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DIGITALLY VERIFIED RECORD

(1)

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

Whereas by the presents THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., No. S. 1400 having its Registered Office at Salem and being represented by its Secretary Sri. L. Periannan son of Sri Lakshmana Naicker hereinafter referred to as "Society" has agreed to convey the property fully described in the schedule hereunder written by sale, to Sri A.N. Soundararajan member No. 273 son of Sri. A. Nagendran cloth merchant by profession and Sourashtra by caste residing at 219, Ponnapet Main Road, Salem hereinafter referred to as the "Member" this sale deed this Seventh day of September nineteen hundred and sixty six hereby witnesseth

Whereas the "Member" has applied to the Society for a — — Class house site — in the Society's colony in Ponnapet Village hereinafter referred to as the colony and taken shares to the value of Rs. 10/- in the Society and deposited a sum of Rs. 1400/- with the Society, and

Whereas the Society has purchased by private negotiation at its cost, the site necessary for the construction of houses, and

Whereas the Society has, after deducting the extent allotted for common purposes such as Roads, Parks, Market, Shops, Schools, Playground and other public amenities common to all the members of the Society, divided the land remaining in the total extent purchased by the Society, into plots and allotted them to members and whereas the member has been allotted the plot bearing No. 46 in class — in the said colony measuring 3922 square feet in extent, and

Whereas, after taking into account the cost of the land set apart for communal purposes as mentioned above and the cost of all other works which have to be carried out for the benefit of all the members of the cost of the site in the said plot No. 46 has been fixed at Rs. 0-37 nP. per square foot and whereas the cost of the plot No. 46 which comes to Rs. 1480 is adjusted partly from out of the amount paid by the member of the Society under suspense account and the balance received by the Society in cash from the member.

The Society hereby conveys the said plot Nos. 46 in class — by virtue of this sale deed to the member to be enjoyed by him, his legal representatives and assignees with absolute rights from generation to generation subject to the conditions mentioned hereunder:—

(i) That in the event of the Society being obliged to pay an enhanced price for the land in pursuance of an order of a Court or the order of final Court of appeal in the event of reference to a court or in the event of increasing the extent of lands allotted for common purposes or in the event of any house plot rendered unfit for house construction the member agrees to pay to the Society, the proportionate increased cost of the site as may be fixed by the Board of Directors of the Society, and that till the payment is made, the society shall have a lien on the plot No. 46 and also the house to be constructed on it and shall have a right to take possession of the same without any formalities.

A.N. Soundararajan

for The Salem Ponnamapet Co-operative Building Society Ltd., Salem 1 S. No. 1400

L. Periannan

~~PRESIDENT~~ / SECRETARY

6.75

6152

Document No. 6152 of 1966 (1st Book)
Executed
Left

The SUB REGISTRAR

Presented in the office of the Registrar of Salem and fee of Rs. 6.75 paid

L. Periaswamy

for and on behalf of himself and on behalf of the 16th Executant

Executant admitted by

L. Periaswamy s/o Lakshmana naicker. Secretary,
The Salem Ponnamapet co-op Building Society S.No. 1400.
Residing at No. 30. Mettu pillaiar koil st. Salem. I.

A.N. Soundararajan s/o A. Nagendhen, 219, Ammapet Main Road, Salem-1.
Member No. 73 of the Salem Ponnammapet Co-Op Building Society, S.1400, Salem 1.

Identified by

Raghupathi s/o. Mallan Sahib, Kalyanpet, Gugai, Salem

[illegible]

16th September 1966

The SUB REGISTRAR

1306
20/66
224

Registered as No. 6152 of 1966 (1st Book)
Volume 1366 Pages 201 to 224

20th September 1966

THE SEAL OF THE SUB REGISTRAR OF SALEM

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

(ii) that the plot No. 46 shall be used by the member only for the construction of a dwelling house in accordance with instructions of the Director of Town Planning.

(iii) that the member shall pay to the Society or to whom-so-ever it may direct the annual revenue assessment or ground rent on the said plot and any enhanced assessment thereof in the event of a revision of land revenue settlement ;

(iv) that the member agrees to pay to the Society any contribution that may be levied by the Society for the provision and maintenance of common amenities.

(v) that the member shall construct or cause to be constructed a dwelling house as provided in the by-laws of the Societies on the plot No. 46 in Class within 2 months from the date of commencement of title in his favour or within such further time as may be allowed to the Society by the Registrar of Co-operative Societies, Madras.

(vi) That the member shall not alienate the Plot No. 46 or the house constructed thereon as is provided under the above clause except to a person who is a member of the Society or who is one whom the Board of Directors of the Society is willing to admit as a member ; provided also that prior sanction in writing of the Board of Directors of the Society is given such alienation.

(vii) that the identity of the property sold with that comprised in the schedule hereunder written shall be admitted by the member.

The Schedule referred to in Survey No. T.S. No. 37 Plot No. 46 in Class — in Society's colony in Ammapet village in the Salem Taluk, Salem District, within the jurisdiction of the Sub-Registrar of Assurances, Salem bounded on

The East by Plot No. 47 & Sri. A.N. Ramasamy
The West by Plot No. 45 & Sri A.N. Sundarajan
The North by 30 feet Road
The South by T.S. No. 86

Measuring 3922 — square feet in extent. The compound walls on the East, West, North and South have to be constructed by the member at his own cost.

மாநகராட்சி எண் 6
Municipal Asst No: 1065
Plot. 46 Tax 59-10

FOR THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., (No. S. 1400)

L. Periaswamy

Secretary.

A.N. Sundarajan.

Member.

Witness :—

1. L.A. Majeed 24 S/o T. Apparsachetticar 41 Kamarajnagar Salem
2. Madurai S/o M. Subbaraya Mudali 40 Ayothi colony Salem

Written by :— A.L. Haydul Rahaman, Clerk, Municipal Office, Salem

(2)

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

Whereas by the presents THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., No. S. 1400 having its Registered Office at Salem and being represented by its Secretary Sri. L. Periannan son of Sri Lakshmana Naicker hereinafter referred to as "Society" has agreed to convey the property fully described in the schedule hereunder written by sale, to Sri. A.N. Sundarajan member No. 71 cloth merchant son of Sri. A. Nagendiam by profession and Sourashtra by caste residing at 217, Ponnampet Main Road, Salem-1 hereinafter referred to as the "Member" this sale deed this Seventh day of September nineteen hundred and sixty six hereby witnesseth

Whereas the "Member" has applied to the Society for a — — Class house site — in the Society's colony in Ponnampet Village hereinafter referred to as the colony and taken shares to the value of Rs. 10/- in the Society and deposited a sum of Rs. 1460/- with the Society, and

Whereas the Society has purchased by private negotiation at its cost, the site necessary for the construction of houses, and

Whereas the Society has, after deducting the extent allotted for common purposes such as Roads, Parks, Market, Shops, Schools, Playground and other public amenities common to all the members of the Society, divided the land remaining in the total extent purchased by the Society, into plots and allotted them to members and whereas the member has been allotted the plot bearing No. 45 in class — in the said colony measuring 4060 — square feet in extent, and

Whereas, after taking into account the cost of the land set apart for communal purposes as mentioned above and the cost of all other works which have to be carried out for the benefit of all the members of the cost of the site in the said plot No. 45 has been fixed at Rs. 0-37 about per square foot and whereas the cost of the plot No. 45 which comes to Rs. 1520/- is adjusted partly from out of the amount paid by the member of the Society under suspense account and the balance received by the Society in cash from the member.

The Society hereby conveys the said plot Nos. 45 in class — by virtue of this sale deed to the member to be enjoyed by him, his legal representatives and assignees with absolute rights from generation to generation subject to the conditions mentioned hereunder:—

(i) That in the event of the Society being obliged to pay an enhanced price for the land in pursuance of an order of a Court or the order of final Court of appeal in the event of reference to a court or in the event of increasing the extent of lands allotted for common purposes or in the event of any house plot rendered unfit for house construction the member agrees to pay to the Society, the proportionate increased cost of the site as may be fixed by the Board of Directors of the Society, and that till the payment is made, the society shall have a lien on the plot No. 45 and also the house to be constructed on it and shall have a right to take possession of the same without any formalities.

A.N. Sundarajan.

for The Salem Ponnamapet Co-operative Building Society Ltd., Salem-1 S. No. 1400

L. Periannan

PRESIDENT / SECRETARY

6156 of 1966

1st Deed

Presented in the office of the Registrar of Salem and fee of Rs. [illegible] paid before me Deputy Registrar of Assurances on the 16th September 1966 by

L. Periaman

Executants admitted by

L. Periaman S/o. Lakshmana naicker. Secretary. The Salem Ponnamapet co-op Building Society S.No 1400. Residing at No 30. Mettu Pillaiar Koil st. Salem. I.

A.N. Sundarajan. S/o A. Nagendran, 219, Ammapet Main Road, Salem-1.
Member No: 71 of the Salem Ponnammapet Co-op Building Society, Salem.1 S.1400.

Identified by

[illegible] S/o Mastan Sahib, Kalyanpet, Ugar, Salem

[illegible]

16th September 1966

Registered as No. 6156 of 1966 of Deeds
Volume 306 Pages 217 to 220.

16th September 1966

SEAL OF THE REGISTRAR OF ASSURANCES

306
217 to 220

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

(ii) that the plot No. 45 shall be used by the member only for the construction of a dwelling house in accordance with instructions of the Director of Town Planning.

(iii) that the member shall pay to the Society or to whom-so-ever it may direct the annual revenue assessment or ground rent on the said plot and any enhanced assessment thereof in the event of a revision of land revenue settlement ;

(iv) that the member agrees to pay to the Society any contribution that may be levied by the Society for the provision and maintenance of common amenities.

(v) that the member shall construct or cause to be constructed a dwelling house as provided in the by-laws of the Societies on the plot No. 45 in Class within 2 months from the date of commencement of title in his favour or within such further time as may be allowed to the Society by the Registrar of Co-operative Societies, Madras.

(vi) That the member shall not alienate the Plot No. 45 or the house constructed thereon as is provided under the above clause except to a person who is a member of the Society or who is one whom the Board of Directors of the Society is willing to admit as a member ; provided also that prior sanction in writing of the Board of Directors of the Society is given such alienation.

(vii) that the identity of the property sold with that comprised in the schedule hereunder written shall be admitted by the member.

The Schedule referred to in Survey No. TS. No. 37 Plot No. 45 in Class — in Society's colony in Ammapet village in the Salem Taluk, Salem District, within the jurisdiction of the Sub-Registrar of Assurances, Salem bounded on

The East by Plot No. 46 & Sri. A.N. Soundararajan
The West by Plot No. 44 & Sri. R. Sankaranarayanan
The North by 30 feet Road
The South by TS. No. 86

Measuring 4060 — square feet in extent. The compound walls on the East, West, North and South have to be constructed by the member at his own cost.

FOR THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., (No. S. 1400)

L. Periaswamy

Secretary.

A.N. Soundarajan

Member.

Witness :—

1. [illegible] S/o T. Apparao Chettiyar 41 Kattrampatti Salem;

2. Pradeep S/o M. Subbarayandi 40, mpl colony Salem

Written by :— Al. Hayathu Rahaman, clerk, Municipal Office, Salem.

(8)

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

Whereas by the presents THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., No. S. 1400 having its Registered Office at Salem and being represented by its Secretary Sri. L. Periaman son of Sri. Lakshmana Naicker hereinafter referred to as "Society" has agreed to convey the property fully described in the schedule hereunder written by sale, to Sri. R. Sankaranarayana Iyer, member No. 16 Teacher son of Sri. S. Ramaswamy Iyer by profession and Brahmin by caste residing at 3, Sarangapalayam west Road, Salem-7 hereinafter referred to as the "Member" this sale deed this fourteenth day of September nineteen hundred and sixty six hereby witnesseth

Whereas the "Member" has applied to the Society for a — — Class house site — in the Society's colony in Ponnamapet Village hereinafter referred to as the colony and taken one shares to the value of Rs. 10/- in the Society and deposited a sum of Rs. 1440/- with the Society, and

Whereas the Society has purchased by private negotiation at its cost, the site necessary for the construction of houses, and

Whereas the Society has, after deducting the extent allotted for common purposes such as Roads, Parks, Market, Shops, Schools, Playground and other public amenities common to all the members of the Society, divided the land remaining in the total extent purchased by the Society, into plots and allotted them to members and whereas the member has been allotted the plot bearing No. 44 in class — in the said colony measuring 4068 square feet in extent, and measuring South-north 116¼ ft in the east, 116¼ ft in the west and east-west 35 ft in the north and 35 ft in the south.

Whereas, after taking into account the cost of the land set apart for communal purposes as mentioned above and the cost of all other works which have to be carried out for the benefit of all the members of the cost of the site in the said plot No. 44 has been fixed at Rs. 0-37 about per square foot and whereas the cost of the plot No. 44 which comes to Rs. 1520/- is adjusted partly from out of the amount paid by the member of the Society under suspense account and the balance received by the Society in cash from the member.

The Society hereby conveys the said plot No. 44 in class — by virtue of this sale deed to the member to be enjoyed by him, his legal representatives and assignees with absolute rights from generation to generation subject to the conditions mentioned hereunder:—

(i) That in the event of the Society being obliged to pay an enhanced price for the land in pursuance of an order of a Court or the order of final Court of appeal in the event of reference to a court or in the event of increasing the extent of lands allotted for common purposes or in the event of any house plot rendered unfit for house construction the member agrees to pay to the Society, the proportionate increased cost of the site as may be fixed by the Board of Directors of the Society, and that till the payment is made, the society shall have a lien on the plot No. 44 and also the house to be constructed on it and shall have a right to take possession of the same without any formalities.

for The Salem Ponnamapet Co-operative Building Society Ltd., Salem-1 S. No. 1400

L. Periaman

~~PRESIDENT~~ / SECRETARY

RS Shri R Ramaswamy

[redacted] No. 1014 of 19 [redacted]

[redacted] Sub Registrar

Presented in the office of the Registrar, Salem and fee of Rs. [redacted] paid

L. Periaman

Executant Power of Attorney

Dated 14th September 1966

Executed by L. Periaman S/o Lakshmana naicker. Secretary
The Salem Ponnamapet Co-op Building Society S.No. 1400.
Residing at No 30. Mettu pillaiar kail st. Salem. I.

Power Agent S. Ramaswamy Iyer S/o S. Ramaswamy Iyer
Teacher Residing at 3, Seerangapalayam
Main Road, Salem-7. - Member No 16 of the
Salem Ponnamapet Co-op. House Bldg
Society

Executed by

1. Subramaniam S/o. Kesavan chettiar,
Teacher, 42, Kamaraj Nagar, Municipal
colony, Salem-7.

2. R. Ramdas S/o Ramasami.
67. R.S. Paul St
Seerangapalayam.
Salem. 9

14th September 1966

Executants

J. Ramdas

1306

151/54

Registered as No 6078 of 1966 at Book I
Volume 1376 Pages 151 to 154

13th September 1966

[redacted]

[redacted] II

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

(ii) that the plot No. 44 shall be used by the member only for the construction of a dwelling house in accordance with instructions of the Director of Town Planning.

(iii) that the member shall pay to the Society or to whom-so-ever it may direct the annual revenue assessment or ground rent on the said plot and any enhanced assessment thereof in the event of a revision of land revenue settlement ;

(iv) that the member agrees to pay to the Society any contribution that may be levied by the Society for the provision and maintenance of common amenities.

(v) that the member shall construct or cause to be constructed a dwelling house as provided in the by-laws of the Societies on the plot No. 44 in Class -- within 2 months from the date of commencement of title in his favour or within such further time as may be allowed to the Society by the Registrar of Co-operative Societies, Madras.

(vi) That the member shall not alienate the Plot No. 44 or the house constructed thereon as is provided under the above clause except to a person who is a member of the Society or who is one whom the Board of Directors of the Society is willing to admit as a member ; provided also that prior sanction in writing of the Board of Directors of the Society is given such alienation.

(vii) that the identity of the property sold with that comprised in the schedule hereunder written shall be admitted by the member.

The Schedule referred to in Survey No. TS. 37 Plot No. 44 in Class — in Society's colony in Ponnampet village in the Salem Taluk, Salem District, within the jurisdiction of the Sub-Registrar of Assurances, Salem bounded on

The East by Plot No. 45 of Sri. A.N. Sundararajan
The West by Plot No. 43 of Srimathi Saliramnissa
The North by 30 feet Road
The South by TS No. 86

Measuring 4068 square feet in extent. The compound walls on the East, West, North and South have to be constructed by the member at his own cost.

FOR THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., (No. S. 1400)

L. Periaswamy

Secretary.

R. S. Corea & Co.

Member.

Witness :—

1. Subramaniam S/o Krishnaswamy Chettiar, 42, Kamaraj Nagar, Municipal Colony, Salem-7.
2. A. Ramadoss Rai S/o A. Siddhamani Rao, 60, Municipal Colony, Peramanur, Salem-7.

Written by :— Ah. Hazaduh Rahaman, Clerk, Municipal Office, Salem.

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

Whereas by the presents THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., No. S. 1400 having its Registered Office at Salem and being represented by its Secretary Sri. L. Periannan son of Sri. Lakshmana Naicker hereinafter referred to as "Society" has agreed to convey the property fully described in the schedule hereunder written by sale, to Srimathi. Saleruunnissa member No. 45 Teacher wife son of Sri. Abdul Khader by profession and Muslim by caste residing at 39 Nadimulla Makkan, Ponnammapet, Salem 1. hereinafter referred to as the "Member" this sale deed this Twenty third day of September nineteen hundred and sixty six. hereby witnesseth

Whereas the "Member" has applied to the Society for a — — Class house site — in the Society's colony in Ponnapet Village hereinafter referred to as the colony and taken one shares to the value of Rs. 10/- in the Society and deposited a sum of Rs. 1440/- with the Society, and

Whereas the Society has purchased by private negotiation at its cost, the site necessary for the construction of houses, and

Whereas the Society has, after deducting the extent allotted for common purposes such as Roads, Parks, Market, Shops, Schools, Playground and other public amenities common to all the members of the Society, divided the land remaining in the total extent purchased by the Society, into plots and allotted them to members and whereas the member has been allotted the plot bearing No. 43 in class — in the said colony measuring 4068 square feet in extent, and

Whereas, after taking into account the cost of the land set apart for communal purposes as mentioned above and the cost of all other works which have to be carried out for the benefit of all the members of the cost of the site in the said plot No. 43 has been fixed at Rs. 0-37 about per square foot and whereas the cost of the plot No. 43 which comes to Rs. 1520/- is adjusted partly from out of the amount paid by the member of the Society under suspense account and the balance received by the Society in cash from the member.

The Society hereby conveys the said plot Nos. 43 in class — by virtue of this sale deed to the member to be enjoyed by him, his legal representatives and assignees with absolute rights from generation to generation subject to the conditions mentioned hereunder:—

(i) That in the event of the Society being obliged to pay an enhanced price for the land in pursuance of an order of a Court or the order of final Court of appeal in the event of reference to a court or in the event of increasing the extent of lands allotted for common purposes or in the event of any house plot rendered unfit for house construction the member agrees to pay to the Society, the proportionate increased cost of the site as may be fixed by the Board of Directors of the Society, and that till the payment is made, the society shall have a lien on the plot No. 43 and also the house to be constructed on it and shall have a right to take possession of the same without any formalities.

for The Salem Ponnamapet Co-operative Building Society Ltd., Salem-1 S. No. 1400

L. Periannan

~~PRESIDENT~~ / SECRETARY

Saleruunnissa.

8C/637/

637/1966

Presented to the office of the Registrar
Salem and fee of Rs. 100 paid

Power of Attorney executed by
L. Periaman

Executed by
L. Periaman S/o. Lakshmana naicker. Secretary. The Salem
Ponnamapet Co-op Building Society S.No. 1400.
Residing at No. 30. Mettu Pillaiar koil st. Salem 1.

Sakeerunnissa wife of Sri. Abdul Khader, 39, Nadimully Mettur Salem
member No. 45 of the Salem Ponnamapet Co-Op Buildg
Society, Salem 1-1400.

Received/Read by

L. பெரியண்ணன் S/o. லக்ஷ்மணநாயக்கர் செயலாளர்
சேலம் பொன்னமாபேட்டை கூ-ஆப் பில்டிங்சொசைட்டி

1) பி. சகீனாபீ W/o. அப்துல்காதர் முனிசிபல் எண் 39 நடிமுல்லி மெட்டூர்

23வது ஜனவரி 1966

Registered as No. 637/1966
Volume 1306 Pages 293 to 296

27th January 1966

3/3/66

THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD. S. No. 1400 SALEM-1

(ii) that the plot No. 43 shall be used by the member only for the construction of a dwelling house in accordance with instructions of the Director of Town Planning.

(iii) that the member shall pay to the Society or to whom-so-ever it may direct the annual revenue assessment or ground rent on the said plot and any enhanced assessment thereof in the event of a revision of land revenue settlement ;

(iv) that the member agrees to pay to the Society any contribution that may be levied by the Society for the provision and maintenance of common amenities.

(v) that the member shall construct or cause to be constructed a dwelling house as provided in the by-laws of the Societies on the plot No. 43 in Class within 2 months from the date of commencement of title in his favour or within such further time as may be allowed to the Society by the Registrar of Co-operative Societies, Madras.

(vi) That the member shall not alienate the Plot No. 43 or the house constructed thereon as is provided under the above clause except to a person who is a member of the Society or who is one whom the Board of Directors of the Society is willing to admit as a member; provided also that prior sanction in writing of the Board of Directors of the Society is given such alienation.

(vii) that the identity of the property sold with that comprised in the schedule hereunder written shall be admitted by the member.

The Schedule referred to in Survey No. T.S. No. 37 Plot No. 43 in Class — in Society's colony in Ammapet village in the Salem Taluk, Salem District, within the jurisdiction of the Sub-Registrar of Assurances, Salem bounded on

The East by Plot No. 44 & Sri. R. Sankaranarayanan
The West by Plot No. 42 & Sri. A. L. Nagarathinam Rathanam.
The North by 30 ft Road
The South by T.S. No. 86

Measuring 4068 square feet in extent. The compound walls on the East, West, North and South have to be constructed by the member at his own cost.

FOR THE SALEM PONNAMMAPET CO-OPERATIVE BUILDING SOCIETY LTD., (No. S. 1400)

L. Periaman.

Secretary.

Saleemunnissa.

Member.

Witness :—

1. R. L. Varadhan Town municipal office.

2. M. N. Rajaman Tailor S/o Varadhan

Written by :— A. L. Nagarathinam, Clerk, Municipal Office, Salem

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
3/350/2 Mettukuppam,
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.