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RE REGULATORY RECORD

RERA Document

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GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Palayankottai joint I	Date / நாள்: 29-Nov-2025
Village /கிராமம்:Vijaya Ragava Mudaliyar Chatram	Survey Details /சர்வே விவரம்: 264/4, 264/8

Search Period /தேடுதல் காலம்: 01-Apr-2025 - 28-Nov-2025

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	2720/2025	30-Apr-2025 30-Apr-2025 30-Apr-2025	(General) Power of Attorney deed	1. G ராதாகிருஷ்ணன் 2. G மந்திரவேலாயுதம் 3. கு ராதாகிருஷ்ணன்	1. ஜி வி கிருஷ்ணன்	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 1,49,43,965/-		PR Number/முந்தைய ஆவண எண்: 7804/2024	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot With Building		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 264/4, 264/8 - 6720.0 SQUARE FEET			
	Village & Street/கிராமம் மற்றும் தெரு: Vijaya Ragava Mudaliyar Chatram					
	New Door No./புதிய கதவு எண்: A26		Plot No./மனை எண் : A26			
	எல்லை விபரங்கள்: கிழக்கு - Plot No. A 27 , மேற்கு - Plot N. A 25, வடக்கு - Plot No. D14, D15 , தெற்கு - 60 feet Road		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE OF THE PROPERTY SCHEDULE - A (Total Property) All the pieces and parcels of the approved Layout plan LPH No.56/62 property bearing Plot No. A26, Old Ward No.20, present Corporation Ward No. 39, Maharaja Nagar Colony, 1st Cross Street, as per patta, High Ground South Street (As per Will, Old Survey Nos. 264/4 & 264/8), As per Town Survey, T.S.Ward:BS, Block.12, T.S.No.54/1 and T.S.No.54/2, Vijayaragava			

		Muthaliyar Chatram part - 3, Vijayaraghava Mudaliar Chatram Village, Palayamkottai Taluk, Tirunelveli District, measuring to an extent of 11200 Sq.feet & thereabouts; and built up house consisting of Ground and First Floor measuring total plinth area of 3540 Sq.ft. thereon situated within Joint Sub Registrar - I, Palayamkottai and Registration District of Palayamkottai. Bounded on: North by : Plot No. D14, D15 East by : Plot No. A 27 South by : 60 feet Road West by : Plot N. A 25 Admeasuring: Northern side : 80 feet Southern side : 80 feet Eastern side : 140 feet Western side : 140 feet SCHEDULE - B (BUILDER'S SHARE) A proportionate undivided share of 60 % that is 6720 Sq Feet out of 11200 Sq Feet "A" schedule property

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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

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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.