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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Adayar	Date / நாள்: 13-Feb-2026
Village /கிராமம்:Pallipattu	Survey Details /சர்வே விவரம்: 46/4,46/27

Data Availability Period for Village: Pallipattu

Adayar Sub Registrar Office: From 01-Nov-2025 To 12-Feb-2026

Search Period /தேடுதல் காலம்: 01-Nov-2025 - 12-Feb-2026

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Chennai			District: Chennai South		S.R.O: Adayar	
1	4097/2025	21-Nov-2025 21-Nov-2025 21-Nov-2025	(General) Power of Attorney deed	1. ஜெயந்தி	1. பத்மா பில்டர்ஸ்(முத.) நடராஜன்(முக.)	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 47,50,350/-		PR Number/முந்தைய ஆவண எண்: 2206/2006	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Bajanai Koil Street			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 46, 48, 48/1, 63/2, 74, 74/2 - 1439.5 SQUARE FEET		
	எல்லை விபரங்கள்: கிழக்கு - House bearing No.23A, Owned by Mr.Jainulabdin, , மேற்கு - Bajanai Koil			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE 'A' (Total Property) All that piece and parcel of Property bearing New Door No.49, Old Door No.23, Bajanai Koil Street,		

	Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) , வடக்கு - Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41,, தெற்கு - Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street)			Pallipattu, Taramani, Chennai - 600113. Velachery Taluk, Chennai District, measuring an extent of 1845 Sq.feet comprised in Survey No.63/2, 63/2 Part, T.S.No.48, As per Patta T.S.No.48/1, Block No.3, together with an extent of 1034 S.feet, comprised in Old Survey No.74/2 Now 74 Part, T.S.No.46, and land being bouned on the: T.S.No.48 - 1845 Sq.feet NORTH BY : Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41, SOUTH BY : Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street) EAST BY : House bearing No.23A, Owned by Mr.Jainulabdin, WEST BY : Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 45 Feet, on the Southern side 45 Feet North to South on the Eastern side 41Feet, on the Western side 41 Feet in all 1845 Sq.feet T.S.No.46 - 1034 Sq.feet NORTH BY : Property owned by Shanmuga Sundaram, SOUTH BY : Property Owned by Munusamy, EAST BY : House property owned by Mrs.Jayanthi WEST BY : Bajanai Koil Street and T.S.No.45 and 47 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 110 Feet, on the Southern side 110 Feet North to South on the Eastern side 9 Feet 4 Inches (As per FM 10'wide) on the Western side 9 Feet 4 inches (As per FM 10'wide) in all 1034 Sq.feet., within the Registration District of Chennai South and Sub-Registration District of Adyar. SCHEDULE 'B' (Power hereby given by this deed) 50% undivided share right, title and interest in the above said 'A' schedule property.		
2	4098/2025	21-Nov-2025 21-Nov-2025 21-Nov-2025	Deed of Receipt	1. தி ஹாங்காங்க் அன்ட் ஷாங்காய் பேங்கிங் கார்ப்பரேஷன் லிமிடெட்(முத.) அல்லேனா யுகந்தர்(முக.)	1. கவிதா	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 59,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 2715/2022	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 20/1, 21/1, 46 - 800.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Kamaraj Avenue 2nd Street					
				Plot No./மனை எண் : 63		
	எல்லை விபரங்கள்: கிழக்கு - இம்மூவபல் பிராபர்டி டி.எஸ்.நெ.45, மேற்கு - இம்மூவபல் பிராபர்டி டி.எஸ்.நெ.47, வடக்கு - இம்மூவபல் பிராபர்டி டி.எஸ்.நெம்பர்ஸ்.40 & 41, தெற்கு - காமராஜ் அவென்யு 2வது தெரு			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 16.66% (800) பிரிபடாத பாகம் மனை 4800 சதுரடி. Plinth area 1566 sq.ft.		
3	4099/2025	21-Nov-2025 21-Nov-2025 21-Nov-2025	Deed of Receipt	1. தி ஹாங்காங்க் அன்ட் ஷாங்காய் பேங்கிங் கார்ப்பரேஷன் லிமிடெட்(முத.) அல்லேனா யுகந்தர்(முக.)	1. கவிதா	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 53,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 1165/2023	
	Schedule 1 Details:			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 20/1, 21/1, 46 - 800.0 SQUARE FEET		

	Property Type/சொத்தின் வகைப்பாடு: Flats					
	Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Kamaraj Avenue 2nd Street					
	Building Name/கட்டிடத்தின் பெயர்: AJAYs SKANDA			Floor No./தள எண்: 3 Plot No./மனை எண் : 63 Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: T-2		
	எல்லை விபரங்கள்: கிழக்கு - இம்மூவபல் பிராபர்டி டி.எஸ்.நெ.45, மேற்கு - இம்மூவபல் பிராபர்டி டி.எஸ்.நெ.47, வடக்கு - இம்மூவபல் பிராபர்டி டி.எஸ்.நெம்பர்ஸ்.40 & 41, தெற்கு - காமராஜ் அவென்யு 2வது தெரு			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 16.66% (800) பிரிபடாத பாகம் மனை 4800 சதுரடி. Plinth area 1566 sq.ft.		
4	158/2026	19-Jan-2026 19-Jan-2026 19-Jan-2026	Sale deed	1. ஜெயந்தி(முத.) பத்மா பில்டர்ஸின் உரிமையாளர் நடராஜன்(முக.) 2. பத்மா பில்டர்ஸ்(முத.) நடராஜன்(முக.)	1. வரதராஜன் 2. நிர்மலர் செல்வி	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 1,10,00,000/-		Market Value/சந்தை மதிப்பு: ரூ. 1,10,00,000/-		PR Number/முந்தைய ஆவண எண்: 2206/2006	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 46, 48, 48/1, 63/2, 74, 74/2 - 411.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Bajanai Koil Street					
	Building Name/கட்டிடத்தின் பெயர்: **கஜானனன்**			Floor No./தள எண்: **இரண்டாம்** Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: S2		
	எல்லை விபரங்கள்: கிழக்கு - House bearing No.23A, Owned by Mr.Jainulabdin, , மேற்கு - Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) , வடக்கு - Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41,, தெற்கு - Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE 'A' PROPERTY (Entire Property) All that piece and parcel of Property bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113. Velachery Taluk, Chennai District, measuring an extent of 1845 Sq.feet comprised in Survey No.63/2, 63/2 Part, T.S.No.48, As per Patta T.S.No.48/1, Block No.3, together with an extent of 1034 Sq.feet, being the exclusive As per FM 10' wide Road / pathway, comprised in Old Survey No.74/2 Now 74 Part, T.S.No.46, and land being bounded on the: T.S.No.48 - 1845 Sq.feet NORTH BY : Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41, SOUTH BY : Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street) EAST BY : House bearing No.23A, Owned by Mr.Jainulabdin, WEST BY : Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 45 Feet, on the Southern side 45 Feet North to South on the Eastern side 41 Feet, on the Western side 41 Feet in all 1845 Sq.feet T.S.No.46 - 1034 Sq.feet NORTH BY : Property owned by Shanmuga Sundaram, SOUTH BY : Property Owned by Munusamy, EAST BY : House property owned by Mrs.Jayanthi WEST BY : Bajanai Koil Street and T.S.No.45 and 47 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 110 Feet, on the Southern side		

				110 Feet North to South on the Eastern side 9 Feet 4 Inches (As per FM 10'wide) on the Western side 9 Feet 4 inches (As per FM 10'wide) in all 1034 Sq.feet., within the Registration District of Chennai South and Sub-Registration District of Adyar. SCHEDULE `B' (PROPERTY HEREBY CONVEYED) 411 sq.feet. undivided share of land in the Schedule 'A' property, together with Residentail Flat bearing Flat No.S2 in the SECOND FLOOR, bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113, having Super built up area of 1000 sq.feet. including One Car Park & Common Areas.		
5	160/2026	19-Jan-2026 19-Jan-2026 19-Jan-2026	Deposit Of Title Deeds	1. வரதராஜன் 2. நிர்மலர் செல்வி	1. ஸ்டேட் பேங்க் ஆப் இந்தியா	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 89,20,000/-		PR Number/முந்தைய ஆவண எண்: -	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Bajanai Koil Street			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 46, 48, 48/1, 63/2, 74, 74/2 - 411.0 SQUARE FEET		
	எல்லை விபரங்கள்: கிழக்கு - House bearing No.23A, Owned by Mr.Jainulabdin, , மேற்கு - Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) , வடக்கு - Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41,, தெற்கு - Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE 'A' PROPERTY (Entire Property) All that piece and parcel of Property bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113. Velachery Taluk, Chennai District, measuring an extent of 1845 Sq.feet comprised in Survey No.63/2, 63/2 Part, T.S.No.48, As per Patta T.S.No.48/1, Block No.3, together with an extent of 1034 Sq.feet, being the exclusive As per FM 10' wide Road / pathway, comprised in Old Survey No.74/2 Now 74 Part, T.S.No.46, and land being bounded on the: T.S.No.48 - 1845 Sq.feet NORTH BY : Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41, SOUTH BY : Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street) EAST BY : House bearing No.23A, Owned by Mr.Jainulabdin, WEST BY : Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 45 Feet, on the Southern side 45 Feet North to South on the Eastern side 41 Feet, on the Western side 41 Feet in all 1845 Sq.feet T.S.No.46 - 1034 Sq.feet NORTH BY : Property owned by Shanmuga Sundaram, SOUTH BY : Property Owned by Munusamy, EAST BY : House property owned by Mrs.Jayanthi WEST BY : Bajanai Koil Street and T.S.No.45 and 47 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 110 Feet, on the Southern side 110 Feet North to South on the Eastern side 9 Feet 4 Inches (As per FM 10'wide) on the Western side 9 Feet 4 inches (As per FM 10'wide) in all 1034 Sq.feet., within the Registration District of Chennai South and Sub-Registration District of Adyar. SCHEDULE `B' (PROPERTY HEREBY CONVEYED) 411 sq.feet. undivided share of land in the Schedule 'A' property, together with Residentail Flat bearing Flat No.S2 in the SECOND FLOOR, bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113, having Super built up area of 1000 sq.feet. including One Car Park & Common Areas.		
6	187/2026	21-Jan-2026 21-Jan-2026	Sale deed	1. ஜெயந்தி(முத.) பத்மா பில்டர்ஸின் உரிமையாளர் நடராஜன்(முக.)	1. சீனிவாசன் 2. தேன்மொழி	-

		21-Jan-2026		2. பத்மா பில்டர்ஸ்(முத.) நடராஜன்(முக.)		
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 1,10,00,000/-		Market Value/சந்தை மதிப்பு: ரூ. 1,10,00,000/-		PR Number/முந்தைய ஆவண எண்: 2206/2006	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Bajanai Koil Street			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 46, 48, 48/1, 63/2, 74, 74/2 - 411.0 SQUARE FEET		
	Building Name/கட்டிடத்தின் பெயர்: **கஜானனன்** New Door No./புதிய கதவு எண்: 23 Old Door No./பழைய கதவு எண்: 49			Floor No./தள எண்: **முதல்** Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: F1		
	எல்லை விபரங்கள்: **கிழக்கு** - House bearing No.23A, Owned by Mr.Jainulabdin, , **மேற்கு** - Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) , **வடக்கு** - Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41,, **தெற்கு** - Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE 'A' PROPERTY (Entire Property) All that piece and parcel of Property bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113. Velachery Taluk, Chennai District, measuring an extent of 1845 Sq.feet comprised in Survey No.63/2, 63/2 Part, T.S.No.48, As per Patta T.S.No.48/1, Block No.3, together with an extent of 1034 Sq.feet, being the exclusive As per FM 10' wide Road / pathway, comprised in Old Survey No.74/2 Now 74 Part, T.S.No.46, and land being bounded on the: T.S.No.48 - 1845 Sq.feet NORTH BY : Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41, SOUTH BY : Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street) EAST BY : House bearing No.23A, Owned by Mr.Jainulabdin, WEST BY : Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 45 Feet, on the Southern side 45 Feet North to South on the Eastern side 41 Feet, on the Western side 41 Feet in all 1845 Sq.feet T.S.No.46 - 1034 Sq.feet NORTH BY : Property owned by Shanmuga Sundaram, SOUTH BY : Property Owned by Munusamy, EAST BY : House property owned by Mrs.Jayanthi WEST BY : Bajanai Koil Street and T.S.No.45 and 47 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 110 Feet, on the Southern side 110 Feet North to South on the Eastern side 9 Feet 4 Inches (As per FM 10'wide) on the Western side 9 Feet 4 inches (As per FM 10'wide) in all 1034 Sq.feet., within the Registration District of Chennai South and Sub-Registration District of Adyar. SCHEDULE `B' (PROPERTY HEREBY CONVEYED) 411 sq.feet. undivided share of land in the Schedule 'A' property, together with Residentail Flat bearing Flat No.F1 in the FIRST FLOOR, bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113, having Super built up area of 1000 sq.feet., including Common Area and Electricity Service connection and one Car parking.		
7	188/2026	21-Jan-2026 21-Jan-2026 21-Jan-2026	Deposit Of Title Deeds	1. சீனிவாசன் 2. தேன்மொழி	1. ஸ்டேட் பேங்க் ஆப் இந்தியா	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 77,00,000/-		PR Number/முந்தைய ஆவண எண்: -	
	Schedule 1 Details:			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 46, 48, 48/1, 63/2, 74, 74/2 - 411.0		

	Property Type/சொத்தின் வகைப்பாடு: Flats	SQUARE FEET
	Village & Street/கிராமம் மற்றும் தெரு: Pallipattu, Bajanai Koil Street	
		Floor No./தள எண்: முதல் Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: F1
	எல்லை விபரங்கள்: கிழக்கு - ஜெயின்லாப்தீன் அவர்கள் வீடு (கதவு எண்.23எ), மேற்கு - பஜனை கோவில் தெரு. மற்றும் டி.எஸ்..நெ.45 மற்றும் 46 (தற்போது பள்ளிப்பட்டு மெயின் ரோடு), வடக்கு - Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41,, தெற்கு - பொது கெனால் பாதை மற்றும் டி எஸ்.நெ.54 (தற்போது பஜனை கோவிடல தெரு)	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE 'A' PROPERTY (Entire Property) All that piece and parcel of Property bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113. Velachery Taluk, Chennai District, measuring an extent of 1845 Sq.feet comprised in Survey No.63/2, 63/2 Part, T.S.No.48, As per Patta T.S.No.48/1, Block No.3, together with an extent of 1034 Sq.feet, being the exclusive As per FM 10' wide Road / pathway, comprised in Old Survey No.74/2 Now 74 Part, T.S.No.46, and land being bounded on the: T.S.No.48 - 1845 Sq.feet NORTH BY : Vacant Land bearing No.55, owned by Mrs.Govindammal T.S.No.45 and 41, SOUTH BY : Common Canal Way & T.S.No.54, (Now Chennai Corporation change to Bajanai Koil Street) EAST BY : House bearing No.23A, Owned by Mr.Jainulabdin, WEST BY : Bajanai Koil Street and T.S.No.45 and 46 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 45 Feet, on the Southern side 45 Feet North to South on the Eastern side 41 Feet, on the Western side 41 Feet in all 1845 Sq.feet T.S.No.46 - 1034 Sq.feet NORTH BY : Property owned by Shanmuga Sundaram, SOUTH BY : Property Owned by Munusamy, EAST BY : House property owned by Mrs.Jayanthi WEST BY : Bajanai Koil Street and T.S.No.45 and 47 (Now Chennai Corporation change to Pallipattu Main Road) Measuring: East to West on the Northern side 110 Feet, on the Southern side 110 Feet North to South on the Eastern side 9 Feet 4 Inches (As per FM 10'wide) on the Western side 9 Feet 4 inches (As per FM 10'wide) in all 1034 Sq.feet., within the Registration District of Chennai South and Sub-Registration District of Adyar. SCHEDULE `B' (PROPERTY HEREBY CONVEYED) 411 sq.feet. undivided share of land in the Schedule 'A' property, together with Residentail Flat bearing Flat No.F1 in the FIRST FLOOR, bearing New Door No.49, Old Door No.23, Bajanai Koil Street, Pallipattu, Taramani, Chennai - 600113, having Super built up area of 1000 sq.feet. including One Car Park & Common Areas.

Number of Entries/பதிவுகளின் எண்ணிக்கை: 7

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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

Verified RealEstate
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hello@verified.realestate
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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.