Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

Ministry Of Corporate Affairs

Date : 12-05-2025 1:45:45 pm

Company Information

CIN	U67190TN1996PLC034553
Company Name	GOCAPITAL FINANCE LIMITED
ROC Name	ROC Chennai
Registration Number	034553
Date of Incorporation	16/02/1996
Email Id	admin.office@gocapitalfinance.com
Registered Address	The Lattice, Old No 7/1, New No 20, 4th Floor, Waddles Road, Kilpauk, Kilpauk, Chennai, Perambur Purasawalkam, Tamil Nadu, India, 600010
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	Public
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	4,00,00,000
Paid up Capital (Rs)	2,70,06,000
Date of last AGM	01/07/2024
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	G09509597	10567527	Kandoor Parthasarathy Anandan	31/03/2015	-	03/08/2016	83,35,000	29 F1 Devidha Apartments,11/29 Dr. Subbaraya Nagar, Chennai, Tamil Nadu, India, 600024	No	-
2	C53808267	10439878	V. RAJAMANICKAM	02/07/2013	-	24/04/2015	31,80,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
3	C53808903	10436288	V. RAJAMANICKAM	14/06/2013	-	24/04/2015	38,80,000	NEW NO 121 OLD NO	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
								39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017		
4	C03414323	10413609	V. RAJAMANICKAM	30/01/2013	-	07/05/2014	31,90,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
5	C03405297	10403082	V. RAJAMANICKAM	26/12/2012	-	07/05/2014	49,20,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
6	C03402096	10447797	V RAJAMANICKAM	10/12/2012	-	07/05/2014	21,55,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
7	C03408812	10406355	V. RAJAMANICKAM	23/11/2012	-	07/05/2014	45,70,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
8	C03406410	10386793	V RAJAMANICKAM	06/11/2012	-	07/05/2014	30,55,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
9	C03411477	10376057	V. RAJAMANICKAM	14/08/2012	-	07/05/2014	30,95,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
10	C03410040	10375743	V. RAJAMANICKAM	25/07/2012	-	07/05/2014	6,45,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T.NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
11	B85978633	10355630	V RAJAMANICKAM	05/05/2012	-	06/09/2013	34,40,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
12	B74150251	10338471	V. RAJAMANICKAM	27/01/2012	-	05/04/2013	18,70,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
13	B74150855	10330464	V. RAJAMANICKAM	20/12/2011	-	05/04/2013	19,60,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T.NAGAR,CHENNAI, Tamil Nadu, India, 600017	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
14	B67696260	10317582	V.RAJAMANICKAM	01/10/2011	-	21/12/2012	6,05,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T.NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
15	B67695106	10317580	V RAJAMANICKAM	01/10/2011	-	21/12/2012	21,05,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
16	B67694026	10317571	V RAJAMANICKAM	01/10/2011	-	21/12/2012	23,75,000	NEW NO 121 OLD NO 39/2.,HABIBULLAH ROAD T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
17	B66095357	10317561	V RAJAMANICKAM	01/10/2011	-	21/12/2012	72,90,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T. NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-
18	B66096983	10316423	V RAJAMANICKAM	14/09/2011	-	21/12/2012	12,35,000	NEW NO 121 OLD NO 39/2,HABIBULLAH ROAD, T.NAGAR,CHENNAI, Tamil Nadu, India, 600017	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	01447952	KAMLESH JAIN	Additional Director	18/07/2024	-	Yes
2	08751991	SANCHIT JAIN	Additional Director	18/07/2024	-	Yes
3	09701279	ABHI HASMUKHLAL JAIN	Additional Director	18/07/2024	-	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.