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

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DIGITALLY VERIFIED RECORD

FORM A

(See rule 5)

REGISTER OF FIRMS

(Maintained under Section 59 of the Indian Partnership Act, 1932)

1. Serial number of Firm : : **FR/Chennai Central/491/2023**
2. Name of Firm : **M/S.L T PROPERTIES AND INVESTMENTS**
3. Date of Registration : **29-Nov-2023**
4. Duration of the Firm : **At Will**
5. Address

Address	Date of change	Remarks
NO.8 & 9, SWAMY PILLAI STREET, CHOOLAI, Aminjikarai[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600112		

6. Partners

Name of the Partners	Address	Date of Joining	Date of Ceasing	Remarks
LALIT KUMAR JAIN	GURU DEV PALACE, 5TH FLOOR, NO.21, A.P.ROAD, 1ST LANE, CHOOLAI, CHENNAI, Tamil Nadu, India, 600112	09-Apr-2021		
HITESH BHANSALI	NO.39/9, RAMANUJAM IYER STREET, OLD WASHERMANPET, CHENNAI, Tamil Nadu, India, 600021	09-Apr-2021		

7. Alteration in Partners : -
8. Principal places of business and changes therein :

Address	Date of change	Remarks
NO.8 & 9, SWAMY PILLAI STREET, CHOOLAI, Aminjikarai[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600112		

9. Change in Firm Name : -
10. Other place of business : -

Page Correction NIL

11. Change in Branch Details : -

Name of Firm : **M/S.L T PROPERTIES AND INVESTMENTS**

12. Application Request List

Sr. No	Description of Document	Date of Filing	Signature of Registrar or Authorised Officer
1	Firm Registration	29-Nov-2023	Digitally signed by : MAGESH D

/ true copy /

2nd and last page corrections : NIL

total page corrections : NIL

prepared by

examined

Application Presented on :
Search made ready on :
Stamp Paper called for on :
Stamp Paper Produced on :
Copy made ready on :
Copy Delivered on :

2/12/2025

Sub Registrar

2/12/25

Registrar of Firms
Central Chennai

2/12/25

REGISTRAR OF FIRMS

2/12/25

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.