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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Ministry Of Corporate Affairs

Date : 18-04-2025 1:15:15 pm

Company Information

CIN	U70102TN2015PTC102268
Company Name	SAMEERA ESTATES PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	102268
Date of Incorporation	21/09/2015
Email Id	finance.sameera@gmail.com
Registered Address	NO 44A, PLOT NO 3203-A, A BLOCK, 6TH STREET, ANNA NAGAR, Chennai, CHENNAI, Tamil Nadu, India, 600102
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	2,00,00,000
Paid up Capital (Rs)	2,00,00,000
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

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

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AB2506541	101030722	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	28/12/2024	30/12/2024	-	3,20,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013	No	-
2	AA9313994	100944412	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	26/06/2024	27/06/2024	-	1,00,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai,	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
								Maharashtra, India, 400013		
3	AB2203223	100942482	BRIOS FINVEST INDIA LIMITED	10/06/2024	-	17/12/2024	20,00,00,000	NEW NO. 35 TO 41, OLD NO. 28 E.V.K. SAMPATH ROAD, VEPERY,Chennai, Perambur Purasawalkam, Tamil Nadu, India, 600007	Yes	Nidesh Land Realtors LLP, Sameera Infra Private Limited and Sameera Shelters Private Limited
4	AA6709821	100850450	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	19/12/2023	20/12/2023	-	1,25,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
5	AA6815878	100750089	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	01/07/2023	20/12/2023	-	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
6	AA6553964	100605795	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	16/08/2022	18/08/2022	29/12/2023	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
7	T60065554	100528273	HDFC BANK LIMITED	25/10/2021	-	-	24,96,300	HDFC Bank House, Senapati Bapat Marg, Lower Parel West,Mumbai, Maharashtra, India, 400013	No	-
8	T10044378	100438455	HDFC BANK LIMITED	22/02/2021	-	-	1,02,06,761	HDFC Bank House, Senapati Bapat Marg, Lower Parel West,Mumbai, Maharashtra, India, 400013	No	-
9	T21998968	100271314	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	05/04/2019	10/05/2019	12/05/2021	1,50,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, , India, 400013	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	01918525	BASKARAN	Director	21/09/2015	-	Yes
2	01096102	MURUGESAN	Director	21/09/2015	-	Yes

Ministry Of Corporate Affairs

Date : 18-04-2025 4:25:25 pm

Company Information

CIN	U70200TN2015PTC103382
Company Name	SAMEERA INFRA PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	103382
Date of Incorporation	18/12/2015
Email Id	baskaran@live.com
Registered Address	NO 44A, PLOT NO 3203-A, A BLOCK, 6TH STREET, ANNA NAGAR, Chennai, CHENNAI, Tamil Nadu, India, 600102
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Non-Compliant
Authorised Capital (Rs)	2,00,00,000
Paid up Capital (Rs)	1,00,50,000
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction

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

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AB2509266	101030715	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	28/12/2024	30/12/2024	-	3,20,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013	No	-
2	AA9314304	100944421	PIRAMAL TRUSTEESHIP SERVICES	26/06/2024	27/06/2024	-	1,00,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg,	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
			PRIVATE LIMITED					Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013		
3	AA6709957	100850455	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	19/12/2023	20/12/2023	-	1,25,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
4	AA6815932	100750091	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	01/07/2023	20/12/2023	-	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
5	AA6554353	100605796	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	16/08/2022	18/08/2022	29/12/2023	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
6	T21862792	100276397	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	05/04/2019	09/04/2019	12/05/2021	1,50,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, , India, 400013	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	01918525	BASKARAN	Director	18/12/2015	-	Yes
2	01096102	MURUGESAN	Director	18/12/2015	-	Yes

Ministry Of Corporate Affairs

Date : 18-04-2025 1:19:19 pm

Company Information

CIN	U70100TN2016PTC111221
Company Name	SAMEERA SHELTERS INDIA PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	111221
Date of Incorporation	30/06/2016
Email Id	baskaran@live.com
Registered Address	NO 44A, PLOT NO 3203-A, A BLOCK, 6TH STREET, ANNA NAGAR, Chennai, CHENNAI, Tamil Nadu, India, 600102
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Non-Compliant
Authorised Capital (Rs)	2,00,00,000
Paid up Capital (Rs)	2,00,00,000
Date of last AGM	30/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active

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

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AB2494507	101030741	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	28/12/2024	30/12/2024	-	3,20,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013	No	-
2	AA9313869	100944130	PIRAMAL TRUSTEESHIP	26/06/2024	27/06/2024	-	1,00,00,00,000	4th Floor, Piramal Tower	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
			SERVICES PRIVATE LIMITED					Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013		
3	AA6711615	100850467	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	19/12/2023	20/12/2023	-	1,25,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
4	AA6816004	100750092	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	01/07/2023	20/12/2023	-	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Mumbai, Maharashtra, India, 400013	No	-
5	AA6554153	100605801	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	16/08/2022	18/08/2022	29/12/2023	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
6	T21995949	100276095	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	05/04/2019	21/08/2019	12/05/2021	1,50,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, , India, 400013	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	01918525	BASKARAN	Director	30/06/2016	-	Yes
2	01096102	MURUGESAN	Director	30/06/2016	-	Yes

Ministry Of Corporate Affairs

Date : 18-04-2025 1:20:20 pm

LLP Information

LLPIN	AAI-5932
LLP Name	NIDESH LAND REALTORS LLP
ROC Name	ROC Chennai
Date of Incorporation	17/02/2017
Email Id	ohmmaruthii@gmail.com
Number of Partners	-
Number of Designated Partners	2
Registered Address	New No 11, Old No 6, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai, Chennai, Tamil Nadu, India, 600034
Total Obligation of Contribution	2,00,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	-

Accounts and Solvency Filing Information

Date of filing	Financial Year
	31-03-2019

Annual Returns Filing Information

Date of filing	Financial Year
	31-03-2020

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

Index of Charges

Sr. No	Charge Identification number	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	101030706	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	28/12/2024	30/12/2024	-	3,20,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
2	100944349	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	26/06/2024	27/06/2024	-	1,00,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013	No	-
3	100850411	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	19/12/2023	20/12/2023	-	1,25,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
4	100739952	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	01/07/2023	20/12/2023	-	90,00,00,000	4th Floor Piramal Tower Annexe Ganpatrao Kadam Marg,Lower Parel Mumbai,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
5	100605614	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	16/08/2022	18/08/2022	29/12/2023	90,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
6	100276541	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	05/04/2019	10/05/2019	12/05/2021	1,50,00,00,000	4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel,Mumbai, Maharashtra, India, 400013	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	01918433	MURUGESAN SUMITHA	Designated Partner	17/02/2017	-	Yes
2	06564762	ANUBAMA	Designated Partner	17/02/2017	-	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
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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
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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.