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

Patta					
S.No	Approved Survey No	Patta No	Owner Name	Survey No in Patta	Extent Sq.m
1	33/8	4258	Sundaramoorthy	33/8	1150
2	33/9	4109	Srinivasan , Bhuvaneswari	33/9	1200
3	34/3	4127	Hemalatha	34/3	1350
4	34/10	4258	Sundaramoorthy	34/10	1050
5	34/11	4139	Deivasigamani	34/11	1150
6	34/12A1	4141	Sundaramoorthy	34/12A1	1140
7	34/12A2	4200	Sundaramoorthy	34/12A2	1160
8	34/12B	4319	Priyanka	34/12B	1150
9	34/13	4409	Vinothkumar	34/13	700
10	34/14	4503	Devakumar	34/14	600
11	51/2	51	Kathirvel, Kanniyappan, Suresh, Ramu, Dhamu	51/2	1400
12	51/3	55	Rathinasabapathy	51/3	300
13	51/5	4320	Priyanka	51/5	2000
14	51/7A	51	Kathirvel, Kanniyappan, Suresh, Ramu, Dhamu	51/7A	2800
15	51/7B	4392	Lokesh	51/7B	2450
16	51/8	51	Kathirvel, Kanniyappan, Suresh, Ramu, Dhamu	51/8	300

Sale Deed			
Doc No & Dated	Owner Name	Survey No	Extent Sq.m
10747/2024 07-08-2024	Sundaramoorthy	33/8	1150
8165/2023 25-05-2023	Srinivasan , Bhuvaneswari	33/9	1200
12117/2023 07-08-2023	Hemalatha	34/3	1350
10747/2024 07-08-2024	Sundaramoorthy	34/10	1050
14656/2023 27-Sep-2023	Deivasigamani	34/11	1150
14958/2023 05-10-2023	Sundaramoorthy	34/12A1	1140
6493/2024 20-05-2024	Sundaramoorthy	34/12A2	1160
18167/2024 20-12-2024	Priyanka	34/12B	1150
21261/2025 04-12-2025	Vinothkumar	34/13	700
7727/2026 02-05-2026	Devakumar	34/14	600
4111/1986 15-Dec-1986	Murugesan	51/2	1400
4111/1986 15-Dec-1986	Murugesan	51/3	300
18166/2024 20-12-2024	Priyanka	51/5	2000
779/1968 4-Mar-1968	Murugesan	51/7A	2800
16242/2025 30-09-2025	Lokesh	51/7B	2450
4111/1986 15-Dec-1986	Murugesan	51/8	300

Note : Surevy No - 51/2, 81/3, 51/7A, 51/8 land has been purchased by Mr. Murugesan, after his demiss his legalheir was change the patta on their names, hence death certificate and Legalheir has been attached

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.