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RE REGULATORY RECORD

RERA Document

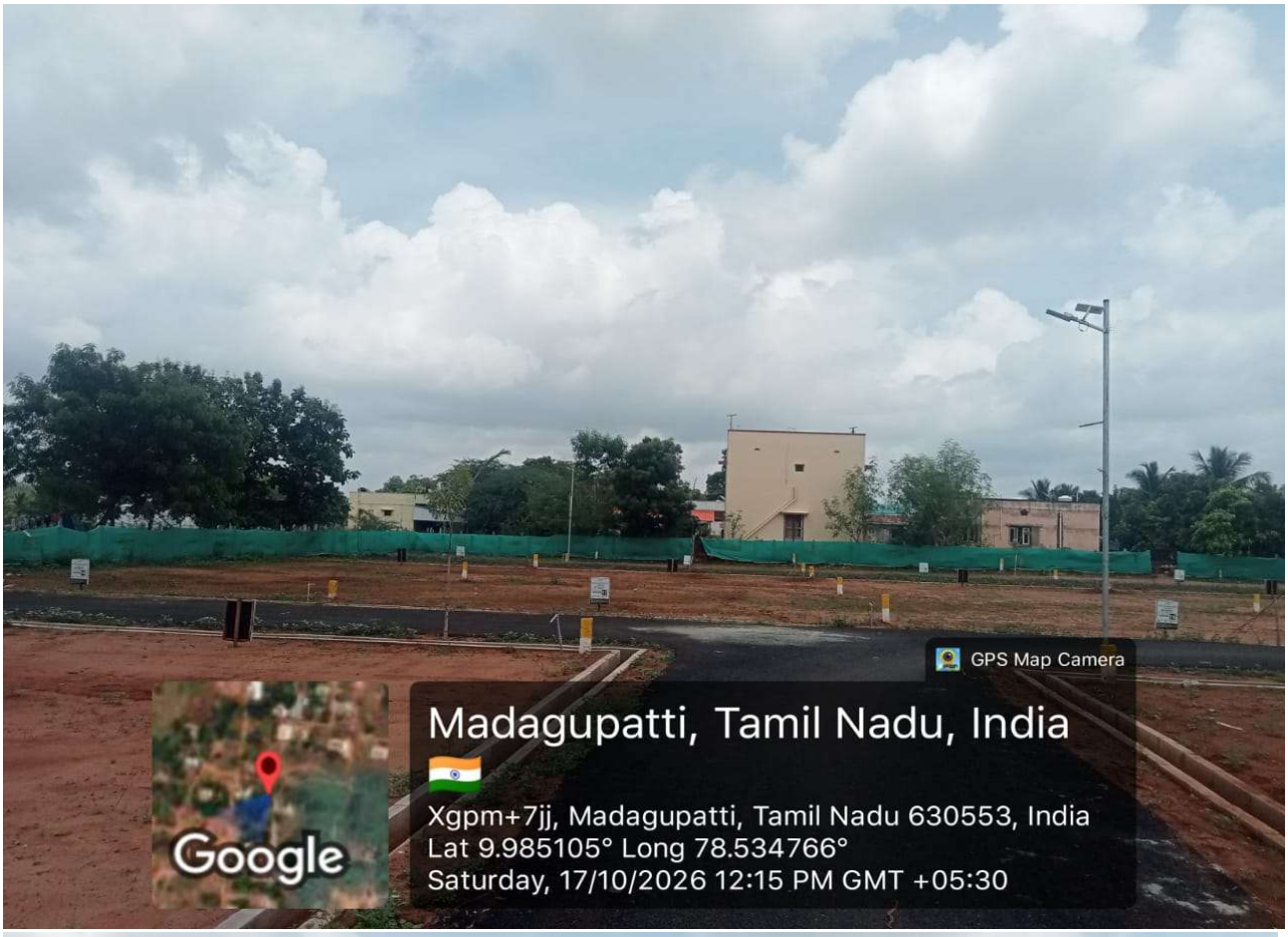
The document as the regulator published it, reproduced in full behind this page.

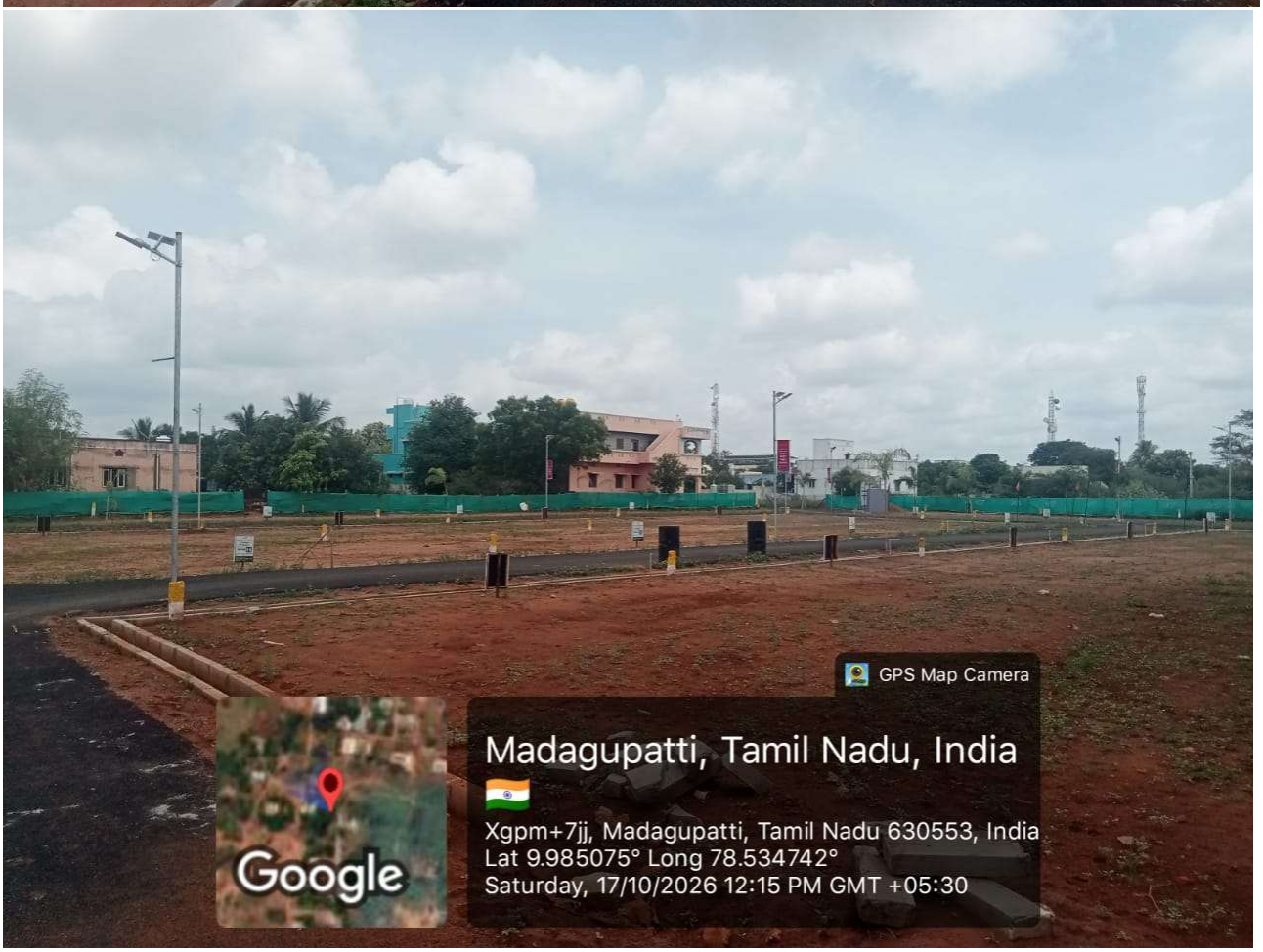
Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD


GPS Map Camera
Madagupatti, Tamil Nadu, India
Xgpm+7jj, Madagupatti, Tamil Nadu 630553, India
Lat 9.985105° Long 78.534766°
Saturday, 17/10/2026 12:15 PM GMT +05:30
Google


GPS Map Camera
Madagupatti, Tamil Nadu, India
Xgpm+7jj, Madagupatti, Tamil Nadu 630553, India
Lat 9.985075° Long 78.534742°
Saturday, 17/10/2026 12:15 PM GMT +05:30
Google

Dear Sir/Madam,

With reference to your query regarding the village name and location shown in the site photographs, we respectfully clarify that the project site is situated in Perungudi Village, as recorded in the DTCP approval and other approval documents submitted with our application.

We have taken GPS-tagged photographs at the site using multiple devices and different applications, including a fresh set of photographs taken recently. However, the location name consistently appears as “Madagupatti” instead of “Perungudi”. This appears to be a discrepancy in the mapping service’s location labelling.

We request you to consider the attached photographs alongside the approved layout and supporting documents confirming the site’s village name as Perungudi. We understand that your query also identifies a mismatch in the latitude and longitude and requests the site to be earmarked as per the approval. Kindly advise if any further location verification or supporting information is required to resolve this point.

We hope this explanation and the attached documents help clarify the discrepancy. We kindly request you to review our submission and proceed with processing the RERA registration application.

Thank you for your consideration


AKST
90251 37358
GPS Map Camera
Google
Madagupatti, Tamil Nadu, India
Xgpp+796, Rajiv Gandhi Nagar, Madagupatti, Tamil Nadu 630553, India
Lat 9.985438° Long 78.535346°
Sunday, 13/09/2026 09:52 AM GMT +05:30


AKST
AKST POES GARDEN
GPS Map Camera
Google
Madagupatti, Tamil Nadu, India
Xgpp+796, Rajiv Gandhi Nagar, Madagupatti, Tamil Nadu 630553, India
Lat 9.985417° Long 78.535404°
Sunday, 13/09/2026 09:52 AM GMT +05:30


AKST
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Madagupatti, Tamil Nadu, India
Xgpp+796, Rajiv Gandhi Nagar, Madagupatti, Tamil Nadu 630553, India
Lat 9.985428° Long 78.535377°
Sunday, 13/09/2026 09:52 AM GMT +05:30


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GPS Map Camera
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Madagupatti, Tamil Nadu, India
Xgpp+796, Rajiv Gandhi Nagar, Madagupatti, Tamil Nadu 630553, India
Lat 9.985417° Long 78.535404°
Sunday, 13/09/2026 09:52 AM GMT +05:30







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

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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.