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

(Amended)

सत्यमेव जयते

# Government of India

## Form GST REG-06

*[See Rule 10(1)]*

## Registration Certificate

**Registration Number : 33BGIPK9423N2ZY**

| | | | | | |
|---|---|---|---|---|---|
| 1. | **Legal Name** | KANDAN | | | |
| 2. | **Trade Name, if any** | KANISHKAA FOUNDATION | | | |
| 3. | **Additional trade names, if any** | | | | |
| 4. | **Constitution of Business** | Proprietorship | | | |
| 5. | **Address of Principal Place of Business** | **Floor No.:** Flat No.2A & 2B<br>**Building No./Flat No.:** Plot No.13(5)<br>**Name Of Premises/Building:** VRIKSHAH HOUSE OF JAYAM<br>**Road/Street:** VINAYAGAM STREET<br>**Nearby Landmark:** 2ND FLOOR<br>**Locality/Sub Locality:** Mandaveli Pakkam<br>**City/Town/Village:** Chennai<br>**District:** Chennai<br>**State:** Tamil Nadu<br>**PIN Code:** 600028 | | | |
| 6. | **Date of Liability** | 01/07/2017 | | | |
| 7. | **Date of Validity** | From | 01/07/2017 | To | Not Applicable |
| 8. | **Type of Registration** | Regular | | | |
| 9. | **Particulars of Approving** | Centre Goods and Services Tax Act, 2017 | | | |

**Signature**

Validity unknown

Digitally signed by DS GOODS AND SERVICES TAX NETWORK 15
Date: 2025.04.21 13:00:26 IST

| | |
|---|---|
| **Name** | ShivShankar Dayal Goyal |
| **Designation** | Superintendent |
| **Jurisdictional Office** | RANGE IV |
| **Date of issue of Certificate** | 21/04/2025 |

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 21/04/2025 by the jurisdictional authority.**

Goods and Services Tax

**Annexure A**

सत्यमेव जयते

**Goods and Services Tax Identification Number: 33BGIPK9423N2ZY**

**Details of Additional Place of Business(s)**

| | |
|---|---|
| **Legal Name** | KANDAN |
| **Trade Name, if any** | KANISHKAA FOUNDATION |
| **Additional trade names, if any** | |

**Total Number of Additional Places of Business(s) in the State** **7**

| | |
|---|---|
| 1 | No.6, HD Raja Street, Teynampet, Chennai, Chennai, Tamil Nadu, 600018 |
| 2 | 4/501, KB Nagar, Neelangarai, Chennai, Chennai, Tamil Nadu, 600115 |
| 3 | No.37, Reddykuppam Main Road, shrotrium kannathur, Chennai, Chengalpattu, Tamil Nadu, 603112 |
| 4 | Plot No.24, Mac Nagar, Kattupakkam, Chennai, Tiruvallur, Tamil Nadu, 600056 |
| 5 | No.21/6, C.P.RAMASAMY STREET, Abhirampuram, Chennai, Chennai, Tamil Nadu, 600018 |
| 6 | New Door No.37, Plot No.9B, Kuppam Beach Road, Thiruvanmiyur, Chennai, Chennai, Tamil Nadu, 600041 |
| 7 | Old No.12, New No.16, Mahalakshmi Avenue, Thiruvanmiyur, Chennai, Chennai, Tamil Nadu, 600041 |

Goods and Services Tax

**Annexure B**

सत्यमेव जयते

**Goods and Services Tax Identification Number: 33BGIPK9423N2ZY**

| | |
|---|---|
| **Legal Name** | KANDAN |
| **Trade Name, if any** | KANISHKAA FOUNDATION |
| **Additional trade names, if any** | |

**Details of Proprietor**

| | | | |
|---|---|---|---|
| 1 |  | Name | KANDAN |
| | | Designation/Status | Proprietor |
| | | 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.