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™
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

- 6 JAN 2026

EG 240645

BLUEMOON PROPERTIES
No.15/4, 1st Floor, 12th Avenue,
Ashok Nagar, Chennai - 600 083

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/01
Saidapet, Chennai-15. ✆: 9840173096

TO WHOMSOEVER IT MAY CONCERN

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Chinthamani Complex, 1st Ave, G Block,
Annanagar East, Chennai – 600 102

Executive Engineer &
Administrative Officer
Besant Nagar Division
Tamil Nadu Housing Board
Chennai-600 020

For BLUEMOON PROPERTIES

Partner

Sir,

Sub: Proposed construction of "**BLUEMOON SEA BREEZE**" Situated at Stilt Floor + 5 Floors Residential Building (Height-18.25m) with 35 Dwelling Units availing premium FSI at Door No. H54, South Avenue Road, Kamaraj Nagar, Thiruvanmiyur, Chennai comprised in Old S.No.78/4,5,16pt and T.S.No.71, Block No.40, of Thiruvanmiyur Village, Vealchery Taluk within the Limits of Greater Chennai Corporation.

We are the Power Agents of the subject property having been appointed by the Land Owners.

Sl No	Land Owner Name	Power of Attorney dated	Registered as Document No	In the office of the Sub-Registrar
1	MALATHI	06.12.2024	14260/2024	Chennai South Joint 1
2	SWAMINATHAN VENKATARAMANI	05.03.2025	77/2025	Chennai South Joint 1
3	KARTHIK	14.12.2024	14633/2024	Chennai South Joint 1
4	SWARNALATHA	12.12.2024	14478/2024	Chennai South Joint 1
5	CHITHIRALEGA	09.12.2024	14285/2024	Chennai South Joint 1

Malathi

J. Indra Rani

S P. Karunthal

R. Shashikala

R.S. Shenbagha Lakshmi

V. Ramachandran

M. Ramesh Sankar

For BLUEMOON PROPERTIES

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6	H.N.RAM MOHAN R RAO	14.12.2024	14632/2024	Chennai South Joint 1
7	RAGHUNATHAN	10.12.2024	14332/2024	Chennai South Joint 1
8	HARSHIKA, J.INDRA RANI & K.S.RAMASUBRAMANIAN	06.09.2025	12006/2025	Chennai South Joint 1
9	SURAKSHA & GOWRI	29.08.2025	11545/2025	Chennai South Joint 1
10	ANILKUMAR SINHA	12.12.2024	14482/2025	Chennai South Joint 1
11	SHANMUGAM & SP.KANNATHAL	12.12.2024	14480/2024	Chennai South Joint 1
12	SASIKALA RAMALINGAM	12.12.2024	14481/2024	Chennai South Joint 1
13	M/S.TNHB	10.04.2026	4669/2026	Chennai South Joint 1
14	VIJAY CHANDAR & AARTHI	21.05.2025	165/2025	Chennai South Joint 1
15	A.FRANK JENNINGS	09.12.2024	14312/2024	Chennai South Joint 1

Malathi

M. Lathi

K. Chitra Lng.

J. Indra Rani

Suraksha. K

S.P. Kannathal

R. Shashikala

Jayaraja Ramesh

K. Chitra.

V. Rama Krishna

R. S. Shenbagha Lakshmi

V. Anuradha

M. Rama. Sastri

K. Vijayalakshmi

Executive Engineer &
Administrative Officer
Besant Nagar Division
Tamil Nadu Housing Board
Chennai-600 020

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Partner

16	SARANYA RAVINDRAN	18.12.2024	14826/2024	Chennai South Joint 1
17	CHITRA	02.12.2024	13931/2024	Chennai South Joint 1
18	DOMINIC PRAKASH	06.12.2024	14258/2024	Chennai South Joint 1
19	RAMAKRISHNAN	12.12.2024	14479/2024	Chennai South Joint 1
20	ABILASH CYRIL ZACHARISH	21.12.2024	14905/2024	Chennai South Joint 1
21	RAMA	10.01.2025	328/2025	Chennai South Joint 1
22	K.PRADEEP	20.01.2025	479/2025	Chennai South Joint 1
23	SENTHIL KUMARAN & ALAGESWARI	14.12.2024	14634/2024	Chennai South Joint 1
24	SHENBAGHALAKSHMI R.S, AMUDHA.V, VINODHINI KARTHIK, RAMA SURESH, RAMA RAMESH	24.01.2025	691/2025	Chennai South Joint 1

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We wish to state that the subject property is a Tamil Nadu Housing Board Project.

It is well known fact that in the earlier days the Sale Deeds executed by Tamil Nadu Housing Board (TNHB) will record only the Flat No. and Flat area and the undivided share (UDS) allotted to the Flat will not be defined /mentioned. As the undivided share and the total extent has not been mentioned in the Sale Deeds executed by the TNHB, the only record provided by TNHB are letters mentioning that the Undivided share allotted to each flat is 55.25 Sq.mts (594.75 Sq.ft). The sum total of the undivided shares allotted to 24 flats in Block No.H-54 is 1326.10 Sq.mts (14274.14 Sq.ft). The Total extent of 1326.10 sq.mts. (equivalent to 14274.14 sq.ft.) recorded in the Plan submitted for approval forms the extent as per documents.

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Tamil Nadu Housing Board
Chennai-600 020

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The Extract from the Permanent Land Register (Patta) records the total extent as 1444.99 sq.mts. (equivalent to 15553.84sq.ft.) which forms the extent as per Patta mentioned in the plan.

We confirm that there is variation in the extent of land as per documents and as per Patta. Should any discrepancies or legal issues arise in the future due to the aforesaid variation in the extent we shall take full responsibility to resolve such legal issues and assure the Authority that no inconvenience will be caused as a result.

Sl. No.	Name	UDS (Sq.ft)	Flat Area (Sq.ft)	Flat No. & Floor	Covered Car Park
1	MALATHI	308.44	900	A1 - 1st	-
2	SWAMINATHAN VENKATARAMANI	308.44	900	B1 - 1st	-
3	KARTHIK	308.44	900	A3 - 3rd	-
4	SWARNALATHA	308.44	900	C2 - 2nd	-
5	CHITHIRALEGA	387.27	1130	E1 - 1st	One

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Chennai-600 020

For BLUEMOON PROPERTIES

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6	H.N.RAM MOHAN R RAO	308.44	900	B2 - 2nd	-
7	RAGHUNATHAN	308.44	900	C3 - 3rd	-
8	HARSHIKA, J.INDRA RANI & K.S.RAMASUBRAMANIAN	308.44	900	C4 - 4th	-
9	SURAKSHA & GOWRI	308.44	900	B4 - 4th	-
10	ANILKUMAR SINHA	308.44	900	B3 - 3rd	-
11	SHANMUGAM & SP.KANNATHAL	387.27	1130	E3 - 3rd	One
12	SASIKALA RAMALINGAM	387.27	1130	E4 - 4th	One
13	M/S.TNHB	309.00	900	D5 - 5th	-
14	VIJAY CHANDAR & AARTHI	308.44	900	D3 - 3rd	-
15	A.FRANK JENNINGS	387.27	1130	E2 - 2nd	One

Executive Engineer &
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Besant Nagar Division
Tamil Nadu Housing Board
Chennai-600 020

For BLUEMOON PROPERTIES

Partner

16	SARANYA RAVINDRAN	308.44	900	A2 - 2nd	-
17	CHITRA	308.44	900	D2 - 2nd	-
18	DOMINIC PRAKASH	308.44	900	C1 - 1st	-
19	RAMAKRISHNAN	308.44	900	A4 - 4th	-
20	ABILASH CYRIL ZACHARISH	308.44	900	D1 - 1st	-
21	RAMA	308.44	900	C5 - 5th	-
22	K.PRADEEP	308.44	900	D4 - 4th	-
23	SENTHIL KUMARAN & ALAGESWARI	308.44	900	B5 - 5th	-
24	SHENBAGHALAKSHMI R.S, AMUDHA.V, VINODHINI KARTHIK, RAMA SURESH, RAMA RAMESH	308.44	900	A5 - 5th	-
25	Developer	387.27	1130	E5 - 5th	One

Executive Engineer &
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Tamil Nadu Housing Board
Chennai-600 020

For BLUEMOON PROPERTIES

Partner

26	Developer	616.89	1800	F1 - 1st	Two
27	Developer	616.89	1800	G1 - 1st	Two
28	Developer	616.89	1800	F2 - 2nd	Two
29	Developer	616.89	1800	G2 - 2nd	Two
30	Developer	616.33	1800	F3 - 3rd	Two
31	Developer	616.89	1800	G3 - 3rd	Two
32	Developer	616.89	1800	F4 - 4th	Two
33	Developer	616.89	1800	G4 - 4th	Two
34	Developer	616.89	1800	F5 - 5th	Two
35	Developer	616.89	1800	G5 - 5th	Two
Total		14274.14	41650		

We request you to kindly consider and accept this submission and do the needful.

J. Indra Rani

Executive Engineer &
Administrative Officer
Besant Nagar Division
Tamil Nadu Housing Board
Chennai-600 090

For BLUEMOON PROPERTIES

Partner

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.