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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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: Thiruporur	Date / நாள்: 25-May-2026
Village /கிராமம்:Kannakapattu	Survey Details /சர்வே விவரம்: 143/9,144/1A9,144/3B,146/1G1A,146/2B

Data Availability Period for Village: Kannakapattu

Thiruporur Sub Registrar Office: From 01-Aug-2025 To 24-May-2026

Search Period /தேடுதல் காலம்: 01-Aug-2025 - 24-May-2026

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Chengalpattu			District: Chengalpattu		S.R.O: Thiruporur	
1	18958/2025	22-Aug-2025 22-Aug-2025 22-Aug-2025	Gift deed	1. M/S. FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED(முத.) ASOKAN R V(முக.)	1. THIRUPORUR TOWN PANCHAYAT	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 100/-		PR Number/முந்தைய ஆவண எண்: 1017/2012, 10439/2007, 11558/2007, 4947/2007	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 143/9, 144/1A9, 144/3B, 146/1G1A, 146/2B - 1190.0 SQUARE METRE		
	Village & Street/கிராமம் மற்றும் தெரு: Kannakapattu					
	Boundary Details:			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 264.76 square meters marked		

	கிழக்கு - Proposed layout Plots, Local body & TANGEDCO, மேற்கு - Proposed layout Plots, வடக்கு - 7.20M Existing Approved Layout Road, தெற்கு - 7.2M Existing Approved Layout Road	in brown colour, in the sketch enclosed here in reserved for Roads, 12.13 square meters marked in orange colour, in the sketch enclosed herein reserved for Local body, 11.00 square meters marked in orange colour, in the sketch enclosed herein reserved for TANGEDCO, comprised in Survey Nos. 143/9, 144/1A9, 144/3B, 146/1G1A & 146/2B in the layout sketch of site extent 0.119 Hec (1190.00Sq.m) Details of land extent allotted for Road and splay Road North - South 7.20 M wide road with an extent of 264.76 Sq.mt Lies in Sry. nos. 144/51A9 (P), 144/3B (P) 146/2B (P) & 146/1G1A (P) North: 7.20 M, South: 7.20 M, East: 35.99 M, West: 35.99 M Land bounded on North: 7.20M Existing Approved Layout Road, South: 7.2M Existing Approved Layout Road, East: Proposed layout Plots, Local body & TANGEDCO, West: Proposed layout Plots. Land marked for PP-2 site (reserved for TANGEDCO) of Area 11.00 Sq.mt Lies in Sry.no. 146/1G1A (P) North: 3.00mt, South: 4.33 mt, East: 3.57 mt, West: 3.31 mt Land bounded on North: Proposed Local body Land, South: Vacant S.No 146/1G1B, East: Vacant S.No 143/2A, West: Proposed 7.20 M Layout Road Land marked for PP-1 site (reserved local body) of Area 12.13Sq.mt Lies in Sry.no. 146/1G1A (P) & 146/2B (P) North: -, South: 3.0mt, East: 8.0mt, West: 7.42mt Land bounded on North: Proposed layout plots, South: Proposed TANGEDCO Land, East: Vacant S. No 143/2A, West: Proposed 7.2M layout Road

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

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

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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.