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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: ABB-7016

The Permanent Account Number (PAN) of the LLP is AAHFU4016H

The Tax Deduction and Collection Account Number (TAN) of the LLP is CHEU06035B
It is hereby certified that upasana estates and communities llp is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this Twelfth day of July Two thousand twenty-two.

Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 10
Date:Wed Jul 13 10:48:06 IST 2022

Shiv singh
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:
upasana estates and communities llp

37 Pushpa Nagar Main Road, Nungambakkam, Nungambakkam, Chennai,Chennai, Tamil Nadu, India-600034

Master data | Index of Charges | Designated Partner/Signatory details

LLP Information

LLPIN	ABB-7016
LLP Name	upasana estates and communities llp
ROC Name	ROC Chennai
Date of Incorporation	12/07/2022
Email Id	shreya@vedaanta.com

Number of Partners	0
Number of Designated Partners	2
Registered Address	96, Arcot Road, Flat A1, Mohana Apartments, Virugambakkam, India, Virugambakkam, Chennai, Chennai City Corporation, Tamil Nadu, India, 600092
Total Obligation of Contribution	10,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	No

Accounts and Solvency Filing Information

Date of filing	Financial Year
09/25/2024	03/31/2024

Annual Returns Filing Information

Date of filing	Financial Year
05/28/2025	03/31/2025

Jurisdiction

ROC (name and office)	ROC Chennai
RD (name and Region)	RD, Southern Region

Interim Resolution Professional (IRP)

Sr. No	Name of IRP/ RP/ Liquidator	Address of IRP/ RP/ Liquidator

आज़ादी का अमृत महोत्सव
SFIO
Serious Fraud Investigation Office
Investor Education & Protection Fund Authority
IEPF
IICA
Indian Institute of Corporate Affairs
Competition Commission of India

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Master data | Index of Charges | Designated Partner/Signatory details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	07802060	ANANDAPADMANABHAN SHREYA	Designated Partner	12/07/2022	-	Yes
2	11206489	SUNDARESAN SAILESH	Designated Partner	29/09/2025	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data











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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.