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,
OMR Thoraipakkam,
Chennai 600 097, India

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TSLR Old S.No.144/1, and 144/2, new R.S.No.143/1 and 3 parts. T.S .No.5998, Block No.133, situated at No.23, Motilal street, thyagaraya nagar, chennai village, guindy taluk,chennai district Extent of 669.50 sq.m	Sale Deed			GPA in favour of M/S AANIRUDH FLAT PROMOTERS(P) LTD					JDA		
	Doc.NO & Date	Extent sq.ft Share in 7205	Owner	Doc.NO & Date	Owner	UDS with owner sqft	UDS RELEASE Sqft	UDS retained sqft	Date	Flat No.	UDS
B.Akila	Certificate of sale:852	1/15	A.Balakrishnan Andiappan	1210 dated: 10/04/2024	B.Akila	480.33	178.15	302.18	25/04/2024	4C	302.18
	& Release deed:3665 dated:14/12/2023	Half into 1/5	B.Logeswari B.Akila								
Ashok, and uma	Sale:2418 dated:12/11/2010	1/15	Ashok, and uma	1242 dated: 10/04/2024	Ashok, and uma	480.33	178.15	302.18	29/04/2024	2C	302.18
K.Banumathi	Sale:1762 dated-07/08/2003	1/15	K.Banumathi	1136 dated:10/04/2024	K.Banumathi	480.33	88.89	391.44	18/04/2024	1D	391.44
P.R.Narayanan	Sale:833 dated:10/07/1976	1/15*2	p.r narayanan	1891 dated: 29/06/2024	p.r narayanan	480.33	178.15	302.18	01/07/2024	3C	302.18
Pavuluri sylendra	Sale:3417 dated:16/11/2023	1/15	Pavuluri sylendra	638 dated:28/02/2025	Pavuluri sylendra	480.33	88.89	391.44	05/03/2025	4D	391.44
R.Ramakrishnan	Settlement deed:599 dated:02/01/2014		Mala Ramakrishnan	2781 dated:23/09/2024	R.Ramakrishnan	480.33	35.35	445.2	25/09/2024	1A	445.20
	Release deed:2652 dated:12/09/2024	1/15	R.Ramakrishnan								

M.Rukmani kala and M.Adithya	Settlement deed:170 dated:27/01/2000		Janaki srinivasan infavour of S.Madhavan	1208 dated: 10/04/2024	M.Rukmani kala and M.Adithya	480.33	178.15	302.18	25/04/2024	2B	302.18
	Release deed:189 dated:01/02/2008	1/15	M.Rukmani kala and M.Adithya								
Shalini narayanan	Sale:754 dated:03/03/1999 Release deed:249 dated:28/01/2023	1/15*2	Shalini narayanan	1135 dated: 10/04/2024 &1134 dated:10/04/2024	Shalini narayanan	480.33	-	480.33	16/04/2024	5B	604.37
Sheetal Ramesh	Sale:2480 dated:22/11/2002	1/15	Sheetal Ramesh	1137 dated: 10/04/2024	Sheetal Ramesh	480.33	178.15	302.18	18/04/2024	3B	302.18
s.srimathy sreejith	Settlement deed:2431 dated: 14/11/2011	1/15	s.srimathy sreejith	1209 dated: 10/04/2024	s.srimathy sreejith	480.33	178.15	302.18	25/04/2024	4B	302.18
T.P.Amirtha	Release deed:2907 dated:14/12/2002	1/15	T.P.Amirtha	912 dated:25/03/2024	T.P.Amirtha	480.33	178.15	302.18	25/03/2024	1B	302.18
Thilip kumar and T. porselvi	Sale:2974 dated:22/02/2003	1/15	Thilip kumar and T. porselvi	1138 dated:10/04/2024	Thilip kumar and T. porselvi	480.33	178.15	302.18	18/04/2024	1C	302.18
Usha srinivasan	Settlement deed:1170 dated:20/04/2023	1/15	Usha srinivasan	1132 dated: 10/04/2024 & 1133 dated:10/04/2024	Usha srinivasan	480.33	253.69+253.69	226.64+226.64	16/04/2024	5A	453.28

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.