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Official Property Record

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DOCUMENTS DETAILS

DOCUMENT FLOW CHART

Detailed Description of the Title of Property: Mr.B.GOVINDARAJ

The ownership transfer details for Town Survey No.161/2A3, 3A3, 6A, 7B, 8A1A1, 10B, 11B of Angadu Village, Ponneri Taluk, Thiruvallur Distirct

Sl. No	Doc.No.& Date	Vendor	Buyer	Extent Ac.cent	S.No.
1.	Sale Deed Doc. No.4578/1989 dt.22.11.1989	Mr.Chakkaraban s/o. Mr.Bashyam Naidu	Mr.K.Sivaraman s/o. Mr.Krishnasamy Naidu	0.05	161/6
2.	Sale Deed Doc. No.4579/1989 dt.22.11.1989	Mrs.Yasodha Ammal w/o. (late) Thambaiah Naidu	Mr.K.Sivaraman s/o. Mr.Krishnasamy Naidu	0.04	161/7
3.	Sale Deed Doc. No.4123/1997 dt.20.03.1997	Mr.K.Sivaraman s/o. Mr.Krishnasamy Naidu	Mr.Rajaram Naidu s/o.Mr.Subbarayalu Naidu	0.05 0.04	161/6 161/7
4.	Partition Deed Doc.No. 2317/2001 dt.27.06.2001	Mr.Rajaram Naidu Mrs.Jothi Ammal Mr.R.Jayakumar Mr.R.Udayakumar Mr.R.Dhananjayan	Mr.Rajaram Naidu Mrs.Jothi Ammal (Schedule-A property) Mr.R.Dhananjayan (Schedule-D property)	0.26 0.16 0.04 0.05 0.41	161/10 161/11 161/7 161/6 161/8
5.	Patta copy in Patta No.299 Dt.20.07.2006	Patta copy vide Patta No.299, in favour of Mr.R.Dhananjayan son of Mr.Rajaram Naidu, issued by Headquarters Deputy Tahsildar, Ponneri		0.02.00 0.16.50	161/6 161/8
6.	Sale Deed Doc. No.1366/2007 dt.05.02.2007	Mr.R.Dhananjayan s/o. Mr.Rajaram	Mr.Jithendraraj Jain s/o. Mr.Ajayraj Jain	0.05 0.41	161/6 161/8
7.	Patta copy in Patta No.786 Dt.13.10.2011	Patta copy vide Patta No.786, in favour of Mr.Jithendraraj Jain s/o. Mr.Ajayraj Jain, issued by Zonal Deputy Tahsildar, Ponneri		0.02.00 0.16.50	161/6 161/8
8	Sale Deed Doc. No.1791/2012 dt.16.02.2012	Mr.Jithendraraj Jain s/o. Mr.Ajayraj Jain	Mr.B.Govindaraj s/o.Mr.Balaraman	0.05 0.41	161/6 161/8
9.	General Power Deed Doc. No. 348/2012	Mr.B.Govindaraj s/o.Mr.Balaraman	Mr.Manish Agrawal s/o. Mr.Srinivasji Agrawal	0.05 0.41	161/6 161/8

	dt: 16.02.2012				
10	Agreement for Sale Doc. No. 2002/2012 dt: 16.02.2012	Mr.B.Govindaraj s/o.Mr.Balaraman	M/s.Sri Manav Construction and Developers Pvt.Ltd., rep.by Managing Directyor Mr.Manish Agrawal s/o. Mr.Srinivasji Agrawal	0.05 0.41	161/6 161/8
11	General Power Cancellation Deed Doc. No. 6354/2022 dt: 16.05.2022	Mr.B.Govindaraj s/o.Mr.Balaraman	Mr.Manish Agrawal s/o. Mr.Srinivasji Agrawal	0.05 0.41	161/6 161/8
12	Sale Agreement Cancellation Deed Doc. No. 6355/2022 dt: 16.02.2022	Mr.B.Govindaraj s/o.Mr.Balaraman	M/s.Sri Manav Construction and Developers Pvt.Ltd., rep.by Managing Directyor Mr.Manish Agrawal s/o. Mr.Srinivasji Agrawal	0.05 0.41	161/6 161/8
13	Settlement Deed Doc.No. 4461/2003 dt.17.09.2003	Mr.Rajaram Naidu Mrs.Jothi Ammal	Mr.R.Udayakumar s/o Mr.R.Rajaram	0.26	161/10
14	Settlement Deed Doc.No. 5236/2003 dt.21.11.2003	Mr.Rajaram Naidu Mrs.Jothi Ammal	Mr.R.Udayakumar s/o Mr.R.Rajaram	0.16 0.04	161/11 161/7
15	Sale Deed Doc. No. 9622/2006 dt.03.11.2006	Mr.R.Udayakumar s/o Mr.R.Rajaram	Mr.P.Kumaran s/o. Mr.R.Paramasivam	0.26 0.16 0.04	161/10 161/11 161/7
16	Sale Deed Doc. No. 2022/2007 dt.14.02.2007	Mr.P.Kumaran s/o. Mr.R.Paramasivam	Mr.B.Dolika Praveen s/o.B.Sathyam	0.26 0.16 0.04	161/10 161/11 161/7
17	Sale Deed Doc. No. 10954/2007 dt.31.07.2007	Mr.B.Dolika Praveen s/o.B.Sathyam	Mr.K.Gangaprasad s/o.Mr.Surya Rao Managing Partner of G.V.R.Realities	0.26 0.16 0.04	161/10 161/11 161/7
18	Patta copy in Patta No.426 Dt.03.09.2009	Patta copy vide Patta No.426, in favour of Mr.K.Gangaprasad, Managing Partner of G.V.R.Realities issued by Zonal		0.10.50 0.06.50 0.01.50	161/10 161/11 161/7

		Deputy Tahsildar, Ponneri			
19	Sale Deed Doc. No.7580/2016 dt.26.08.2016	Mr.K.Gangaprasad s/o.Mr.Surya Rao Managing Partner of G.V.R.Realities	Mrs.Keerthi w/o.Mr.Rakesh	0.26 0.16 0.04	161/10 161/11 161/7
20	General Power Deed Doc. No.10/2024 dt.30.01.2024	Mrs.Keerthi w/o.Mr.Rakesh	Mr.Srinivas Teja Kondapati s/o. K.Ganga Prasad	1026 sq.ft 1356 sq.ft 4628 sq.ft	161/10 (pt) 161/7 (pt) 161/11(pt)
21	Exchange Deed Doc. No. 2788/2024 dt: 30.01.2024	Mr.B.Govindaraj Mrs.Keerthi through Power Agent Mr.Srinivas Teja Kondapati s/o. K.Ganga Prasad	Mr.B.Govindaraj s/o.Mr.Balaraman	1026 sq.ft 1356 sq.ft 4628 sq.ft	161/10 (pt) 161/7 (pt) 161/11(pt)
22	Patta Pass Book, dt.20.02.1974	Patta Pass Book dt.20.02.1974, vide Patta No.18 in favour of Pttammal w/o.Thangavelu Achari		0.25 0.25	161/2 161/3
23	Sale Deed Doc. No. 986/1978 dt: 27.03.1978	Mrs.Pattammal w/o. Mr.Thangavelu Achari	Mr.M.Mannar s/o. Mr.Murugappa Thambiran	0.25 0.25	161/2 161/3
24	Sale Deed Doc. No. 2835/1983 dt: 03.10.1983	Mr.M.Mannar s/o. Mr.Murugappa Thambiran	Mrs.Vabishta Ammal w/o. Mr.Kannaiah Naidu	0.25	161/3
25	Mortgage Deed Doc. No. 3327/1987 dt: 08.10.1987	The Ponneri Co-operative Land Development Bank	Mr.Kannaiah Naidu	0.25	161/3
26	Receipt Doc. No.7799/2012 dt: 15.06.2012	Mrs.Vabishta Ammal and Mr.Kannaiah Naidu	The Ponneri Co-operative Land Development Bank	0.25	161/3
27	Sale Deed Doc. No. 2836/1983 dt: 03.10.1983	Mr.M.Mannar s/o. Mr.Murugappa Thambiran	Mr.A.D.Rajendran s/o. Mr.A.Duraisamy Naidu	0.25	161/2

28	Exchange Deed Doc. No. 2096/2006 dt: 27.03.2006	Mr.A.D.Rajendran s/o. Mr.A.Duraisamy Naidu and Mrs.Vabishta Ammal w/o. Mr.Kannaiah Naidu	Mrs.Vabishta Ammal w/o. Mr.Kannaiah Naidu	0.25	161/2
29	Patta copy in Patta No.172	Patta in favour of Mrs.Vabishta Ammal w/o. Mr.Kannaiah Naidu vide., Patta No.172, issued by Headquarters Deputy Tahsildar, Ponneri		0.10.00 0.10.00	161/2 161/3
30	Sale Deed Doc. No. 1157/2012 dt: 02.02.2012	Mrs.Vabishta Ammal w/o. Mr.Kannaiah Naidu	Mr.B.Govindaraj s/o.Mr.Balaraman	0.25 0.25	161/2 161/3
31	General Power Deed Doc. No. 323/2012 dt: 14.02.2012	Mr.B.Govindaraj s/o.Mr.Balaraman	Mr.R.Ganesh s/o. Mr.Ramachandran	0.25 0.25	161/2 161/3
32	General Power Cancelation Deed Doc. No. 13305/2014 dt: 19.12.2014	Mr.B.Govindaraj s/o.Mr.Balaraman	Mr.R.Ganesh s/o. Mr.Ramachandran	0.25 0.25	161/2 161/3
33	Agreement for Sale Doc. No. 1672/2012 dt: 14.02.2012	Mr.B.Govindaraj s/o.Mr.Balaraman	Mr.J.Athikumar s/o. Mr.A.Jayabalan	0.25 0.25	161/2 161/3
34	Agreement Cancellation Doc. No. 13306/2012 dt: 19.12.2014	Mr.J.Athikumar s/o. Mr.A.Jayabalan	Mr.B.Govindaraj s/o.Mr.Balaraman	0.25 0.25	161/2 161/3
35	General Power Deed Doc. No. 13308/2014 dt: 19.12.2014	Mr.B.Govindaraj s/o.Mr.Balaraman	M/s.Sri Manav Construction and Developers Pvt.Ltd., rep.by Managing Directyor Mr.Manish Agrawal s/o. Mr.Srinivasji Agrawal	0.25 0.25	161/2 161/3
36	Agreement for Sale Doc. No. 13309/2014 dt: 19.12.2014	Mr.B.Govindaraj s/o.Mr.Balaraman	Mr.Vastimal Sowgalchand s/o. late.Sri Sowgalchand	0.25 0.25	161/2 161/3

37	Sale Agreement Cancellation Deed Doc. No. 6358/2022 dt: 16.05.2022	Mr.Vastimal Sowgalchand s/o. late.Sri Sowgalchand	Mr.B.Govindaraj s/o.Mr.Balaraman	0.25 0.25	161/2 161/3
38	General Power Cancellation Doc. No. 6357/2022 dt: 06.05.2014	Mr.B.Govindaraj s/o.Mr.Balaraman	M/s.Sri Manav Construction and Developers Pvt.Ltd., rep.by Managing Directyor Mr.Manish Agrawal s/o. Mr.Srinivasji Agrawal	0.25 0.25	161/2 161/3
39	Patta copy in Patta No.3887	Online Patta in favour of Mr.B.Govindaraj s/o.Mr.Balaraman vide., Patta No.3887		0.02.72 0.01.78	161/2A3 161/3A3
40	Patta copy in Patta No.3886	Online Patta in favour of Mr.B.Govindaraj s/o.Mr.Balaraman vide., Patta No.3886		0.01.30 0.08.25	161/6A 161/8A1A
41	Patta copy in Patta No.6267	Online Patta in favour of Mr.B.Govindaraj s/o.Mr.Balaraman vide., Patta No.6267		0.01.26 0.00.95 0.04.30	161/7B 161/10B 161/11B
42	Gift Deed Doc No.9799/2022 dt.22.07.2022	Mr.B.Govindaraj s/o.Mr.Balaraman	The Commissioner, Sholavaram Panchayat union	7639 sq.mt	161/2,3,6 161/8
43	Encumbrance Certificate	Period from: (i)01.01.1975 to 30.11.1992, (ii)01.12.1992 to 18.10.2024,			161/2A3 161/3A3 161/6A 161/8A1A 161/7B 161/10B 161/11B`

Present Ownership details :

Owner Details	Old Survey No.	Extent as per Document	Patta No.	New Survey No.	Patta extent in Hectares	Conversion of patta extent to Sq.mt
Govindaraj s/o Balaraman	161/2	0.25 Acre	3887	161/2A3	0.02.72	272
	161/3	0.25 Acre	3887	161/3A3	0.01.78	178
	161/6(p)	0.05 Acre	3886	161/6A	0.01.30	130
	161/7(p)	1356 sq.ft	6267	161/7B	0.01.26	126
	161/8(p)	0.41 Acre	3886	161/8A1A1	0.08.25	825
	161/10(p)	1026 sq.ft	6267	161/10B	0.00.95	095
	161/11(p)	4628 sq.ft	6267	161/11B	0.04.30	430
	Total				**0.20.56**	**2056**
	CMDA approved Plan as per Patta Extent of 2056 sq.mt					

Explanation:

The aforesaid Survey Numbers are owned by Mr. Govindaraj s/o Balaraman, he was sold and Gift Deed a portion of extent to various buyers, remaining ownership of the above survey numbers as specified in the Patta extent are presently owned and approved by CMDA.



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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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