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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DIGITALLY VERIFIED RECORD

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Chennai Taluk: Ambattur Town:Ambattur Ward: 7 (056) Korattur (Ward:E) Block: 0021

Sl.No.	Name of locality of Street	Number		Old Survey Number and Letter	Municipal Door Number	Govt., Mitta, Zamindari, Inam	Dry/Wet/Unassessed Poramboke, House Site	Source of Irrigation and Class	If double crop, Rate of Composition	Class and Sort of Soil	Taram	Rate Per Acre/Hectare	Extent By Town Survey			Assessment		Municipal Register/ Adangal(Old)	Adangal (Land Owner Name)	How the Holding is Utilised	Remarks
		Survey Field	Sub-Division									Rs .P	Hectare	Ares	Square Meter	Municipal	Government				
1	2	3	4	5	6	7	8	9	10	11	12	13	14			15	16	17	18	19	20
1	கொரட்டூர் கிராமம்	3	16	598/1B1APT, 1B1A2, 1B1A3, 1B1A4, 2BPT, 598/1A1B		ரயத்துவாரி	நஞ்சை		-	7-	7	₹ 3.50	0	34	80.0	-	0.00		1.திள்.பவன் கேஸ்டல்ஸ் பிரைவேட் லிமிடெட் நிர்வாக இயக்குநர் ஜெ.டில்லிபாபு	நிலம்	2021/015 3/02/003 552TR DT. 2021-04-21

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின்கையொப்பம்/DIGITAL SIGNATURE : 21-04-2021 அன்று 17:21:15 நேரத்தில் இடப்பட்டது.
பெயர்/Name : Kuppammal Ramu
பதவி/Designation : Zonal Deputy Tahsildar
இடம்/Place : அம்பத்தூர் வட்டம் / Ambattur Taluk , சென்னை மாவட்டம் / Chennai District

குறிப்பு / Remarks :

1. இத்தகவல்கள் 21-04-2021 அன்று 17:35:56 நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 21-04-2021 at 17:35:56 hrs.

2. ஆவண விவரங்களை மேலும் உறுதி செய்துகொள்ள வேண்டுமெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

COPY OF SURVEY PLAN

DISTRICT : CHENNAI

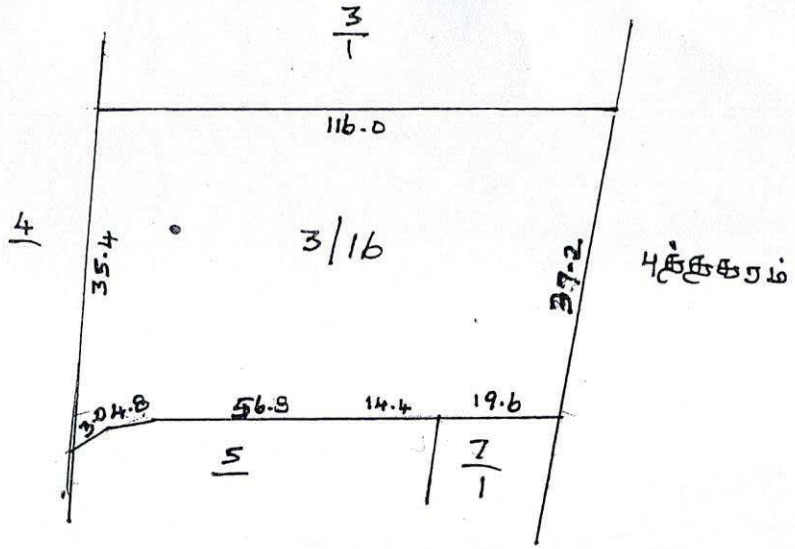
TALUK : AMBATTUR

Ward No. : "E"

Block No. : "21"

T.S.No. : 3/16

Village : ஈகாட்டூர்



Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Copied by :

20/4/2021

SENIOR DRAUGHTSMAN
AMBATTUR

GOVERNMENT OF INDIA NOTARY P.B. SEKAR CHENNAI TAMILNADU Regd No 8365 Dt 21/9/10

20/4/2021

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

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.