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

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

DON CITY – KUMMANUR , THIRUVALLUR DISTRICT

LEGAL FLOW CHART

S.NO	SURVEY NO	NATURE OF DEED	DOCUMENT NO	PRESENT OWNER	VENDOR	EXTENT AS PER DOCUMENT (CENT)	NET EXTENT (CENT) (DOCUMENT)	PATTA NO	EXTENT AS PER PATTA (CENT)	S.NO AS PER PATTA
1.	61/3A2B	SALE DEED	2569/05	USHA MEHTA	POOSAMAL AND OTHERS	50	20	10386	19.76	61/3A2B
		SETTLEMENT DEED	15716/24	AKSHAY MEHTA	USHA MEHTA	20				
2.	68/1A	SALE DEED	2147/05	CHANCHAL MEHTA	R. GOPAL	152		10504		
	68/1A2	SETTLTMENT DEED	15717/24	SURENDARA MEHTA	CHANCHAL MEHTA	115	115		114.86	68/1A2
	68/1B	SALE DEED	2147/05	CHANCHAL MEHTA	R . GOPAL	152				
	68/1B	SETTLEMENT DEED	15717/24	SURENDARA MEHTA	CHANCHAL MEHTA	152	152		152	68/1B
3.	68/2A	SALE DEED	7326/06	CHANCHAL MEHAT	E. VINAYAGAM AND OTHERS	36	36	9091	36	68/2A
4.	68/2B	SALE DEED	2807/06	AKSHAY MEHTA	B. RAVI KUMAR	40	79	9200	79.04	68/2B
		SALE DEED	7324/06	CHANCHAL MEHTA	VINAYAGAM AND OTHERS	2				
		SALE DEED	7325/06	CHANCHAL MEHTA		37				

DON CITY – KUMMANUR , THIRUVALLUR DISTRICT

LEGAL FLOW CHART

					E.SUNDAR RAJAN					
5.	68/2C	SALE DEED	7326/06	CHANCHAL MEHTA	E. VINAYAGAM AND OTHERS	44	44	9091	44.4	68/2C
6.	75/1	SALE DEED SALE DEED	7324/06 2806/06	CHANCHAL MEHTA USHA MEHTA	E. VINAYAGAM AND OTHERS RAVI KUMAR AND GAJENDRAN	18 277	295	9204	295	75/1
7.	75/2	SALE DEED SALE DEED	7324/06 7326/06	CHANCHAL MEHTA CHANCHAL MEHTA	E. VINAYAGAM AND OTHERS E. VINAYAGAM AND OTHERS	200 50	250	9091	250	75/2
							991 CENTS		991.06 CENTS	
							40119 M2		40121.0 M2	

DON CITY – KUMMANUR , THIRUVALLUR DISTRICT

LEGAL FLOW CHART

Note 1: Total Extent in Sale Deed No: 2569/09 for S. No: 61/3A2B was 50 Cents (as per Patta 47 Cents or 19 Ares). After Government acquired 27 Cents for Construction of Outer Ring Road it has been reduced to 20 Cents and it is mentioned in the 4th page of Settlement Deed No: 15716/24.

Note 2: Total Extent in Sale Deed No: 2147/05 for S. No: 68/1A was 152 Cents. After Government acquired 37 Cents for Construction of Outer Ring Road it has been reduced to 115 Cents and it is mentioned in the 3rd page of Settlement Deed No: 15717/24.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.