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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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts

Parent Document

S.No	Title	Doc No	Doc Date	Vendor	Purchaser	Schedule
1	Sale Deed	1567 of 1964	22.05.1964	U.Lakshmana	Thresiamma Scaria	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
2	Settlement Deed	2446 of 1970	21.12.1970	Thresiamma Scaria	K.J.Scaria	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
3	Death and Legalheirs	26.08.2010	06.04.2010	K.J.Scaria	1.Thresiamma Scaria 2.Beena Kurian 3.Sheeba Joseph 4.Elizabeth Joseph 5.Jose	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
4	Release Deed	3105 of 2011	23.05.2011	1.Beena Kurian 2.Sheeba Joseph 3.Elizabeth Joseph	1.Thresiamma Scaria 2.Jose	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
5	Settlement Deed	3109 of 2011	23.05.2011	Thresiamma Scaria	Jose	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
6	Settlement Deed	7295 of 2025	23.07.2025	Jose	Elizabeth Joseph	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
7	Settlement Deed	7296 of 2025	23.07.2025	Jose	Sheeba Joseph	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts
8	GPOA	7420 of 2025	28.07.2025	Jose Elizabeth Joseph Sheeba Joseph	Swathi Builders	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts

POA DETAILS

S.No	Title	Doc No	Doc Date	Vendor	Purchaser	Schedule
1	GPOA	7420 of 2025	28.07.2025	Jose Elizabeth Joseph Sheeba Joseph	Swathi Builders	(Plot No.9 (Old Plot No.30)), Ramappa Nagar (Ramappa Nagar Main Road), Perungudi,Chennai-600 096, comprised in S.No.56 situated in Perungudi Village, Sholinganallur Taluk, Chennai District, Land measuring an extent of 9100 Sq.ft. or thereabouts

POA	
Owner	**Developer**
47% (4277 Sq.Ft)	**53% (4823 Sq.Ft)**
Total 100% (9100 Sq.Ft)	

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.