Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Patta						Sale Deed				GPA to Sell				
S.No	Approved Survey No	Patta No	Owner Name	Survey No in Patta	Extent Sq.m	Doc No & Dated	Owner Name	Survey No	Extent Sq.m	Doc No & Dated	Executed By	In Favour of	Survey No	Extent Sq.m
1	340/3D2	3843	Muthulakshmi	340/3D2	587	9230/2024 28-Jun-24	Muthulakshmi	340/3D2	587	3160/2026 9-Apr-206	Muthulakshmi	Karthikeyan	340/3D2	587
2	340/3D3	3844	Abitha , Muthulakshmi	340/3D3	658	9228/2024 28-Jun-24	Abitha , Muthulakshmi	340/3D3	658	3159/2026 9-Apr-206	Abitha	Karthikeyan	340/3D3	329
										3160/2026 9-Apr-206	Muthulakshmi		340/3D3	329
3	341/1A2	3843	Muthulakshmi	341/1A2	3420	9230/2024 28-Jun-24	Muthulakshmi	341/1A2	3420	3160/2026 9-Apr-206	Muthulakshmi	Karthikeyan	341/1A2	3420
4	341/1A3	3844	Abitha , Muthulakshmi	341/1A3	1670	9228/2024 28-Jun-24	Abitha , Muthulakshmi	341/1A3	1670	3159/2026 9-Apr-206	Abitha	Karthikeyan	341/1A3	835
										3160/2026 9-Apr-206	Muthulakshmi	Karthikeyan	341/1A3	835
5	341/2A1	3844	Abitha , Muthulakshmi	341/2A1	1720	9228/2024 28-Jun-24	Abitha , Muthulakshmi	341/2A1	1720	3159/2026 9-Apr-206	Abitha	Karthikeyan	341/2A1	860
										3160/2026 9-Apr-206	Muthulakshmi		341/2A1	860
					8055				8055					8055

* Land Owner Mrs Abitha given GPA on her 50% share to Mr Karthikeyan on Document No - 3159/2026
* Land Owner Mrs Muthulakshmi given GPA on her 50% land share to Mr Karthikeyan on Document No - 3160/2026

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.