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

Project Application Form

Promoter Details

Name*		**Father's Name***	
PAN No*		**Aadhaar Number***	
Mobile No*		**Telephone Number***	
FAX Number		**E Mail***	
Occupation		**Address Line 1***	
State*		**Address Line 2***	
Pin code*		**District**	

If it is a firm

Name of the Firm / Company*	**M/s. Express Infrastructure Private Limited**	**Copy of the Registration Certificate***	**CINU45203TN2005PTC058307**
Address*	No. 2, Club House Road, Royapettah, Chennai – 600 002	**Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,***	1. Ms. Saroj Goenka HicksBungalow, Express Estates, Mount Road, Chennai, 600002, Tamil Nadu, INDIA 2. Ms. Arati Agarwal 164/B, THANEE HEIGHTS, PETIT HALL COMPLEX, NEPEAN SEA RD., MUMBAI - 400006, Maharashtra, INDIA 3. Ms. Kavita Yadupati Singhania Express Estate, 2 Club House Road, Anna Salai, Chennai - 600002, Tamil Nadu, INDIA 4. Ms. Ritu Goenka 351, Snagstead Way, Port Townsend, WA, 98368, UNITED STATES OF AMERICA
Mobile No*	9940659933	**Main objects***	**MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:** 1. To plan, build, develop and promote Malls, Hotels, Convention Centers, apartment, flat, house, shop, commercial

For Express Infrastructure Pvt. Ltd.

Authorised Signatory

Telephone No	044-28464744
FAX Number	
E Mail	businessstrategy @ expressavenue.in
State*	Tamil Nadu
Pin code*	600 002

complex, factory, hospital, school and any kind of building, road, bridge, drain and water way and to undertake design and execute or get executed works contract for civil construction or works contract for erection of plant and machinery and to undertake work of maintenance, repairs, restructuring and demolition.

2. To act as Planners, Builders, Promoters, Consulting Engineers, Architects and Designers, Fabricating Engineers, Moulders, Mechanical, Electrical and Civil Engineers.

3. To establish, acquire, takeover, maintain, run sell give on hire or on lease and to manage commercial complexes, Marriage Halls, Convention Centres, Executive Clubs, Party Halls, Shopping malls, Prayer Halls, Community Halls, Cinema Theaters, Audio and Visual Auditoriums, Rest Houses Gardens, Play Grounds and other centers or works of every description to afford Meetings, Gatherings, Functions, Seminars, Games, Exhibitions and other get-together of all descriptions to all kinds of Associations, Groups Party, Corporate Sectors and people in general.

4. To carry on and do the business as Land Developers, Town Ship Developer, Satellite Town Promoters, Developers of Housing Colonies, Real Estate Dealers, by developing and turning to account any land acquired by the company or in which it is interested or may get interested and in particular by constructing residential houses, buildings guest house or works of every description in particular and by laying out, providing conveniences like roads, drainage, play grounds, recreation facilities and other conveniences selling them on ownership basis, hire purchase basis or letting them out on lease or rental basis.

5. To acts as contractors of any person or governmental authorities for the construction of buildings of all description, roads, bridges, earthwork, tanks, drains or other works or things.

6. To plan, construct and provide all kinds of infrastructure facilities required

7. (a) To plan, initiate, run, own, manage any retail businesses, franchisee/sub franchisee of any brand of retail store including but not limited to Apparels, Food wears, Travel Gears, Spas.
(b) To set up, manage, operate restaurants or hotels.
(c) To promote, manage, own online sales, service centers, shops, Car washes, convention and recreational centers, Car rental business.
(d) To take and manage dealerships, as well as stockists for retail brand:
(e) To start, manage, run, own Advertisement and Events business.
(f) To start, own either fully or jointly and also manage all kinds of power projects, such as Thermal /Wind /Solar power plants.

* *New Clause 7 (a) to (f) added vide Special Resolution passed

For Express Infrastructure Pvt. Ltd.

Authorised Signatory

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.