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

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33ACAFA5436G1ZT

1.	**Legal Name**	AV ASSOCIATES			
2.	**Trade Name, if any**	AV ASSOCIATES			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Partnership			
5.	**Address of Principal Place of Business**	**Floor No.:** SECOND FLOOR **Building No./Flat No.:** NO 26 **Name Of Premises/Building:** MV Complex **Road/Street:** Chellammal Street **Locality/Sub Locality:** Shenoy Nagar **City/Town/Village:** Chennai **District:** Chennai **State:** Tamil Nadu **PIN Code:** 600030			
6.	**Date of Liability**	21/11/2022			
7.	**Date of Validity**	From	18/01/2023	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Tamil Nadu Goods and Services Tax Act, 2017			

Signature

Name	SATHYA
Designation	Assistant Commissioner
Jurisdictional Office	KILPAUK
Date of issue of Certificate	17/12/2024

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 17/12/2024 by the jurisdictional authority.

Goods and Services Tax

Annexure A



Goods and Services Tax Identification Number: 33ACAFA5436G1ZT

Details of Additional Place of Business(s)

Legal Name	AV ASSOCIATES
Trade Name, if any	AV ASSOCIATES
Additional trade names, if any	

Total Number of Additional Places of Business(s) in the State 5

1	Moolangudi post Kudavasal TK, WRO-Thanjavur Projects, Main Road Vembanoor, Manjakkudi, Tiruvarur, Tamil Nadu, 612610
2	Pandiyan KaradU, PAP-PWD Quarters, Devanur Pudhur, Nallar Colony, Tiruppur, Tamil Nadu, 642207
3	WRD Bhavani Basin Circle, Nambiyur TK, Kurumanthur, Erode, Tamil Nadu, 638457
4	Panangudi, FOA No 1046/SC0262/W/147 CPCL Projects, Nagapattinam, Nagapattinam, Tamil Nadu, 611002
5	S F No. 37, East Main Road, Arasavanangadu, Tiruvarur, Tamil Nadu, 612603

Goods and Services Tax

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33ACAFA5436G1ZT

Legal Name	AV ASSOCIATES
Trade Name, if any	AV ASSOCIATES
Additional trade names, if any	

Details of Managing / Authorized Partners

1		Name	CHINNIAMPALAYAM KULANDAISAMY
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu
2		Name	SATHIYAMOORTHY ANANDAVADIVEL
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu
3		Name	ARAVINDAN
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu

Goods and Services Tax

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.