Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Chitale Infra LLP
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Tel. : +91-44-3500 2426, 27
Acropolis, Ground Floor
No. 148, Dr. Radhakrishnan Road
Mylapore, Chennai - 600 004. India

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DESIGNATED PARTNERS OF CHITALE INFRA LLP HELD ON 5TH July 2025 AT 10.00 AM AT THE REGISTERED OFFICE OF THE LLP AT ACROPOLIS BUILDING, GROUND FLOOR, 148, DR. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI, TAMIL NADU-600 004.

RESOLVED THAT Mr. Tilak Kapil Chitale and Mrs. Pooja Reddy, Designated Partners of the LLP, be and are jointly and severally authorised to execute all documents in relation to the development of the property bearing Door No. 9 and 48, Block no. 30, Survey no. T.S. No.537/15, Kothari Road, Nungambakkam, Chennai: 600034 admeasuring an extent of 5 Grounds and 1305 sq.ft. together with the building consisting of 8 flats thereon and situated within the Registration Sub-District of Chennai Central and Registration District of Joint – II Sub- Registrar Central Chennai.

RESOLVED FURTHER THAT Mr. Tilak Kapil Chitale, Designated Partner and Mr. K. Giridharan S/o Mr. R. Kuppuswamy, Authorised Signatory, each acting severally are authorised to execute the Power of Attorney AND other related documents in relation to the above referred to property on behalf of the LLP and if required, to register the same, to execute all the documents for the Project Amara Antara, Agreement for sale, Sale deeds, Construction Agreement , MODT and other Required Documents with the Customer and registering with the competent authority such as Registrar/Sub-Registrar at Chennai and RERA applications papers with TN RERA and to do all other acts, deeds, matters and things as may be required to give effect to this resolution.

RESOLVED FURTHER THAT a certified true copy of the resolution be furnished to the concerned persons as and when required.

Signature of Mr. K. GIRIDHARAN :_____

//Certified True Copy//

For CHITALE INFRA LLP
DESIGNATED PARTNER

For CHITALE INFRA LLP
PR
DESIGNATED PARTNER

www.chitaleinfra.com

Glow Worm Signs Pvt Ltd

C-56, First Avenue, Anna Nagar East, Chennai 600102.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S.GLOW-WORM SIGNS PRIVATE LIMITED, A PRIVATE LIMITED COMPANY, HAVING INCOME TAX P.A.NO. AABCG7758F, HAVING ITS REGISTERED OFFICE AT C -56, FIRST AVENUE, 2ND FLOOR, ANNA NAGAR EAST, CHENNAI 600 102 AT THE MEETING HELD ON 28/07/2025

The issue of development of Residential Apartment bearing No.2, in the Ground Floor of the building measuring 2,100 sq.ft., together with 8.93% (1188 Sq.ft.,) undivided share in the land - measuring an extent of 5 Grounds and 1305 Sq.ft. [13,305 Sq.ft.] or thereabouts, known as "KLEEM VILLA", situated at New Door Nos.9 & 48, Old Door No.1/4 and 10, Kothari Road, Nungambakkam, Chennai – 600 034, with entrance to the above said property through a private passage from Kothari Road side (originally situate in the South Eastern Portion in the Compound of premises known as "UNSWORTH" bearing Old No.10, New No.48, Sterling Road, Nungambakkam, Chennai – 600 034) comprised in Collector's Certificate No.4530 and bearing O.S.No.353 and originally comprised in R.S.No.537/1 now sub divided and bearing Separate R.S.No.537/15, Block No.30, in Nungambakkam Village, Egmore Taluk, (formerly Egmore-Nungambakkam Taluk), Chennai District, along with other co-owners of the larger extent of the said property was discussed.

RESOLVED that the consent of the Board of Directors be and is hereby given for the development of the captioned property.

It has been further RESOLVED that **Mr.Darius Bahadurji,** son of Mr.Sarosh Cowasji Bahadurji, shall represent the Company to sign, execute and register

For GLOW WORM SIGNS PVT LTD.

Authorised Signatory

For GLOW WORM SIGNS PVT LTD.

T. D. Bahadurji.

Authorised Signatory

Glow Worm Signs Pvt Ltd

C-56, First Avenue, Anna Nagar East, Chennai 600102.

any necessary Agreement/s, Supplementary Agreement, General Power of Attorney, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above mentioned sale to effect the proper transfer of title in respect of the above mentioned Property either in undivided shares in favour of the prospective purchaser/s of the Company.

Dated, Sealed and signed at Chennai

On this the 28th day of July, 2025.

CERTIFIED TRUE EXTRACT

For GLOW WORM SIGNS PVT LTD

DARIUS BAHADURJI
DIRECTOR

T. D. Bahadurji

TEHNAZ BAHADURJI
DIRECTOR

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.