Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Ministry Of Corporate Affairs

Date : 25-08-2026 10:46:46 am

LLP Information

LLPIN	ACK-3364
LLP Name	ZENAIDA SHELTERS LLP
ROC Name	ROC Chennai
Date of Incorporation	13/11/2024
Email Id	celestiashelters[at]gmail[dot]com
Number of Partners	0
Number of Designated Partners	2
Registered Address	Global Hub-West Wing, First Floor, No. 1/F52-O, Morais City, Tiruchirappalli Airport, Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620007
Total Obligation of Contribution	20,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	No
Small LLP	Yes

Accounts and Solvency Filing Information

Date of filing	Financial Year
-	-

Annual Returns Filing Information

Date of filing	Financial Year
05/28/2026	03/31/2026

Jurisdiction

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

Interim Resolution Professional (IRP)

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

Index of Charges

No Records Found

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	02786862	JOACHIM SEBASTIAN LEYRONNE MORAIS	Designated Partner	22/06/2026	-	Yes
2	09358642	FELIX NATHAN CECILIA EDEL PRIYA	Designated Partner	22/06/2026	-	Yes

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.