Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ் நாடு तमिलनाडु TAMILNADU

EV 355261

N. ஜகதீஸ்வரன்
முத்திரைத்தாள் விற்பனையாள
L. No. 2 / K.V.K. / 2008
பஜார் வீதி, கீ.வ. குப்பம்.

Clarification on Difference in Land Extent Between Registered Sale Deed and Patta

Respected Sir/Madam,

We, **Mrs. Shanthi Paul** and **Mr. David Paul**, respectfully submit this clarification regarding the difference in land extent reflected in the Patta and the registered Sale Deed.

The total extent as per the registered Sale Deed is **22,621.999 sq. m**, whereas the extent considered for the layout is **21,569.823 sq. m**. The difference of **1,052.176 sq. m** has arisen due to the subdivision of **Survey No. 618/1** into **Survey No. 618/1A** and **Survey No. 618/1B** after the execution and registration of the Sale Deed.

Shanthi Paul

David Paul

The relevant particulars are as follows:

Appd. S. No.	Patta			Document			
	S. No.	Extent Sq. m.	Owner	Doc. No	S. No.	Extent Sq. m.	owner
618/1A	618/1A	**445.154**	Mrs. Shanthi Paul & Mr. David Paul	1951/2020 Dt.23/09/2020	618/1	**1497.33**	Late. Mr. N.J Paul & Mr. David Paul

Only **Survey No. 618/1A** has been utilized for the formation of the layout. **Survey No. 618/1B**, measuring **1,052.176 sq. m**, has been retained by us for our own use and does not form part of the proposed layout.

Accordingly, after excluding the owner-retained land in **Survey No. 618/1B**, the net land extent available and proposed for the layout is **21,569.823 sq. m (5.33 acres)**.

We further declare that we, **Mrs. Shanthi Paul** and **Mr. David Paul**, are the absolute owners and are in lawful possession and enjoyment of the said property.

This clarification is submitted for your kind consideration and record.

Thanking you,

Yours faithfully,

Shanthi Paul

Mrs. Shanthi Paul

Mr. David Paul

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

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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

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The LandLens suite
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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.