
செல்: 94437 49184

SALE DEED

Market value	... Rs.	71,05,700/-
Sale Value	... Rs.	64,57,500/-

This DEED OF SALE is executed at the District Registrar's Office, Kumbakonam, on this the 5th day of September, 2024;

By

Mr.G.RAGAV (Aadhaar No.9816 0443 3765-PAN: ATQPR8191L) son of Mr.V.Ganesan, residing at No.2/661, 1st Main road, Ranga Reddy Garden, Neelangarai, Chennai-600 115, Kancheepuram District (hereinafter referred to as the **"SELLER"** (which expression wherever the context so requires or admits, shall mean and include his legal heirs, executors, administrators and assigns) of the **ONE PART**;

SELLER

PURCHASER
Through POA Holder

DISTRICT REGISTRAR OFFICE, KUMBAKONAM
1 Document No. 5155 /2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 4.9.2024

AD 436992

Shanti Kunj Infrastructure LLP - New Delhi

P. சுப்பிரமணியன் S.V
கும்பகோணம். L.No: 38/92
செல்: 94437 49184

IN FAVOUR OF

SHANTI KUNJ INFRASTRUCTURE LLP (PAN: ADPFS5433B) having its Registered Office at D-7/7436, Vasant Kunj, New Delhi- 110070 hereinafter referred to as the **"PURCHASER"** (which expression wherever the context so requires or admits of, shall mean and include its successors, representatives, executors, administrators and assigns) through its Power of Attorney holder (as per document No.11/2024; CS No.12/2024 dt. 29-05-2024, Book No.4, registered at the office of Sub. Registrar, Shadnagar, Telangana State) **Shri.SRINIVASAN PALANIAPPAN** (PAN: ATMPS6266K) son of Shri.Palaniappan, aged about 54 years, residing at 109/71, John Selvaraj Nagar, Kumbakonam, Thanjavur District-612001 of the **OTHER PART**; Aadhar No: 2538 5682 4846

SELLER

PURCHASER
Through POA Holder

DISTRICT REGISTRAR OFFICE, KUMBAKONAM
Document No. 5155 /2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU

4.9.2024

AD 436993

Shanti Kunj Infrastructure LLP - New Delhi

P. சுப்பிரமணியன் S.V
கும்பகோணம். L.No: 38/92
செல்: 94437 49184

3

WHEREAS the **SELLER** is the owner of the property THAT IS, vacant plots bearing Plot No.16, 17, 18, 19, 20 and 21 having a total extent of 7175 Square Feet, located at DIVINE AVENUE layout in T.S.No.1748/2, 1748/3 in Ward-6, Block-33, Kasthooribai Road, Kumbakonam Town. The Seller has acquired the same along with certain additional lands from Mrs. S. Saraswathi wife of Sivasankaran who had executed a Sale Deed in favour of the Seller and registered as Document No.2722 of 2022 dated 20.05.2022 in Book-1 duly registered at Kumbakonam District Registrar Office.

WHEREAS the **SELLER**, in the aforesaid manner, became the absolute owner, in exclusive possession and enjoyment and has absolute right to alienate the Schedule property.

SELLER

PURCHASER
Through POA Holder

DISTIRCT REGISTRAR OFFICE, KUMBAKONAM
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தமிழ்நாடு तमिलनाडु TAMILNADU 4.9.2024 AD 436994

Shanti Kunj Infrastructure LLP – New Delhi

P. சுப்பிரமணியன் S.V
கும்பகோணம். L.No: 38/92
செல்: 94437 49184

Thereby a total extent of 7175 square feet of land in T.S.No.1748/2, is owned, possessed and enjoyed by **the Seller** and the above mentioned Properties stands in his name and he is in uninterrupted possession and enjoyment of the Properties by paying necessary taxes to the Statutory authorities in respect thereof.

The above said plots were approved by the Director of Town Planning Authority bearing No.36/2023 in Letter ROC.No. L1PA8KN1 (1998)/2023/TD4/2022/TCP, dated 17.06.2023 and Permission is granted by Kumbakonam Municipal Corporation vide Rc.No.5938/ 2023/D2, dated 20.10.2023 and

SELLER

PURCHASER
Through POA Holder

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தமிழ்நாடு TAMILNADU 4.9.2024 AD 436995

Shanti Icon Infrastructure LLP – NEW DELHI

P. சுப்பிரமணியன் S.V
கும்பகோணம். L.No: 38/92
செல்: 94437 49184

REAL ESTATE REGULATORY AUTHORITY (RERA) has registered and granted as per T.N.R.E.R.A.-TN/13/Layout-4140/2023 and Technical Clearance is issued by The Joint Director/Deputy Director/ Assistant Director, T & CP, Thanjavur District for the Layout vide DTCP/TNJ/SWP/KLPA/21/2023

Whereas the SELLER is desirous of selling and the PURCHASER is desirous of purchasing the Schedule property. The **SELLER** has agreed for absolute sale of the Schedule Property for a consideration of **Rs.64,57,500/-** (Rupees Sixty-four lakhs Fifty Seven thousand Five hundred only) and the **PURCHASER** has agreed to purchase the same for the said consideration.

SELLER

PURCHASER
Through POA Holder

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WHEREAS the **PURCHASER** has verified the above records and found the same as correct and is satisfied with the documents relating to the respective title of the **SELLER** in and over the Schedule Property and their right to sell the same and to execute this Sale Deed.

NOW THIS DEED OF SALE WITNESSETH:

That in pursuance to the aforesaid recitals and in consideration of the said sum of **Rs.64,57,500/-** (Rupees Sixty-Four lakhs Fifty Seven thousand Five hundred only) paid by the PURCHASER to the SELLER as under:

a)	Already paid a sum of **Rs.19,80,000/-** by way of NEFT transaction UTR No. IDIBR52024052039099315 on 20.05.2024 from the advance amount Rs.20,00,000/- being net amount after deducting TDS at the source of Rs.20,000/-.
b)	From Balance amount of **Rs.44,57,500/-**(Rupees Forty-Four lakhs Fifty Seven thousand Five hundred only) a sum of Rs.44,12,925/- (Rupees Forty Four Lakhs Twelve thousand nine hundred and twenty five Only) being net amount after deducting Tax at source of Rs.44,575/- (Rupees Forty Four thousand Five hundred and Seventy five only) paid by way of NEFT Transaction UTR No.UBINH24200663623 on 18.07.2024

the receipt whereof the Seller hereby admits and acknowledges, the Seller hereby grants. conveys, sells, transfers, assigns and assures unto and to the use of the said PURCHASER, free from encumbrances, all of that commonly called or known premises described in Schedule herein, TO HAVE and TO HOLD the same ABSOLUTELY AND FOREVER free from all encumbrances, attachments before or after judgement, charges of any kind, liens, claims and litigations.

SELLER

PURCHASER
Through POA Holder

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In consideration of the amounts paid by the PURCHASER, the SELLER acquits, releases and discharges the PURCHASER from making any further payment thereof and the SELLER does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said PURCHASER, free from encumbrances, all of that commonly called or known premises described in the Schedule hereunder together with the hedges, waterways, easements, rights, liberties, privileges, advantages, conveniences pertaining to the schedule property or belonging to or usually held or enjoyed therewith all estate rights, title and interest of the SELLER to and upon the said property.

THE SELLER HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:

1) The property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the SELLER or any person claiming through or under the SELLER.

2) The SELLER has handed over the actual, physical, vacant and peaceful possession of the property more fully described in the Schedule hereunder to the PURCHASER on the same day of registration and delivered the connected original title document in respect of the Schedule Property hereby conveyed on the date of execution of these presents.

SELLER

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PURCHASER
Through POA Holder

3) The Schedule Property is not subject to any encumbrances, mortgages, charges, lien, attachments, claim, demand, pending litigation, insolvency proceedings, acquisition proceedings by Government, any court or garnishee orders or any other obligations annexed to the ownership of the property. Should there be any claim, dispute, litigation arising out of this sale deed concerning the title, right to property, it shall be defended by the SELLER at his cost and the PURCHASER shall not be dispossessed or threatened to be dispossessed of Schedule Property due to any reason whatsoever at any future time and the SELLER also indemnify the PURCHASER with compensatory conveyance of movable or immovable property of the SELLER or that of their successors, legal representatives, nominees, assignees, administrators etc.

4) The SELLER indemnifies the PURCHASER against all losses, damages or claims, whatsoever which may be sustained or incurred by the PURCHASER by reason of any defect of title of the SELLER or breach of the covenants herein or of the covenants under the Transfer of Property Act in respect of the Schedule Property. Further, once registration of this deed is completed, the SELLER shall not lodge any claim either financial or otherwise or initiate any suit or proceeding in any forum over/ against the PURCHASER under any laws for the time being in force for any reason whatsoever.

SELLER

PURCHASER
Through POA Holder

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5) The SELLER hereby declares and states that the SELLER is the absolute owner and possessor of the Schedule Property and except the SELLER, there is/are no other person or persons who have any right, title and interest in the Schedule Property;

6) The SELLER hereby declares that he has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this Sale Deed, including such periodical remittance payable towards property tax, water usage, sanitary and usage of electricity and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the SELLER.

7) The SELLER assures the PURCHASER that if any claims are made by any person claiming through them or any one of them or otherwise in respect of the Schedule Property, the ownership and possession of the PURCHASER in respect of the Schedule Property shall not be disturbed under any circumstances and that he will make good and reimburse and satisfy all such claims or rights and the Schedule Property shall stand unaffected and untouched and the rights of the PURCHASER shall stand undisturbed.

8) The SELLER will at all times at his cost execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.

SELLER

PURCHASER
Through POA Holder

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9) The SELLER do hereby covenant and assure that the PURCHASER is entitled to have mutation of its name in all Government records, local bodies and also obtain orders, copies and extracts thereon conferring absolute ownership of aforesaid property in the name of the PURCHASER and undertakes to execute any deed or sign any document and register the same if required in this respect whenever such a demand is made by the PURCHASER.

10) The SELLER undertakes that none of his immediate family members, legal heirs, representatives, successors, assignees, nominees, administrators, etc. has or will have any objection to this sale whatsoever.

11) The SELLER hereby confirms that he has received the entire agreed sale consideration for the Schedule Property and he hereby declares and confirms that he shall not claim any further amounts from the PURCHASER under any circumstances on any ground whatsoever.

12) Any error or omission or mis-description of the property under sale regarding the numbers or any references to the numbers of documents, books, volumes or pages of the registrar's office, regarding the title deed of the said property or otherwise shall not annual the deed and if such error or miss-description is a material one, the PURCHSER will be entitled to get it removed by the SELLER or by their attorney by obtaining further necessary deed of assurance or supplementary deed at the cost and expenses of the SELLER.

SELLER

PURCHASER
Through POA Holder

DISTIRCT REGISTRAR OFFICE. KUMBAKONAM
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13) The PURCHASER represented by its Attorney Holder Shri.Srinivasan Palaniappan hereby accepts possession of the Schedule Property under this Sale Deed.

SCHEDULE OF PROPERTIES

All the pieces and parcel of converted residential vacant plots bearing Nos.16, 17, 18, 19, 20 and 21 having an extent of 7175 square feet lying in the approved residential layout named **"DIVINE AVENUE"** Thanjavur District, Kumbakonam Registration District and District Registry of Kumbakonam, Municipal Ward-6, Block No.33, Kasthooribai Road, Kumbakonam Town, forming part of T.S.Nos.1748/2 Now as per Sub-Division,

Polt.16 T.s.No.1748/19 (Old T.S.Nos.1748/2)
Polt.17 T.s.No.1748/18 (Old T.S.Nos.1748/2)
Polt.18 T.s.No.1748/17 (Old T.S.Nos.1748/2)
Polt.19 T.s.No.1748/22 (Old T.S.Nos.1748/2)
Polt.20 T.s.No.1748/23 (Old T.S.Nos.1748/2)
Polt.21 T.s.No.1748/24 (Old T.S.Nos.1748/2)

COMMON BOUNDARIES & MEASUREMENTS FOR THE PLOT Nos.16, 17, 18, 19, 20 & 21:

North by - 23.1/2' Layout road
East by - Plot Nos.15 & 22
West by - 33' Layout road
South by - 23.1/2' Layout road

within these boundaries of vacant plots.

Measuring-

East to West both side 80 feet
North to South 90 feet

Total extent 7200 Sq.ft. and the 25 Sq.ft. of Camber has deducted from the total extent and actual consideration extent is 7175 Sq.ft. only. **The above Plots are covered in T.S.Nos.1748/2**

SELLER

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PURCHASER
Through POA Holder

IN WITNESS WHEREOF the **SELLER** and the **PURCHASER** through its Power of Attorney Holder have set their hands and subscribed their signatures unto this Deed of Sale out of their own free will, consent and sound disposing state of mind and health, without any fraud, force, coercion, or undue influence, after the contents of this Deed are read over and explained in Tamil language, on the day, month and year first above written in the presence of the following witnesses:-

Market value of the property is **Rs.71,05,700/-**.

SELLER

PURCHASER
Through POA Holder

WITNESSES:

1. (A.THIYAGARAJAN) S/o. Ayyasamy, 5/3, Bakthapuri Street, Kumbakonam-612 001, Thanjavur District (Aadhaar No.5336 1439 5935)

2. (ABIRAMI) W/o. Durairaja, No.119, South Street, Kodimangalam, Kuttalam, Mayiladuthurai District. (Aadhaar No.3711 1238 0358)

DRAFTED & COMPUTERISED BY :



J.CHANDRASEKARAN,
Document Writer,
L.No.A1/KUM/2021,
East Athiyur, Kumbakonam.
Mobile No.9443015410.

DISTRICT REGISTRAR OFFICE, KUMBAKONAM
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Statement under Rule 3(i) of the Madras Stamp (Prevention of under valuation of instrument) Rules 1968.

KUMBAKONAM MUNICIPAL WARD-6, KASTHOORI BAI ROAD (DIVINE AVENUE)

Sl. No.	T.S.No.	Classification	Extent Sq.ft./ Sq.Mtr.	Value Rs. P.
1.	Old 1748/2 & New 1748/19	Plot No.16	7175 Sq.ft.	71,05,700/-
2.	Old 1748/2 & New 1748/18	Plot No.17		
3.	Old 1748/2 & New 1748/17	Plot No.18		
4.	Old 1748/2 & New 1748/22	Plot No.19		
5.	Old 1748/2 & New 1748/23	Plot No.20		
6.	Old 1748/2 & New 1748/24	Plot No.21		

SELLER

PURCHASER
Through POA Holder

DISTRCT REGISTRAR OFFICE, KUMBAKONAM
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PN-16

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Thanjavur Taluk: Kumbakonam Town:Kumbakonam Ward: WARD 4 KUMBAKONAM PATTANAM, URBAN, PANNAIYACHIRAM KAPPIRAI Block: BLOCK 22

1	313	1948	19	2			A	-	0-	3	11.87	0	1	11.5	-	5.00				Approved 28-10-2022, 12:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

DIGITAL SIGNATURE : 28-10-2022 22:00:22

Name/Name : Venkateswaran P
பதவி/Designation : Tahsildar
இடம்/Place : கும்பகோணம் வட்டம் / Kumbakonam Taluk , தஞ்சாவூர் மாவட்டம் / Thanjavur District

குறிப்பு / Remarks :
1. இச்சான்றிதழ் 06-09-2024 அன்று 10:48:45 மணிக்கு அச்சிடப்பட்டது.
The certificate was printed on 06-09-2024 at 10:48:45 hrs.
2. மேலும் விபரங்களை Google உதவி செய்யும் QuickSearch தங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உதவி பெற்றுக்கொள்ளவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) வலதுபுறம் உள்ள 2D BARCODE ஐ மொபைல் மூலம் BARCODE READER மூலம் ஸ்கேன் செய்து விபரங்களை அறியவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 2D/QR16.

DISTRICT REGISTRAR OFFICE, KUMBAKONAM
I
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PN-17

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Thanjavur Taluk: Kumbakonam Town:Kothaiman Ward: 0002 @ KUMARIYAN PATTANAM, OLDER, PADDAIKKUDAI EXTENSI Block: Block 01

	113 புலஎண்/சர்வே எண்	1348	16	2		புன்செய் வகுதி	தரிசு	A	-	2-	3	11.67	0	1	11.5	-	0.00		உரிமைகள் வகை [1] வரை		approved 20-10-2023, 12:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

டிஜிட்டல் கையொப்பம்/DIGITAL SIGNATURE : 20-10-2023 அன்று 23:08:12 மணிக்கு இ.வெங்கடேசன்
Name/Name : Venkateswaran P
பதவி/Designation : Tahsildar
இடம்/Place : கும்பகோணம் வட்டம் / Kumbakonam Taluk , தஞ்சாவூர் மாவட்டம் / Thanjavur District

குறிப்பு / Remarks :
1. இந்தசான்று 06-09-2024 அன்று 10:45:45 மணிக்கு அச்சுஎடுக்கப்பட்டது.
The certificate was printed on 06-09-2024 at 10:45:45 hrs.
2. மேலும் விபரங்களை பெறும் பொருட்டு சம்பந்தப்பட்ட தாலுகா வட்டாட்சியர் அலுவலகத்தை அணுகலாம்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) மொபைல் கோட்ரீடர் மூலம் 2D BARCODE படிப்பதன் மூலம் SG/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using SG/GPRS.

Total Pages 3 Page No. 1 Document No. 515/2024

P.L. Ramu

PN - 18

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Thanjavur Taluk: Kumbakonam Town/Sundaperumal Ward: WARD C KUMBAKONAM PATTUKKAN, BLOCK, PATTAKKATTEYAR MAYYALAI Block: BLOCK 33

1	213 புறம்போக்கு(பட்டா வகை)	1748	17	2		தனியார் வரி	தஞ்சை	A	-	2-	3	11.87	0	1	18.3	-	5.00		பட்டாவாக மாற்ற தகுதி		approved 20-10-2023, 10:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

டிஜிட்டல் முத்திரை/DIGITAL SIGNATURE : 20-10-2023 அன்று 10:00:12 மணிக்கு இப்பட்டா
பெயர்/Name : Venkateswaran P
பதவி/Designation : Tahsildar
இடம்/Place : கும்பகோணம் வட்டம் / Kumbakonam Taluk , தஞ்சாவூர் மாவட்டம் / Thanjavur District

Office of the REGISTRAR OFFICE, KUMBAKONAM
Document No. 5357/2024
Total Pages 37 Page No. 1

குறிப்பு / Remarks :
1. இச்சான்றிதழ் 06-05-2024 அன்று 10:45:01 மணிக்கு அச்சிடப்பட்டது.
The certificate was printed on 06-05-2024 at 10:45:01 hrs.
2. மேலும் விபரங்களை பெறும் பொருட்டு சொத்து அமைந்துள்ள பகுதி உதவி பதிவாளரை அணுகவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) வலதுபக்க மேல் மூலையில் 2D BARCODE உள்ளதை ஸ்கேன் செய்து 2D/QR/IS வழி இணையத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 2D/QR/IS.

PN - 19

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Thanjavur Taluk: Kumbakonam Town:Kumbakonam Ward: WARD 4 KUMBESWARAR PATTALAM, BLOCK, PATHAYSWETHAR PATTALAI Block: Block 33

1	333 புதுத்தெருவடை வு	1760	33	3		புஞ்சை வகை	புஞ்சை	A	-	2-	3	₹ 11.07	0	1	30.3	-	5.00		1.மகேஸ்வரி மனைவி ராமலிங்கம்		20-12-2023, 12:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

DIGITAL SIGNATURE : 20-12-2023 அன்று 23:08:12 மணிக்கு இடப்பட்டது.
Issued Name : Venkateswaran P
பதவி/Designation : Tahsildar
இடம்/Place : கும்பகோணம் வட்டம் / Kumbakonam Taluk , தஞ்சாவூர் மாவட்டம் / Thanjavur District

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குறிப்பு / Remarks :
1. இச்சான்றிதழ் 06-01-2024 அன்று 10:47:13 மணிக்கு அச்சடிக்கப்பட்டது.
The certificate was printed on 06-01-2024 at 10:47:13 hrs.
2. மேலும் விபரங்களை மேலும் உறுதி செய்துகொள்ள சென்னையில் உள்ள வட்டாட்சியர் அலுவலகத்தை அல்லது உறுதி செய்துகொள்ளவும்.
Further clarification confirmation and details, you may approach Tahsildar concerned.

(a) மொபைல் கேமராவில் 2D BARCODE ஸ்கேனர் மூலம் படித்து 3GISPRS வழி இணையதளத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3GISPRS.

PN - 20

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Thanjavur Taluk: Kumbakonam Town/Village: Kumbakonam Ward: WARD 6 KUMARAMUDHA PATTARAM, SELLIE, SRIRAMAPPEDUGAI EXTENSION Block: BLOCK 33

1	111 புஞ்சை,வீட்டுமனை	1768	33	9		புஞ்சை வரி	நஞ்சை	A	-	0-	3	11.87	0	1	12.5	-	5.80		உபயோகம் மனை நஞ்சை		approved 25-10-2023, 15:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

டிஜிட்டல் கையொப்பம்/DIGITAL SIGNATURE - 30-10-2023 அன்று 23:08:12 மணிக்கு இடப்பட்டது.
Name/Name : Venkateswaran P
பதவி/Designation : Tahsildar
இடம்/Place : கும்பகோணம் வட்டம் / Kumbakonam Tshk , தஞ்சாவூர் மாவட்டம் / Thanjavur Dtrict

குறிப்பு / Remarks :
1. இச்சான்றிதழ் 05-09-2024 அன்று 10:47:43 மணிக்கு அச்சுபெறப்பட்டது.
The certificate was printed on 05-09-2024 at 10:47:43 hrs.
2. மேலும் விபரங்களை Google படிவு செய்துகொள்ள QuickSeva மூலம் உரிய வட்டாட்சியர் அலுவலகத்தை அணுகவும் அல்லது குறிப்பிடப்பட்டுள்ளவாறு.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) எவையும் Geo படிவில் 2D BARCODE படிப்பதன் மூலம் மற்றும் 3G/GPRS வழி இணையத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS.

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CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Thanjavur Taluk: Kumbakonam Town: Kumbakonam Ward: WARD 6 KUMBARESWAR PATTAVAN, SELVAM, PATTAVAYITTHAN PATTAVAI Block: BLOCK 33

1	335	1748	24	2			A	-	2-	3	0.11.87	0	1	11.5	-	0.00			Approved 09-10-2023, 12:00:00

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

DIGITAL SIGNATURE : 09-10-2023 12:00:12

Name : Venkateswara P
Designation : Tahsildar
Place : Kumbakonam Taluk - Thanjavur District

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குறிப்பு / Remarks :
1. இச்சான்றிதழ் 06-09-2024 அன்று 10:50:03 மணிக்கு அச்சடிக்கப்பட்டது.
The certificate was printed on 06-09-2024 at 10:50:03 hrs.
2. மேலும் விவரங்களை Google உதவி கொண்டோ அல்லது சம்பந்தப்பட்ட வட்டாட்சியரை அலுவலகத்தை நாடலாம் என்பதை தெரிவித்துக்கொள்ளப்படுகிறது.
Further certificate cardinalities and details, you may approach Tahsildar concerned.

(அ) வலதுபுறம் கொடுக்கப்பட்டுள்ள 2D BARCODE படத்தை ஸ்மார்ட் போன் மூலம் TAVINPRS மூலம் இணையதளத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and saving online using TAVINPRS.

உறுதிமொழி

இந்த ஆவணத்தை எழுதிக் கொடுப்பவர்களும் எழுதிப் பெறுபவர்களும் கீழ்கண்ட உறுதிமொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22(A) மற்றும் பிரிவு 22(B)க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1980 பிரிவு 470-ன் படி

(1) Forged Document,

(2) document relating to transaction, which is prohibited by any central Act or state Act for time being in force;

(3) document relating to transfer of immovable property by way of sale gift lease or otherwise, which is attached permanently or provisionally by a competent authorithy under any central Act or state Act for the time being in force or any Court or Tribnal;

(4) any other document..as the State Governmentmay by notification specify

இவைகளுக்குட்பட்ட ஆவணம் அல்ல எனவும், ஆவணத்தை எழுதிப் பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப் பெறுகிறார் எனவும், சொத்து மாற்றுச் சட்டம் 1882-ன் படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும், உறுதிமொழி அளிக்கின்றோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பெறுப்பு ஆவோம் எனவும், என்னை/ எங்களை சட்டபூர்வ நடவடிக்கைக்கு உட்படுத்தலாம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாக மாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணை எண்.22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/ அறிவோம்.

DISTIRCT REGISTRAR OFFICE, KUMBAKONAM
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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3788 of 2024

I hereby certify that a sum of ₹ 4,72,400/- (Rupees Four Lakh Seventy Two Thousand Four Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சீனிவாசன் பழனியப்பன் residing at 109/71, JOHN SELVARAJ NAGAR, KUMBAKONAM., Thanjavur, Tamil Nadu, India, 612001.

Sub Registrar: Kumbakonam Joint I
Date: 06/09/2024

Signature of Sub Registrar and Collector under Section the Indian Stamp Act

Joint Sub Registrar - I
Kumbakonam.

Presented in the office of the Sub Registrar of Kumbakonam Joint I and fee of ₹ 1,48,130/- paid at 12:57 PM on the 06/09/2024 by

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Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5842731236f44939114cc1a41aa07ae48c34f3 (Details from UIDAI : Ragav G S/O: Ganesan, 31-08-1986, xxxxxxxx3765)



Claim admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:708739b01db780fa3c4738a1c67411c89d7f85 (Details from UIDAI : Srinivasan Palaniappan S/O:



	Palaniappan, 13-03-1970, xxxxxxxx4846)	

6th day of September 2024

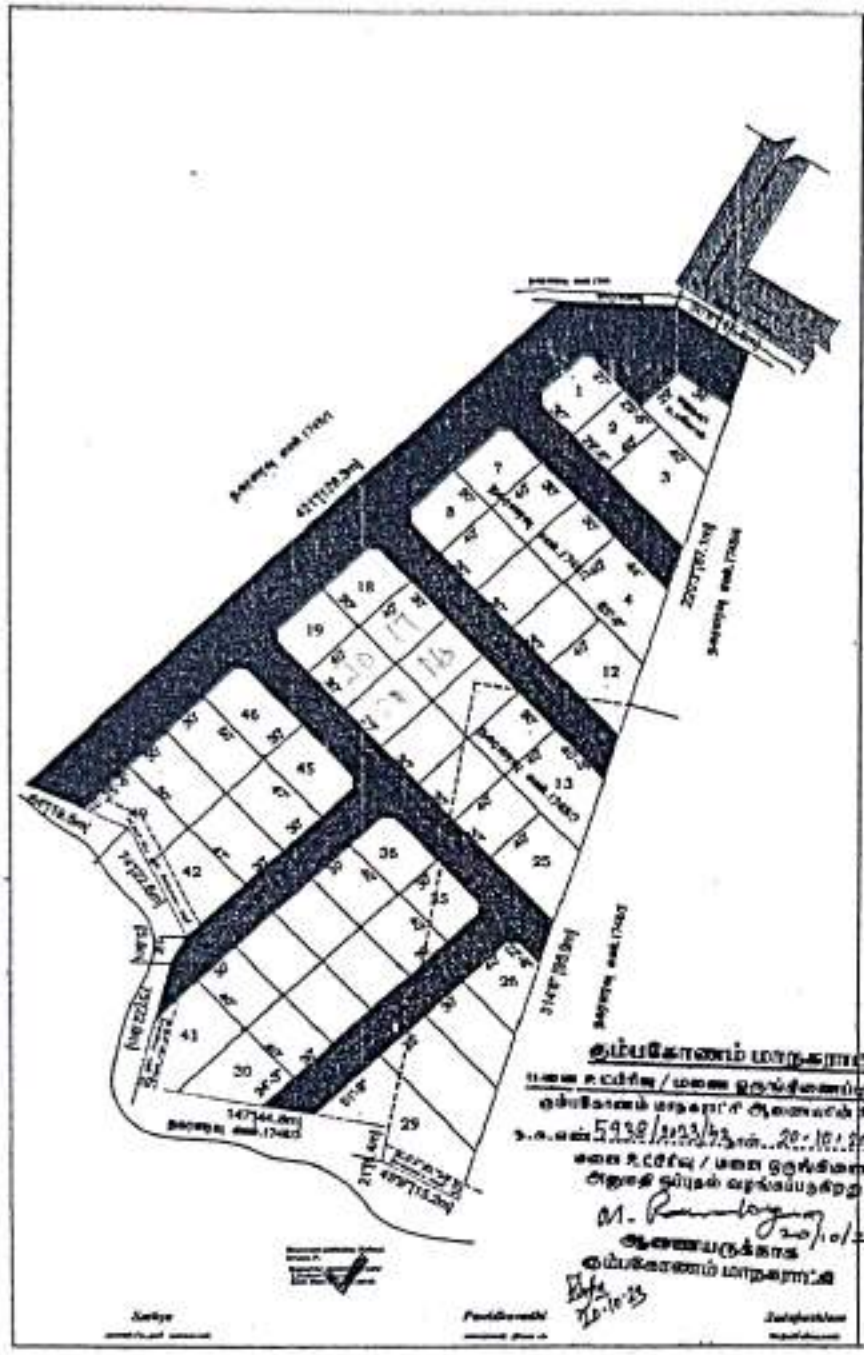
MAHENDRAN K
Sub Registrar
Joint Sub Registrar - I
Kumbakonam.

Registered as Number R/Kumbakonam Joint I/Book-1/5155/2024.

Date: 06/09/2024
Kumbakonam Joint I

MAHENDRAN K
Sub Registrar
Joint Sub Registrar - I
Kumbakonam.

DISTIRCT REGISTRAR OFFICE, KUMBAKONAM
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Town and Country Planning Department(Planning Permission)

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

ROC No. L1PA8KN1(11998)/2023/TD4 / 2022 / TCP Date : 17/06/2023

From:

Joint Director / Deputy Director / Assistant Director

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

To :

The Commissioner
Kumbakonam Municipal Corporation
Thanjavur District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Thanjavur - The proposal for Residential Layout with an extent of 9898.60 Sq.m in T.S.No : 1748/2,3 of Kumbakonam Corporation, Ward No.6, Block No.33, Kumbakonam Taluk, Thanjavur District -Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.G.Raaghav Application Ref No. L1PA8KN1(11998), dated. 16.05.2023.
2. District Town and country planning Office, Thanjavur District Letter No.L1PA8KN1(11998)/2023-TD2 . (Road pattern issued on dated:
30.05.2023.).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020/ J ,Dated: 24.12.2020 .
4.Applicant Thiru.G.Raaghav ,Ref No. L1PA8KN1(11998), Dated:14.06.2023. (Gift deed document no .3264/2023 dated: 02.06.2023).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and
Water Supply, dated: 31.01.2020.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9.Government Letter No.19113 / Nov.4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13696/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12. Demand payment Request Letter, Dated: 30.05.2023& 16.06.2023 (requiring payment of Centage Fee, Development Charge and OSR
Charge).
13.Applicant Thiru.G.Raaghav Application Ref.No. L1PA8KN1(11998), Dated:14.06.2023 & 16.06.2023 (Payment of Centage Fee , Development
Charge and OSR Charge).
14. Circular from the Director of Town and Country Planning, Roc No. 4387/2019/TCP2, Dated: 14.10.2019.

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was
directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide under reference
2nd cited above. On receiving the gift deeds vide under reference 4th cited above, and on receiving the payment of charges such as Centage
charge vide under reference 13th cited above, the technical concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP /KLPA/21/2023 and Planning
Permission No.36/2023 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per
Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the

DISTIRCT REGISTRAR OFFICE, KUMBAKONAM
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concerned registration department
office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders .
5. As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
website

Special Conditions

1. a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary
fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the
necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority
along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified
by the local body.
2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road,
park areas S.F.No sub-division in favour concern local body.
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil
Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, Market, book sell or offer for sale or invite persons to
purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the
Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has
not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing
to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual
rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the
right organization to decide this.
5. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs. 15156 /- Dated:16.05.2023.
Centage Charges: Rs. 15000/- Dated:15.06.2023
Development Charge : 9899 /- Dated:15.06.2023
OSR Charge : 2642433 /- Dated:14.06.2023

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plots contrary to the Layout Plan
approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above
two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for
public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential

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I
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use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as
shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of
the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be
obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan
shall be permanently published at the entrance of the layout without any change / release for public view through a 6' x 4' permanent display
board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no
right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is
a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence
approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily
provided to the purchasers while selling plots for sale.

Assistant Director/ Member Secretary ,
District Town and Country Planning Office,
Thanjavur District.

Copy to:

1. Thiru. G.Raaghav ,
S/o.Ganesan,
Plot No.2/661,
Renga reddy garden, 1st Main Road,
Neelangarai,
Kanchipuram-600115.

2. Assistant Director,
Department of Land Survey and Records,
Thanjavur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	15156	16/05/2023
2	OSR Fee	2842433	14/06/2023
3	Centage Charges	15000.00	15/06/2023
4	Development Charges	9899.00	15/06/2023
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

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Document certified by Karthick Krishna P.

Signed by: Assistant Director
Location: Thanjavur
Date: 2023.06.17 17:58:44

கும்பகோணம் மாநகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
பிறப்பிப்பவர் – இரா. லெட்சுமணன், பி.இ.

ந.க. எண்.5938/ 2023/ டி2 நாள் 20 .10. 2023

பொருள் : மனைப்பிரிவு ஒப்புதல் – கும்பகோணம் மாநகராட்சி – வார்டு எண் 06, பிளாக் எண் 33, நகரளவு எண்.1748/2, 1748/3–ல் 9898.60 சதுர மீட்டர் பரப்பளவில் உள்ள இடத்தில் அமையும் குடியிருப்பு மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கி உத்தரவிடுதல் – தொடர்பாக.

பார்வை :
1. திரு க. ராகவ், த/பெ கணேசன், ரெங்கா ரெட்டி கார்டன், முதல் மெயின் ரோடு, நீலாங்கரை, காஞ்சிபுரம் என்பவரின் விண்ணப்பம் நாள். 16.05.2023
2. மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் தஞ்சாவூர் அவர்களின் கடிதம் ந.க.எண். L1PA8KN1(11993)/2023/TD4/2022/TCP, நாள்.17.06.2023.

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பார்வை 2–ல் கண்டுள்ள மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர், தஞ்சாவூர் அவர்களின் கடிதத்தில் கும்பகோணம் நகரம் வார்டு எண் 06, பிளாக் எண் 33, நகரளவு எண்.1748/2, 1748/3–ல் 9898.60 சதுர மீட்டர் இடத்தினை குடியிருப்பு மனைப்பிரிவாக அமைக்க ம.வ/கு.உதிகு எண்.SWP 21/2023 எனவும் கும்பகோணம் உள்ளூர் திட்ட குழுமத்தால் திட்ட அனுமதி எண். 36/2023 எனவும் எண்ணிடப்பட்டு 17.06.2023–ல் மனைப்பிரிவிற்கு அனுமதி வழங்கப்பட்டுள்ளது.

எனவே, பார்வை 2ல் கண்டுள்ள கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு கும்பகோணம் நகரம், வார்டு எண் 06, பிளாக் எண் 33, நகரளவு எண்.1748/2, 1748/3–ல் 9898.60 சதுர மீட்டர் இடத்தில் குடியிருப்பு மனைப்பிரிவுக்கு இறுதி ஒப்புதல் அளித்து உத்தரவிடப்படுகிறது.

ஆணையர், 20.10.23
கும்பகோணம் மாநகராட்சி.

பெறுதல்
திரு க. ராகவ், த/பெ கணேசன்,
ரெங்கா ரெட்டி கார்டன், முதல் மெயின் ரோடு,
நீலாங்கரை,
காஞ்சிபுரம் – 600 115

20.10.23

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நகல்
1. சார்பதிவாளர், கும்பகோணம்.
2. உறுப்பினர் செயலர், உள்ளூர் திட்டக்குழுமம், கும்பகோணம்.
3. மாநகராட்சி செயற்பொறியாளர், கும்பகோணம்.
4. வருவாய் அலுவலர்,காலிமனை வரிவிதிக்கும் பொருட்டு
5. நகரசார் ஆய்வாளர் , கும்பகோணம். –மனை உட்பிரிவு மேற்கொள்ள

File No. TNRERA / A3 / 10176 / 2023

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN / 13 / Layout / 4140 / 2023, dated: **07.11.2023**

Project Name: "DIVINE AVENUE"

Latitude: 10°95'22.84"N; Longitude: 79°38'97.67"E

Project Details & Address:

Registration for the Layout of house sites with 49 plots comprised in T.S.No.1748/2 & 3, Block No.33, Ward No.6 of Kumbakonam Town, Kumbakonam Corporation, Kumbakonam Taluk, Thanjavur District.

Technical Clearance issued for the Layout by the Joint Director/Deputy Director/Assistant Director, T & CP, Thanjavur District vide DTCP/TNJ/SWP/KLPA/21/2023 and Planning Permission No. 36/2023 in Letter ROC No.L1PA8KN1(1998)/2023/TD4/2022/TCP, dated 17.06.2023. The Commissioner, Kumbakonam Corporation approved the Layout in Letter No. 5938/2023/D2, dated 20.10.2023.

Applicant:
Thiru G.Raaghav,
No.2/661, Renga Reddy Garden,
1st Main Road, Neelankarai,
Kancheepuram District – 600 115.

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2. This registration is granted subject to the following conditions, namely:
   i. The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;
   ii. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   iii. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
   iv. This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 07.11.2023
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Additional Director
(Operation)
TNRERA, Chennai-8.

ADVERTISEMENT IN ANY FORM SHOULD CONTAIN RERA REGISTRATION NUMBER AND WEBSITE ADDRESS OF THIS AUTHORITY (www.rera.tn.gov.in)





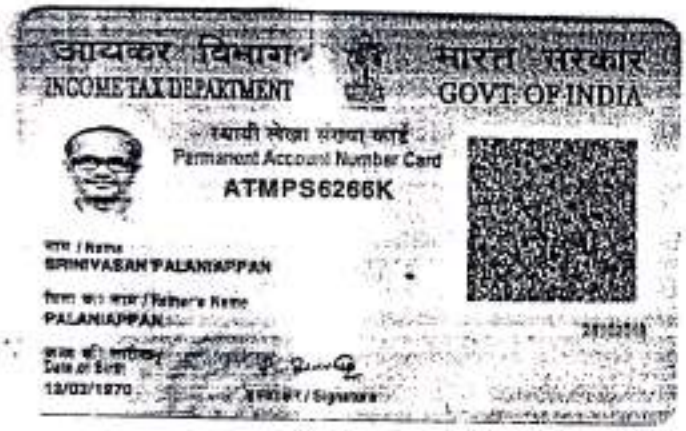


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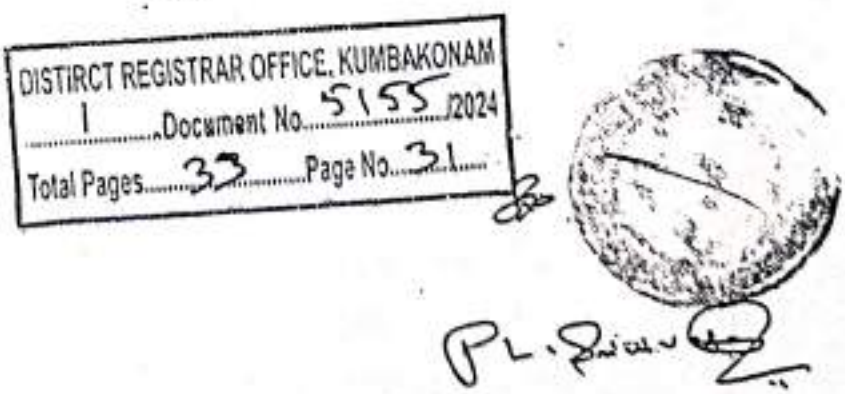


எனது ஆதார், எனது அடையாளம்









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.
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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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.