Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD




தமிழ்நாடு तमिलनाडु TAMILNADU

EU 763446

16 MAR 2026

V. Krishnan

K. VASANTHI
STAMP VENDOR
SOWCARPET, CHENNAI - 79.
L.No : 222/B7/97

Whereas the Punja land admeasuring Hectare 0.47 Ares or Acre 1.16 Cents, comprised in Old Survey No.312/2, New Survey No.312/2A, in Old Village No.73, New Village No.50, Kolathur Village, Chengalpet Taluk, Kancheepuram District was originally owned by Mr.Veeraraghavan, has obtained Patta No.203 in his name. Mr.Veeraraghavan expired on 09.02.1966. As per Wacha, Krishnan applied for individual Patta and obtained in his name Patta Nos.222, issued by Tahsildhar, Chengalpet Taluk.

Whereas the Mr.V.Krishnan, Son of Late.Veeraraghavan, executed a Settlement Deed in favour of his wife Mrs.K.Mythili, residing at No.370, 15th Street, TNHB Colony, Korattur, Chennai – 600 080, by virtue of Settlement Deed dated 6th day of February 2020, Registered as Document No.1266 of 2020, at S.R.O Chengalpet Joint – II.

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Whereas the above said Mrs.K.Mythili executed a General Power of Attorney on 03.06.2022, by appointing her husband **Mr.V.Krishnan, Son of Late Veeraraghavan**, residing at No.370, 15th Street, TNHB Colony, Korattur, Chennai – 600 080, Registered as Document No.4767 of 2022, (17.6.2022) in Book 1, Registered at S.R.O Villivakkam.

Whereas the above said Mr.V.Krishnan and Mrs.K.Mythili both are residing at 1306, North Drive, Socorro, NM, 87801, USA, represented by his General Power of Attorney Agent Mr.R.NARASIMHAN, Son of Mr.R.K.Rajan, residing at A3, Madha Castle, 20/35, Nathamuni Street, T.Nagar, Chennai – 600 017, Power of Attorney executed on 20.09.2023, and duly attested by consulate General of India at the State of New Mexico, USA and Adjudicated on 20.09.2023 as Document No.162 of 2023 at S.R.O. Chengalpet Joint – II,

Whereas the above said Power Agent Mr.R.Narasimhan executed a Gift Deed in favour of Tamil Nadu Government, Thiru Governer, Chengalpet District, Chengalpet Taluk, within the limis of Kattankolathur Panchayat Union, No.50, Kolathur Village Panchayat by virtue of Gift Deed dated 16th December 2023, Registered as Document No.18721/2023, at S.R.O Chengalpet Joint – II

Whereas the above said Mrs.K.Mythili executed a Cancellation of General Power of Attorney on 09.08.2024, Registered as Document No.10876 of 2024, in Book 1, Registered at S.R.O Chengalpet Joint – II.

Whereas the above said Mr.V.Krishnan executed a Cancellation of Settlement Deed on 20.06.2025, Registered as Document No.10084 of 2025, in Book 1, Registered at S.R.O Chengalpet Joint – II.

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And whereas in the (1)Mrs.Jaya Sundarrajan Daughter of Late.Veeraraghavan, (2) Mrs.Kalyani Daughter of Late.Veeraraghavan, (3) Mr.R.Narasimhan Son of Late.Rajan and Amirtham (4) Mrs.Jayanthi Krishnan Daughter of Late.Rajan and Amirtham Released their rights over the Schedule mentioned property in favour of Mr.V.Krishnan, by virtue of Release Deed executed on 21.01.2026, and Registered as Document No.687/2026. Registered at S.R.O Chengalpet Joint – II.

Whereas the above said Krishnan applied for individual Patta and obtained in his name Patta Nos.222, 4890, 4892 & 4893 issued by Tahsildhar, Chengalpet Taluk.

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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.