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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

01 SEP 2025

DG 400767

Jain Realtors

L.No. 1481/@/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

DECLARATION / EXPLANATION REGARDING PATTA AND PRESENT CONSTITUTION OF THE FIRM

To
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block,1st Avenue,
Anna Nagar (East), Chennai – 600102

We hereby submit that the Patta in respect of the subject property stands in the name of **M/s. Jain Realtors**, represented by its then Partner, Mr. Rakeshkumar Agrawal.

It is respectfully submitted that Mr. Rakeshkumar Agrawal, who was the partner and representative of M/s. Jain Realtors as mentioned in the Patta, has since passed away.

Subsequent to his demise, the Partnership Deed of M/s. Jain Realtors has been duly updated/reconstituted, incorporating the present constitution of the firm and the details of its present partners.

The present partners of M/s. Jain Realtors are as follows:

For JAIN REALTORS

TJ

Partner

1. **K. MAHAVEER BHANSALI**
2. **M. BHARAT BHANSALI**
3. **M. SHARMILA DEVI**

Accordingly, the name of **Mr. Rakeshkumar Agrawal** appearing in the Patta is only in his capacity as the then representative/partner of M/s. Jain Realtors, and he is no longer representing the firm since his demise.

The updated/reconstituted Partnership Deed reflecting the present constitution of M/s. Jain Realtors is enclosed herewith for your kind reference and records.

Further, **Mr. M. Bharat Bhansali** has been duly authorized to represent **M/s. Jain Realtors** and to sign, submit and execute the necessary documents in connection with the subject property/project, as per the relevant resolution/authorization.

It is therefore requested that the above facts, along with the updated Partnership Deed and the authorization in favour of **Mr. M. Bharat Bhansali**, may kindly be taken on record and considered accordingly.

M/s. Jain Realtors continues to be the owner of the subject property, and the change in the representative/constitution of the firm does not alter the ownership of the property

For JAIN REALTORS

Partner

DEPONENTS

VERIFICATION

We, the above-named Deponents, do hereby verify that the contents of this Affidavit are true and correct to the best of our knowledge and belief, and that no material facts have been concealed.

Verified at **Chennai** on this **31st** day of **August 2026**.

For JAIN REALTORS

Partner

DEPONENTS

JAIN REALTORS

TO WHOMSOEVER IT MAY CONCERN

This has been resolved in the partners' meeting held on 01-01-2025 at No. 21, Parthasarathypuram Extn., T Nagar, Chennai 600 017, that Mr. M. Bharat Bhansali S/o. Sri. K Mahaveer Bhansali, having PAN ALCPB6310P, Aadhaar No 728651848508, one of the Partners of the Firm to Negotiate, Finalize, Sale, Lease, or Transfer the Firm's Vacant Agricultural Land situated at Kavalkazhani Village, Sriperumbudur Taluk, Kancheepuram District, Tamil Nadu, registered vide Doc No. 924/2012 and 925/2012, having an extent of around 12.90 acres.

We, the partners of the above firm, do not have any objection for him carrying out any of the above-said transactions.

Thanking You,

Yours Sincerely

For JAIN REALTORS

Partner

For JAIN REALTORS

Partner

For JAIN REALTORS

Partner

DEED	DATE	PARTNERS	NARRATION
FIRST DEED	04-02-2009	MUKESH M JAIN	INCORPRATON
		KIRAN KUMARI	
		CHANDRA M JAIN	
SECOND DEED	14-04-2010	MUKESH M JAIN	INCLUSION OF MAHAVEER BHANSALI
		KIRAN KUMARI	AND BHARAT BHANSALI
		CHANDRA M JAIN	
		MAHAVEER BHANSALI	
		M BHARAT BHANSALI	
THIRD DEED	09-01-2012	RAKESH KUMAR AGARWAL	INCLUSION OF RAKESH KUMAR AGRWAL
		MUKESH M JAIN	
		KIRAN KUMARI	
		CHANDRA M JAIN	
		MAHAVEER BHANSALI	
		M BHARAT BHANSALI	
FOURTH DEED	19-03-2021	NITIN AGARWAL	DEATH OF RAKESH AGARWAL (DEATH)
		MUKESH M JAIN	INCLUSION OF NITIN AGARWAL (LEGAL HEIR)
		KIRAN KUMARI	
		CHANDRA M JAIN	
		MAHAVEER BHANSALI	
		M BHARAT BHANSALI	
FIFTH DEED	30-03-2024	MUKESH M JAIN	RETIREMENT OF NITIN AGARWAL AND CHANDRA JAIN
		KIRAN KUMARI	INCLUSION OF SHARMILA DEVI
		MAHAVEER BHANSALI	
		M BHARAT BHANSALI	
		SHARMILA DEVI	
SIXTH DEED	01-10-2024	MAHAVEER BHANSALI	RETIREMENT OF MUKESH M JAINL AND KIRAN KUMARI
		M BHARAT BHANSALI	
		SHARMILA DEVI	

Audit offices



தமிழ்நாடு தமிலநாடு TAMILNADU

745
4/2/09

Jain Realtors.

J.Vijayalakshmi K 413788
J VIJAYALAKSHMI
STAMP VENDOR
L. No: 29/B3/2006
1, 2nd Street, Devalu Nagar
Kodambakkam, Chennai 600 024
Cell: 93416 18270

PARTNERSHIP DEED
OF
JAIN REALTORS

THIS DEED OF PARTNERSHIP EXECUTED at Chennai on this 4th day of FEBRUARY 2009 between: -

1. **SRI. MUKESH.M.JAIN,** S/o. Late Sri. Mothilal.M.Jain, aged about 33 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE FIRST PART:

2. **SMT. KIRAN KUMARI,** W/o. Sri. Rakesh.M.Jain, aged about 33 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE SECOND PART:

3. **SMT. CHANDRA.M.JAIN,** W/o. Late Sri. Mothilal.M.Jain, aged about 58 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE THIRD PART:

CONTD....2

FOR JAIN REALTORS

Partner

Chandra M Jain
Kiran. R. Jain.

FOR JAIN REALTORS

Partner

Scanned with OKEN Scanner



தமிழ்நாடு तमिलनाडु TAMILNADU

Jain Realtors.

J.Vijy K 413789
J VIJAYALAKSHMI
STAMP VENDOR
L. No: 29/B3/2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai 600 024
Cell: 98418 18270

THE TERM Parties of the First, Second & Third part shall mean and include, unless repugnant to the context their heirs, assignees, legal representative, executors and administrators.

WHEREAS the party of First, Second & Third part have agreed that they shall become and remain partners in the business to be carried on under the name & style of **"JAIN REALTORS"** as on and from 4th day of February 2009.

AND WHEREAS the said partners are desirous of reducing the terms & conditions of their agreement into writing by executing a formal deed of partnership.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. The Name and Style of Partnership firm shall be **"JAIN REALTORS"** as on from 4th day of February 2009.

CONTD....3

FOR JAIN REALTORS
Partner

FOR JAIN REALTORS
Partner

FOR JAIN REALTORS
Partner

Scanned with OKEN Scanner



தமிழ்நாடு तमिलनाडु TAMILNADU

1747
4/2/09

Jain Realtors.

J.Vijaya K 413790
J VIJAYALAKSHMI
STAMP VENDOR
L. No: 29/B3/2006
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai 600 024
Cell: 98418 18270

2. The partnership shall carry on business at No.63, Habibullah Road, T.Nagar, Chennai – 600 017 or at such other place or places as may be mutually agreed upon from time to time.

3. The business of partnership shall be of Real Estate, Builders & Developers, Investments in Properties etc., or to carry on any other business/s as may be mutually agreed upon from time to time.

4. The Partnership shall be "AT WILL".

Death, Insolvency or retirement of any of the partner shall not IPSO FACTO dissolve the partnership. The surviving or remaining partners shall carry on the business by taking family member/nominee of the deceased partner in the same sharing ratio belonging to the deceased partner .

CONTD....4

For JAIN REALTORS

Partner

For JAIN REALTORS
Kiran R. Jain.

Partner

For JAIN REALTORS

Partner

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5. The capital of the partnership shall be contributed by the partners mutually and the same shall carry interest as decided between parties put into writing.

6. All expenses and outgoings incidental to or relating to the partnership business such as rent, interest, salaries, rates and taxes etc., shall be met out of the revenue of the firm before ascertaining the amount of Profit or Loss for the purpose of divisions between the partners.

7. The Profit or Loss of the partnership firm shall be divided among the partners in the following Ratio: -

NAME	SHARING RATIO
1. SRI. MUKESH.M.JAIN	1/3
2. SMT. KIRAN KUMARI	1/3
3. SMT. CHANDRA.M.AJIN	1/3
	100%

8. The account of the Partnership shall be closed on 31st day of March every year. The First account shall be taken on 31st day of March 2009.

9. All necessary and proper books of account shall be kept and maintained at the Registered Office and such account shall always be open for inspection by all the partners during the office hours.

10. That the partner may open Bank Account / Accounts with any Bank and the same shall be operated jointly or severally.

11. In the event of the partnership business being in need of funds, the partners may raise loans from outsiders jointly or severally.

12. All the Partners and their authorized agents, if any are hereby authorized jointly or severally to represent the firm in any civil or criminal courts, courts of insolvency, Income Tax Authorities and Sales Tax Authorities, Port and Custom Authorities and Registrar of Assurances, Official Assignees, Officers of the Government of India or State Government. Each partner is further authorized to conduct the partnership business jointly and severally and swear necessary affidavits and to sign, verify all the written statements and petitions, defend suits brought against the firm, to withdraw money from court or to get refund from Income Tax Department or Sales Tax Department.

13. Any of the above may be varied, altered, amended, substituted or added by mutual consent of the partners. Such consent being expressed either in writing or implied form conduct.

14. In all other matters the Indian Partnership Act, 1932, or any statutory modification thereof for the time being in force shall govern the partnership.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESS: -

(PARTY OF THE FIRST PART)

Kiran. R. Jain.

(PARTY OF THE SECOND PART)

(PARTY OF THE THIRD PART)

RAKESH M. JAIN
No. 63 Habibulla Road
T nagar, ch-17

Scanned with OKEN Scanner

Original Deed

भारत

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

₹. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

U 208525

18885
13/04/2010

Jain Realtor

M. Saravanan
STAMP VENDER,
L. No. 2776/E-2/94
4/2, Padmanaban Street,
Kodambakkam, Chennai-600 024
Phone : 2472 4130

PARTNERSHIP DEED
OF
JAIN REALTORS

THIS DEED OF PARTNERSHIP EXECUTED at Chennai on this 14th day of APRIL 2010 between :-

1. **SRI. MUKESH.M.JAIN,** S/o. Late Sri. Mothilal.M.Jain, aged about 34 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE FIRST PART.

2. **SMT. KIRAN KUMARI,** W/o. Sri. Rakesh.M.Jain, aged about 34 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE SECOND PART.

3. **SMT. CHANDRA.M.JAIN,** W/o. Late Sri. Mothilal.M.Jain, aged about 59 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE THIRD PART.

Contd..2

Kiran R. Jain



தமிழ்நாடு तमिलनाडु TAMILNADU

18886
13/09/2010

Jain Realtor

U 208526

M. Saravanan
STAMP VENDER,
L. No. 2776/E-2/94
6/2, Padmanaban Street,
Sadambakkam, Chennai-600 088.
Phone : 2472 4126

4. **SRI. MAHAVEER BHANSALI,** S/o Sri. R. Kundanmal Jain, representing as karta of Mahaveerchand HUF, residing at No. 21, Krishnamacharry Street, Radha Nagar, Chromepet, Chennai – 600 044 hereinafter called THE PARTY OF THE FOURTH PART:

5. **SRI. BHARAT BHANSALI,** S/o. Sri. Mahaveer Bhansali, aged about 21 years, residing at No. 21, Krishnamacharry Street, Radha Nagar, Chromepet, Chennai – 600 044 hereinafter called THE PARTY OF THE FIFTH PART:

THE TERM Parties of the First, Second, Third, Fourth & Fifth part shall mean and include, unless repugnant to the context their heirs, assignees, legal representative, executors and administrators.

WHEREAS the party of First, Second & Third Part were carrying on business under the name & style of "**JAIN REALTORS**" at No.63, Habibullah Road, T.Nagar, Chennai – 600 017 vide Partnership deed dated 4th day of February 2009.

Contd ..



தமிழ்நாடு तमिलनाडु TAMILNADU

18887
13/09/2016

Jain Realtor

U 208527

M. Saravanan
STAMP VENDER,
L. No. 2776/E-2/94
4/2, Padmanaban Street,
Kodambakkam, Chennai-600 [illegible]

AND WHEREAS in order to expand the business and for the efficient Management party of the First, Second & Third part mutually approached the Party of the Fourth and Fifth part to join them as partner and the latter agreed for the same on the following terms & Conditions.

AND WHEREAS the said partners are desirous of reducing the terms & conditions of their agreement into writing by executing a formal deed of partnership.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. The Name and Style of Partnership firm shall be "**JAIN REALTORS**".

2. The partnership shall carry on business at No.63, Habibullah Road, T.Nagar, Chennai – 600 017 or at such other place or places as may be mutually agreed upon from time to time.

Contd...4

Kiran. R. Jain.

3. The business of partnership shall be of Real Estate, Builders & Developers, Investments in Properties etc , or to carry on any other business/s as may be mutually agreed upon from time to time

4. The Partnership shall be "AT WILL"

Death, Insolvency or retirement of any of the partner shall not IPSO FACTO dissolve the partnership. The surviving or remaining partners shall carry on the business by taking family member/nominee of the deceased partner in the same sharing ratio belonging to the deceased partner

5. The capital of the partnership shall be Contributed by the partners mutually and the name shall carry interest @ 12% per annum

6. All expenses and outgoings incidental to or relating to the partnership business such as rent, interest, salaries, rates and taxes etc., shall be met out of the revenue of the firm before ascertaining the amount of Profit or Loss for the purpose of divisions between the partners

7. The Profit or Loss of the partnership firm shall be divided among the partners in the following Ratio -

NAME	SHARING RATIO
1. SRI. MUKESH M JAIN	1/6
2. SMT. KIRAN KUMARI	1/6
3. SMT. CHANDRA M AJIN	1/6
4. M/S. MAHAVEERCHAND HUF	2/6
5. SRI. BHARAT BHANSALI	1/6
	100%

8. The account of the Partnership shall be closed on 31st day of March every year.

9. All necessary and proper books of account shall be kept and maintained at the Registered Office and such account shall always be open for inspection by all the partners during the office hours.

10. That the partner may open Bank Account / Accounts with any Bank and the same shall be operated jointly by one among party of first to third part and another by fourth or fifth part.

11. In the event of the partnership business being in need of funds, the partners may raise loans from outsiders jointly or severally

Contd...5

Kiran R. Jain.

12. All the Partners and their authorized agents, if any are hereby authorized jointly or severally to represent the firm in any civil or criminal courts, courts of insolvency, Income Tax Authorities and Sales Tax Authorities, Port and Custom Authorities and Registrar of Assurances, Official Assignees, Officers of the Government of India or State Government. Each partner is further authorized to conduct the partnership business jointly and severally and swear necessary affidavits and to sign, verify all the written statements and petitions, defend suits brought against the firm, to withdraw money from court or to get refund from Income Tax Department or Sales Tax Department.

13. Any of the above may be varied, altered, amended, substituted or added by mutual consent of the partners. Such consent being expressed either in writing or implied form conduct.

14. In all other matters the Indian Partnership Act, 1932, or any statutory modification thereof for the time being in force shall govern the partnership.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESS: -

(PARTY OF THE FIRST PART)

Kiran. R. Jain.

(PARTY OF THE SECOND PART)

(PARTY OF THE THIRD PART)

(PARTY OF THE FOURTH PART)

(PARTY OF THE FIFTH PART)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU AD 149970

Jain Realtors
Chennai

2137
9/1/2012

V.M. Saravanan
M. Saravanan
STAMP VENDER
L. No. 2776/E-2/94
4A, Padmanaban Street,
Perambakkam, Chennai-600 [illegible]
Phone : 2472 4139

PARTNERSHIP DEED
OF
JAIN REALTORS

THIS DEED OF PARTNERSHIP EXECUTED at Chennai on this 9th day of JANUARY 2012 between: -

1. **SRI. RAKESH KUMAR AGARWAL,** S/o. Late Sri. S.P.Agarwal, aged about 55 years, of No. 6, Kondi Chetty Street, Chennai – 600 001 hereinafter called THE PARTY OF THE FIRST PART

2. **SRI. MUKESH.M.JAIN,** S/o. Late Sri. Mothilal.M.Jain, aged about 35 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE SECOND PART:

3. **SMT. KIRAN KUMARI,** W/o. Sri. Rakesh.M.Jain, aged about 35 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE THIRD PART:

Chandra Kala Jain

Kiran. R. Jain.

4. **SMT. CHANDRA.M.JAIN,** W/o. Late Sri. Mothilal.M.Jain, aged about 60 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE FOURTH PART:

5. **SRI. MAHAVEER BHANSALI,** S/o. Sri. R. Kundanmal Jain, representing as karta of Mahaveerchand HUF, residing at No. 21, Krishnamacharry Street, Radha Nagar, Chromepet, Chennai – 600 044 hereinafter called THE PARTY OF THE FIFTH PART:

6. **SRI. M. BHARAT BHANSALI,** S/o. Sri. Mahaveer Bhansali, aged about 22 years, residing at No. 21, Krishnamacharry Street, Radha Nagar, Chromepet, Chennai – 600 044 hereinafter called THE PARTY OF THE SIXTH PART:

THE TERM Parties of the First, Second, Third, Fourth, Fifth & Sixth part shall mean and include, unless repugnant to the context their heirs, assignees, legal representative, executors and administrators.

WHEREAS the party of Second to Sixth Part were carrying on business under the name & style of "**JAIN REALTORS**" vide Partnership deed dated 04-02-2009 & reconstitution deed dated 14-04-2010.

AND WHEREAS in order to expand the business and for the efficient Management they mutually approached the Party of the First part to join them as partner and the latter agreed for the same on the following terms & Conditions.

AND WHEREAS the said partners are desirous of reducing the terms & conditions of their agreement into writing by executing a formal deed of partnership.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. The Name and Style of Partnership firm shall be "**JAIN REALTORS**".

2. The partnership shall carry on business at No.6, Kondi Chetty Street, Chennai – 600 001 or at such other place or places as may be mutually agreed upon from time to time.

3. The business of partnership shall be of Real Estate, Builders & Developers, Investments in Properties etc., or to carry on any other business/s as may be mutually agreed upon from time to time.

4. The Partnership shall be "AT WILL".

   Death, Insolvency or retirement of any of the partner shall not IPSO FACTO dissolve the partnership. The surviving or remaining partners shall carry the business by taking family member/nominee of the deceased partner in the same sharing ratio belonging to the deceased partner.

5. The capital of the partnership shall be contributed by the partners mutually and the same shall carry interest @ 12% per annum.

Contd....3

Kiran. R. Jain.

6. All expenses and outgoings incidental to or relating to the partnership business such as rent, interest, salaries, rates and taxes etc., shall be met out of the revenue of the firm before ascertaining the amount of Profit or Loss for the purpose of divisions between the partners.

7. The Profit or Loss of the partnership firm shall be divided among the partners in the following Ratio: -

	NAME	SHARING RATIO
1.	SRI. RAKESH KUMAR AGARWAL	05
2.	SRI. MUKESH.M.JAIN	16
3.	SMT. KIRAN KUMARI	16
4.	SMT. CHANDRA.M.JAIN	16
5.	M/S. MAHAVEERCHAND HUF	31
6.	SRI. BHARAT BHANSALI	16
		100%

8. The account of the Partnership shall be closed on 31st day of March every year.

9. All necessary and proper books of account shall be kept and maintained at the Registered Office and such account shall always be open for inspection by all the partners during the office hours.

10. That the partner may open Bank Account / Accounts with any Bank and the same shall be operated jointly by one amongst party of second to fourth part and another by fifth or sixth part.

11. In the event of the partnership business being in need of funds, the partners may raise loans from outsiders jointly or severally.

12. All the Partners and their authorized agents, if any are hereby authorized jointly or severally to represent the firm in any civil or criminal courts, courts of insolvency, Income Tax Authorities and Sales Tax Authorities, Port and Custom Authorities and Registrar of Assurances, Official Assignees, Officers of the Government of India or State Government. Each partner is further authorized to conduct the partnership business jointly and severally and swear necessary affidavits and to sign, verify all the written statements and petitions, defend suits brought against the firm, to withdraw money from court or to get refund from Income Tax Department or Sales Tax Department.

13. Any of the above may be varied, altered, amended, substituted or added by mutual consent of the partners. Such consent being expressed either in writing or implied form conduct.

Contd.....4

Kiran. R. Jain.

14. In all other matters the Indian Partnership Act, 1932, or any statutory modification thereof for the time being in force shall govern the partnership.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESS: -

(Manoj Kumar G)
52 Choolaimedu
High Road, 94.
Chennai - 94.

(PARTY OF THE FIRST PART)

(PARTY OF THE SECOND PART)

Kiran. R. Jain.
(PARTY OF THE THIRD PART)

Chandrani Jain
(PARTY OF THE FOURTH PART)

(PARTY OF THE FIFTH PART)

(PARTY OF THE SIXTH PART)



தமிழ்நாடு तमिलनाडु TAMIL NADU

JAIN REALTORS

19/03/2021

M. 85AB 225981
M. SARAVANAN
Stamp Vendor
License No. 277e / E 2 / 94
4/2, Padmanaban Street,
Kodambakkam, Chennai-600024.

PARTNERSHIP DEED
OF
JAIN REALTORS

THIS DEED OF PARTNERSHIP EXECUTED at Chennai on this 01st day of APRIL 2023 between: -

1. **SRI. NITIN AGARWAL,** S/o. Late Sri. RAKESH KUMAR AGARWAL, aged about 40 years, of No. 6, Kondi Chetty Street, Chennai – 600 001 hereinafter called THE PARTY OF THE FIRST PART

2. **SRI. MUKESH.M.JAIN,** S/o. Late Sri. Mothilal.M.Jain, aged about 48 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE SECOND PART:

3. **SMT. KIRAN KUMARI,** W/o. Sri. Rakesh.M.Jain, aged about 48 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE THIRD PART:

Kiran. R. Jain.

4. **SMT. CHANDRA.M.JAIN,** W/o. Late Sri. Mothilal.M.Jain, aged about 76 years, residing at No. 63, Habibullah Road, T.Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE FOURTH PART:

5. **SRI. MAHAVEER BHANSALI,** S/o. Sri. R. Kundanmal Jain, representing as karta of Mahaveerchand HUF, residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017, hereinafter called THE PARTY OF THE FIFTH PART:

6. **SRI. M. BHARAT BHANSALI,** S/o. Sri. Mahaveer Bhansali, aged about 33 years, residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017 hereinafter called THE PARTY OF THE SIXTH PART:

THE TERM Parties of the First, Second, Third, Fourth, Fifth & Sixth part shall mean and include, unless repugnant to the context their heirs, assignees, legal representative, executors and administrators.

WHEREAS the party of Second to Sixth Part were carrying on business under the name & style of **"JAIN REALTORS"** vide Partnership deed dated 04-02-2009 & reconstitution deed dated 14-04-2010 and Vide supplementary deed dated 09-01-2012 MR RAKESH KUMAR AGARWAL, was admitted as partner. Whereas MR RAKESH KUMAR AGARWAL Expired on **INTESTATE** 23rd May 2021.

And Whereas in the Event of death of a partner as per clause 4 of the partnership deed date 09-01-2012, the legal heirs have to be admitted as partner in the firm. The legal heir of LATE RAKESH KUMAR AGARWAL are

1. Smt Nilu Agarwal W/o of Late Rakesh Kumar Agarwal
2. Smt. Nitin Agarwal S/o of Late Rakesh Kumar Agarwal
3. Smt. Monisha Agarwal D/o of Late Rakesh Kumar Agarwal,

Whereas Smt. Nilu Agarwal and Smt. Monisha Agarwal has given N.O.C in favour of Mr. Nitin Agarwal to be inducted in the firm in place of Sri. Rakesh Kumar Agarwal at the same sharing ratio.

AND WHEREAS the said partners are desirous of reducing the terms & conditions of their agreement into writing by executing a formal deed of partnership.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. The Name and Style of Partnership firm shall be **"JAIN REALTORS".**

2. The partnership shall carry on business at No.6, Kondi Chetty Street, Chennai – 600 001 or at such other place or places as may be mutually agreed upon from time to time.

3. The business of partnership shall be of Real Estate, Builders & Developers, Investments in Properties etc., or to carry on any other business/s as may be mutually agreed upon from time to time.

(11) Kiran. R. Jain.

(12) Chandra 'm' Jain

4. The Partnership shall be "AT WILL".

   Death, Insolvency or retirement of any of the partner shall not IPSO FACTO dissolve the partnership. The surviving or remaining partners shall carry the business by taking family member/nominee of the deceased partner in the same sharing ratio belonging to the deceased partner.

5. The capital of the partnership shall be contributed by the partners as agreed mutually and the same shall carry interest @ 6% per annum.

   Any increment or reduction in Interest or Capital shall be in the form of an agreement in writing by the mutual consent of all the party

6. All expenses and outgoings incidental to or relating to the partnership business such as rent, interest, salaries, rates and taxes etc., shall be met out of the revenue of the firm before ascertaining the amount of Profit or Loss for the purpose of divisions between the partners.

7. The Profit or Loss of the partnership firm shall be divided among the partners in the following Ratio: -

	NAME	SHARING RATIO
1.	SRI. NITIN AGARWAL	05
2.	SRI. MUKESH.M.JAIN	16
3.	SMT. KIRAN KUMARI	16
4.	SMT. CHANDRA.M.JAIN	16
5.	M/S. MAHAVEERCHAND HUF	31
6.	SRI. BHARAT BHANSALI	16
		100%

8. The account of the Partnership shall be closed on 31st day of March every year.

9. All necessary and proper books of account shall be kept and maintained at the Registered Office and such account shall always be open for inspection by all the partners during the office hours.

10. That the partner may open Bank Account / Accounts with any Bank and the same shall be operated jointly by one amongst party of second to fourth part and another by fifth or sixth part.

11. In the event of the partnership business being in need of funds, the partners may raise loans from outsiders jointly or severally.

12. All the Partners and their authorized agents, if any are hereby authorized jointly or severally to represent the firm in any civil or criminal courts, courts of insolvency, Income Tax Authorities and Sales Tax Authorities, Port and Custom Authorities and Registrar of Assurances, Official Assignees, Officers of the Government of India or State Government. Each partner is further authorized to conduct the partnership business jointly and severally and swear necessary affidavits and to sign, verify all the written statements and petitions, defend suits brought against the firm, to withdraw money from court or to get refund from Income Tax Department or Sales Tax Department.

Kiran. R. Jain.

13. Any of the above may be varied, altered, amended, substituted or added by mutual consent of the partners. Such consent being expressed either in writing or implied form conduct.

14. In all other matters the Indian Partnership Act, 1932, or any statutory modification thereof for the time being in force shall govern the partnership.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESS: -

1.

SUMAPNIL MUTHA
PH-9884787333
CHENNAI-600114

(PARTY OF THE FIRST PART)

(PARTY OF THE SECOND PART)

(PARTY OF THE THIRD PART)

(PARTY OF THE FOURTH PART)

(PARTY OF THE FIFTH PART)

(PARTY OF THE SIXTH PART)

பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை
DEPARTMENT OF PUBLIC HEALTH

D54266344743658895/2021

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐ பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, பெருநகர சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone 05	Division 59A
Name	RAKESH KUMAR AGARWAL
Sex	Male
Date of Death	23/05/2021
Age	64 YEARS
Place of Death	RAJIV GANDHI GOVT. GENERAL HOSPITAL PH ROAD, PARK TOWN, CHENNAI-600003
Name of The Mother	
Name of The Father	SANKATA PRASAD AGARWAL
Name of The Husband / Wife	NILU AGARWAL
Address of the deceased at the time of death	, NO.16/6,33/6, RAM HARI APPARTMENT,5TH TRUST CROSS STREET ,MANDAVELIPAKKAM,RAJA ANNAMALAIPURAM, CHENNAI, , TAMIL NADU - 600028
Permanent Address Of The Deceased	, NO.16/6,33/6, RAM HARI APPARTMENT,5TH TRUST CROSS STREET ,MANDAVELIPAKKAM,RAJA ANNAMALAIPURAM, CHENNAI, TAMIL NADU -600028
Registration Number	D-2021:33-16549-006854
Date of Registration	05/06/2021
Remarks (If Any)	
Date of Issue	03/08/2021

Signature Not Verified

Digitally Signed by U.PRADEEP
Date: 03-Aug-2021 (16:55:22)

PUBLIC HEALTH DEPARTMENT * B & D UNIT * 03/08/2021 * GREATER CHENNAI CORPORATION

Registrar of Births & Deaths,
Division :59A Zone : 05
Greater Chennai Corporation

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in.
The Registration Number is unique to each death. Ensure Registration of every Birth and Death

From

NITIN AGARWAL

6, KONDI CHETTY STREET

SOWCARPET

CHENNAI - 01

TO

THE MANAGING PARTNER

M/s. JAIN REALTORS

CHENNAI.

Dear sir,

Sub : VOLUNTARY RETIREMEBRT

I Nitin Agarwal, S/o of Sri. Late Rakesh Kumar Agarwal, of No 6, Kondi Chetty Street, Chennai 600001. I am a partner in M/s. Jain Realtor, Due to unprecedent circumstances I want to retire from the firm. Hence I request your kindself to relieve me from the firm and release the payment due to me.

Thanking you,

(NITIN AGARWAL)



தமிழ்நாடு தமிழ்நாடு TAMILNADU

DB 523919

Jain Realtors

1 MAR 2024

D.AKILAN
STAMP VENDOR No.7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai - 600 010.
Cell : 9840153687 / 8807968476

PARTNERSHIP DEED
OF
JAIN REALTORS

THIS DEED OF PARTNERSHIP EXECUTED at Chennai on this 30TH day of MARCH 2024 between: -

1. **SRI. MUKESH.M.JAIN,** S/o. Late Sri. Motilal Jain, aged about 48 years, having PAN: AAJPM9905B and Aadhar: 609378207717, residing at No. 6/37, Thiyagaraya Giramini Street, Thiyagaraya Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE FIRST PART:

2. **SMT. KIRAN R JAIN,** W/o. Sri. Rakesh.M.Jain, aged about 48 years, having PAN: ALNPK5090L and Aadhar : 382683722154, residing at No. 11, Thiyagaraya Giramani Street, Thiyagaraya Nagar, Chennai – 600 017 hereinafter called THE PARTY OF THE SECOND PART:

(1) Kiran. R. Jain.

(2) Shanmila



தமிழ்நாடு तमिलनाडु TAMILNADU

Jain Realtors

DB 523920

D. ANBALAN
STAMP VENDOR No.7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai - 600 010.
Cell : 9840152087 / 8807968476

21 MAR 2024

3. **SRI. K. MAHAVEER BHANSALI,** S/o. Sri. R. Kundanmal Jain, representing as karta of Mahaveerchand HUF, having PAN : AAAHM1986K, residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017, hereinafter called THE PARTY OF THE THIRD PART:

4. **SRI. M. BHARAT BHANSALI,** S/o. Sri. Mahaveer Bhansali, aged about 33 years, having PAN: ALCPB6310P and Aadhar 728651848508 residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017 hereinafter called THE PARTY OF THE FOURTH PART:

5. **SMT. M. SHARMILA DEVI,** W/o. Sri. K. Mahaveer Bhansali, aged about 53 years,having PAN: ANVPS7928K and Aadhar 456056287136 residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017 hereinafter called THE PARTY OF THE FIFTH PART:

< Kiran. R. Jain.

< m Sharmila



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Jain Realtors

DB 523921

D.AKILAN
STAMP VENDOR No 7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai – 600 010.
Cell : 9840152ea7 / 8807968476

12 MAR 2024

THE TERM Parties of the First, Second, Third, Fourth & Fifth part shall mean and include, unless repugnant to the context their heirs, assignees, legal representative, executors and administrators

WHEREAS the party of First to Fourth Part were carrying on business under the name & style of **"JAIN REALTORS"** vide Partnership deed dated 04-02-2009, and lastly reconstituted by deed dated 01-04-2023, along with Mr. NITIN AGARWAL residing at 6, Kondi Chetty Street, Chennai – 600 001 aged about 39 years and Smt. CHANDRA M JAIN residing at No 11/5, Thiyagaraya Giramani Street, Thiyagaraya Nagar, Chennai 600017, aged about 76 years, both hereinafter called as THE RETIRING PARTNERS.

WHEREAS SRI. NITIN AGARWAL and SMT CHANDRA M JAIN (the Retiring partners) has voluntarily retired from the partnership on 30th day of March 2024 after revaluating the assets and taking all their share in the Profits, Capital & Goodwill of the partnership and relinquished all their claims relating to the said partnership or any property or assets thereof other than on the amount credited to their capital account.

Kiran. R. Jain.

Shanmila

AND WHEREAS in order to expand the business and for the efficient Management party of the First part to Fourth part mutually approached the Party of the Fifth part to join them as partner and the latter agreed for the same on the following terms & Conditions.

AND WHEREAS the said partners are desirous of reducing the terms & conditions of their agreement into writing by executing a formal deed of partnership.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. The Name and Style of Partnership firm shall be **"JAIN REALTORS".**

2. The partnership shall carry on business at No.63, Habibullah Road, T Nagar, Chennai – 600 017 or at such other place or places as may be mutually agreed upon from time to time.

3. The business of partnership shall be of Real Estate, Builders & Developers, Investments in Properties etc., or to carry on any other business/s as may be mutually agreed upon from time to time.

4. The Partnership shall be "AT WILL".

   Death, Insolvency or retirement of any of the partner shall not IPSO FACTO dissolve the partnership. The surviving or remaining partners shall carry the business by taking family member/nominee of the deceased partner in the same sharing ratio belonging to the deceased partner.

5. The capital of the partnership shall be contributed by the partners as agreed mutually and the same shall carry interest @ 6% per annum.

   Any increment or reduction in Interest or Capital shall be in the form of an agreement in writing by the mutual consent of all the party

6. All expenses and outgoings incidental to or relating to the partnership business such as rent, interest, salaries, rates and taxes etc., shall be met out of the revenue of the firm before ascertaining the amount of Profit or Loss for the purpose of divisions between the partners.

7. The Profit or Loss of the partnership firm shall be divided among the partners in the following Ratio: -

	NAME	SHARING RATIO
1.	SRI. MUKESH.M.JAIN	17
2.	SMT. KIRAN R JAIN	18
3.	M/S. MAHAVEERCHAND HUF	31
4.	SRI. M BHARAT BHANSALI	19
5.	SMT. M. SHARMILA DEVI	15
		100%

8. The account of the Partnership shall be closed on 31st day of March every year.

Kiran. R. Jain.

M Sharmila

9. All necessary and proper books of account shall be kept and maintained at the Registered Office and such account shall always be open for inspection by all the partners during the office hours.

10. That the partner may open Bank Account / Accounts with any Bank and the same shall be operated jointly by one amongst party of First or second part and another by Third, fourth or Fifth part.

11. In the event of the partnership business being in need of funds, the partners may raise loans from outsiders jointly or severally.

12. All the Partners and their authorized agents, if any are hereby authorized jointly or severally to represent the firm in any civil or criminal courts, courts of insolvency, Income Tax Authorities and Sales Tax Authorities, Port and Custom Authorities and Registrar of Assurances, Official Assignees, Officers of the Government of India or State Government. Each partner is further authorized to conduct the partnership business jointly and severally and swear necessary affidavits and to sign, verify all the written statements and petitions, defend suits brought against the firm, to withdraw money from court or to get refund from Income Tax Department or Sales Tax Department.

13. Any of the above may be varied, altered, amended, substituted or added by mutual consent of the partners. Such consent being expressed either in writing or implied form conduct.

14. In all other matters the Indian Partnership Act, 1932, or any statutory modification thereof for the time being in force shall govern the partnership.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESS: -

1. SWAPNIL
CHENNAI-114

(RETIRING PARTNER)

1.

2. Kiran R Jain.
Chandrakant Jain

(PARTY OF THE FIRST PART)

Kiran. R. Jain.

(PARTY OF THE SECOND PART)

(PARTY OF THE THIRD PART)

(PARTY OF THE FOURTH PART)

Shanmila

(PARTY OF THE FIFTH PART)



தமிழ்நாடு तमिलनाडु TAMILNADU 21.3.24

Jain Realtors

DC 079177

K. MAHALAKSHMI
S.V.L. No.3019/@/2/95
New No.11, Old No.8, 2nd Street,
Mangalapuram, Chetpet,
Chennai-31. Cell: 93828 95090

PARTNERSHIP DEED
OF
JAIN REALTORS

THIS DEED OF PARTNERSHIP EXECUTED at Chennai on this 01st day of OCTOBER 2024 between: -

1. **SRI. M. BHARAT BHANSALI,** S/o. Sri. Mahaveer Bhansali, aged about 35 years, having PAN: ALCPB6310P and Aadhar 728651848508 residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017 hereinafter called THE PARTY OF THE FIRST PART:

2. **SRI. K. MAHAVEER BHANSALI,** S/o. Sri. R. Kundanmal Jain, representing as karta of Mahaveerchand HUF, having PAN: AAAHM1986K, residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017 hereinafter called THE PARTY OF THE SECOND PART:

M Shanmila

Kiran R. Jain.



தமிழ்நாடு तमिलनाडु TAMILNADU 21.3.2024

Jain Realtors

DC 079178

K. MAHALAKSHMI
S.V.L. No.3016/2/95
New No.11, Old No.8, 2nd Street,
Mangalapuram, Chetpet,
Chennai-31, Cell: 93828 95090

3. **SMT. M. SHARMILA DEVI,** W/o. Sri. K. Mahaveer Bhansali, aged about 54 years, having PAN: ANVPS7928K and Aadhar 456056287136 residing at Kences Enclave, Block 4, 7AB, No. 1, Ramakrishna Street, T. Nagar, Chennai 600 017 hereinafter called THE PARTY OF THE THIRD PART:

THE TERM Parties of the First, Second and Third part shall mean and include, unless repugnant to the context their heirs, assignees, legal representative, executors and administrators

WHEREAS the firm was originally constituted vide partnership deed dated 04-02-2009 and Whereas the party of First to Third Part were carrying on business under the name & style of **"JAIN REALTORS"** vide reconstituted deed dated 30-03-2024, along with Mr. MUKESH M JAIN residing at No 11/5, Thiyagaraya Giramani Street, Thiyagaraya Nagar, Chennai 600017 aged about 49 years and Smt. KIRAN R JAIN residing at No 11/5, Thiyagaraya Giramani Street, Thiyagaraya Nagar, Chennai 600017, aged about 49 years, both hereinafter called as THE RETIRING PARTNERS.

m Sharmila

Kiran. R. Jain.



தமிழ்நாடு TAMILNADU 21.3.2024 DC 079179

Jain Realtors

K. MAHALAKSHMI
S.V.L. No.3610/EB/2/95
New No.11, Old No.6, 2nd Street,
Mangalapuram, Chetpet,
Chennai-31, Cell: 93823 95099

WHEREAS SRI. MUKESH M JAIN AND SMT KIRAN R JAIN (the Retiring partners) has voluntarily retired from the partnership on **01st day of October 2024** after revaluating the assets and taking all their share in the Profits, Capital & Goodwill of the partnership and relinquished all their claims relating to the said partnership or any property or assets thereof other than on the amount credited to their capital account. The said outstanding balance of the retiring partners shall be settled within 12 months from the date of this retirement (of which 50% should be settled before 31st March 2025) or else the outstanding shall be treated as loan and shall carry interest @12% P.A.

AND WHEREAS the said partners are desirous of reducing the terms & conditions of their agreement into writing by executing a formal deed of partnership.

< 73 < M Shanmila

< Kiran R. Jain.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. The Name and Style of Partnership firm shall be "**JAIN REALTORS**".

2. The partnership shall carry on business at No.21, Parthasarathypuram Extn, 2nd Floor, T Nagar, Chennai – 600 017 or at such other place or places as may be mutually agreed upon from time to time.

3. The business of partnership shall be of Investments in properties, Real Estate, Builders & Developers etc., or to carry on any other business/s as may be mutually agreed upon from time to time.

4. The Partnership shall be "AT WILL"

   Death, Insolvency or retirement of any of the partner shall not *IPSO FACTO* dissolve the partnership. The surviving or remaining partners shall carry the business by taking family member/nominee of the deceased partner in the same sharing ratio belonging to the deceased partner.

5. The capital of the partnership firm shall be ₹ 1,50,000 (Rupees One Lakh fifty Thousand Only) contributed by each partner equally.

   Any increment or reduction in Interest or Capital shall be decided by the mutual consent of all the party

6. All expenses and outgoings incidental to or relating to the partnership business such as rent, interest, salaries, rates and taxes etc., shall be met out of the revenue of the firm before ascertaining the amount of Profit or Loss for the purpose of divisions between the partners.

7. The Profit or Loss of the partnership firm shall be divided among the partners in the following Ratio: -

	NAME	SHARING RATIO
1.	SRI. M BHARAT BHANSALI	31
2.	M/S. MAHAVEERCHAND HUF	31
3.	SMT. M. SHARMILA DEVI	38
		100%

8. The account of the Partnership shall be closed on 31st day of March every year.

9. All necessary and proper books of account shall be kept and maintained at the Registered Office and such account shall always be open for inspection by all the partners during the office hours.

M Sharmila

Kiran. R. Jain.

10. That the partner may open Bank Account / Accounts with any Bank and the same shall be operated jointly or severally

11. In the event of the partnership business being in need of funds, the partners may raise loans from outsiders jointly or severally.

12. All the Partners and their authorized agents, if any are hereby authorized jointly or severally to represent the firm in any civil or criminal courts, courts of insolvency, Income Tax Authorities and Sales Tax Authorities, Port and Custom Authorities and Registrar of Assurances, Official Assignees, Officers of the Government of India or State Government. Each partner is further authorized to conduct the partnership business jointly and severally and swear necessary affidavits and to sign, verify all the written statements and petitions, defend suits brought against the firm, to withdraw money from court or to get refund from Income Tax Department or Sales Tax Department.

13. Any of the above may be varied, altered, amended, substituted or added by mutual consent of the partners. Such consent being expressed either in writing or implied form conduct.

14. In all other matters the Indian Partnership Act, 1932, or any statutory modification thereof for the time being in force shall govern the partnership.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

RETIRING PARTNER:-

1. (PARTY OF THE FIRST PART)

2. Kiran. R. Jain. (PARTY OF THE SECOND PART)

WITNESS: -

1. M. Shanmila (PARTY OF THE THIRD PART)

M. RAKESH JAIN.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.