

RE

REGULATORY RECORD

# RERA Document

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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.



## Government of India

## Form GST REG-06

[See Rule 10(1)]

## Registration Certificate

Registration Number : 33AABCF3027E1ZA

|    |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |                                                                                       |
|----|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|---------------------------------------------------------------------------------------|
| 1. | Legal Name                             | FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED                                                                                                                                                                                                                                                                                                                                                                             |            |    |                                                                                       |
| 2. | Trade Name, if any                     | FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED                                                                                                                                                                                                                                                                                                                                                                             |            |    |                                                                                       |
| 3. | Additional trade names, if any         |                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |                                                                                       |
| 4. | Constitution of Business               | Private Limited Company                                                                                                                                                                                                                                                                                                                                                                                               |            |    |                                                                                       |
| 5. | Address of Principal Place of Business | <b>Floor No.:</b> RAJIV GANDHI ROAD (OLD MAHABALIPURAM ROAD)<br><b>Building No./Flat No.:</b> 7/2<br><b>Name Of Premises/Building:</b> Divyasree point<br><b>Road/Street:</b> Lal Bahadur Shastri Street<br><b>Nearby Landmark:</b> Accenture<br><b>Locality/Sub Locality:</b> Sholinganallur<br><b>City/Town/Village:</b> Chennai<br><b>District:</b> Chennai<br><b>State:</b> Tamil Nadu<br><b>PIN Code:</b> 600119 |            |    |                                                                                       |
| 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

|                              |                  |
|------------------------------|------------------|
| Name                         | Abhishek Dhusiya |
| Designation                  | Superintendent   |
| Jurisdictional Office        | RANGE II         |
| Date of issue of Certificate | 03/03/2025       |

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 03/03/2025 by the jurisdictional authority.



**Goods and Services Tax Identification Number: 33AABCF3027E1ZA**

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

**Legal Name** FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED

**Trade Name, if any** FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED

**Additional trade names, if any**

**Total Number of Additional Places of Business(s) in the State** 1

- 1 NO 149 2, KANNAGAPATTU VILLAGE, THIRUPORUR TALUK, Kancheepuram, Tamil Nadu, 603110



**Goods and Services Tax Identification Number: 33AABCF3027E1ZA**

**Legal Name** FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED

**Trade Name, if any** FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED

**Additional trade names, if any**

**Details of Managing / Whole-time Directors and Key Managerial Persons**

|   |                                                                                    |                    |                               |
|---|------------------------------------------------------------------------------------|--------------------|-------------------------------|
| 1 |   | Name               | GANAPA PANDURANGASETTY BALAJI |
|   |                                                                                    | Designation/Status | Director                      |
|   |                                                                                    | Resident of State  | Karnataka                     |
| 2 |  | Name               | SUMEET CHAWLA                 |
|   |                                                                                    | Designation/Status | DIRECTOR                      |
|   |                                                                                    | Resident of State  | Karnataka                     |

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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.

