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

இந்திய அரசாங்கம்
Government of India



செத்தன் ஷர்மா
Chethan Sharma
பிறந்த நாள் / DOB : 06/10/1987
ஆண்பால் / Male

9313 2782 5353

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அரசு

ஆதார்

Unique Identification Authority of India

முகவரி:
S/O: பூனம்சந்த் ஷர்மா, 205/112,
என் எம் ரோடு, ஆவடி,
அம்பத்தூர், திருவள்ளூர், ஆவடி
கேம்ப், தமிழ் நாடு, 600054

Address:
S/O: Poonamchand Sharma,
205/112, N M ROAD, AVADI,
Ambattur, Tiruvallur, Avadi camp,
Tamil Nadu, 600054

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1800 300 1947

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHETHAN SHARMA

POONAMCHAND

06/10/1987

Permanent Account Number

AANPS3103K

Signature





17062013

सत्यमेव जयते

Annexure B

GSTIN	33AANPS3103K4ZL
Legal Name	CHETHAN SHARMA
Trade Name, if any	SUMANGALI REALTY

Details of Proprietor

1 

Name	CHETHAN SHARMA
Designation/Status	Proprietor
Resident of State	Tamil Nadu



Annexure A

Details of Additional Place of Business(s)

GSTIN	33AANPS3103K4ZL
Legal Name	CHETHAN SHARMA
Trade Name, if any	SUMANGALI REALTY

Total Number of Additional Places of Business(s) in the State 0

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :33AANPS3103K4ZL

1.	Legal Name	CHETHAN SHARMA			
2.	Trade Name, if any	SUMANGALI REALTY			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	1ST FLOOR, PC-7, TNHB, AVADI, Tiruvallur, Tamil Nadu, 600054			
5.	Date of Liability				
6.	Date of Validity	From	26/07/2018	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Tamil Nadu Goods and Services Tax Act, 2017			

Signature	
Name	SIVAKUMARI S
Designation	Assistant Commissioner(Circle)
Jurisdictional Office	AVADI
9. Date of issue of Certificate	15/09/2021

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 15/09/2021 by the jurisdictional authority.

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.