Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Sembulam Developers LLP.

HOUSING & PROPERTIES

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD MEETING OF M/S. SEMBULAM DEVELOPERS LLP HELD ON FRIDAY, THE 15th DAY OF MARCH 2024 AT 11.00 A.M. AT THE DINDIGUL OFFICE PRIYAMS BUILDING #63/78, NERUJINAGAR MAIN ROAD, NERUJINAGAR, DINDIGUL - 624001, TAMILNADU, INDIA

"**RESOLVED THAT** Purchase land with Registration District at DINDIGUL SUB REGISTRAR OFFICE in the name of **SEMBULAM DEVLOPERS LLP**

"RESOLVED FURTHER THAT for the purpose of giving effect to this resolution Mr Prakash Kumar, Designated Partner (DIN: 06605298) of the LLP (the "LLP")is hereby authorised to Sign and execute the sale Deedand do all such acts, deeds, matters and things, as it may in its absolute discretion deem necessary, proper or desirable, and to settle any question, difficulty or doubt that may arise in this regard, to finalise and execute all such deeds, documents and writings as may be necessary, desirable or expedient as it may deem fit."

"RESOLVED FURTHER THAT Mr Prakash Kumar, Designated Partner (DIN: 06605298)is hereby authorized to delegate all or any of the powers herein conferred to any Committee of Directors or Managing Directors or Whole time Directors or Directors of the Company to give effect to the aforesaid resolution."

CERTIFIED TRUE COPY –

1 புத்தகத்தில் 2024 ம் வருடத்தில் 2739 ம் ஆவணம்
25 தாள்களைக்கொண்டது.
17 தாள்
பதிவு அலுவலர்

For Sembulam Developers LLP

Prakashkumar
Designated Partner.
DIN: 05605298 PAN: CBIPK1087Q

Anupkumar
Designated Partner.
DIN: 08492832 PAN: BRYPK8015M

Karthikeyan Ramalingam
Partner
PAN: BLWPK8876L

Manokaran Sruthi Nirajana
Partner
PAN: KTKPS0216M

எழுதி வாங்குபவர்

Tamizeselvy
Partner
PAN: ASUPS1078A

எழுதிக் கொடுப்பவர்

For SEMBULAM DEVELOPERS LLP

PARTNER

Place: Dindigul
Date: 15.03.2024

Vinothkumarchalam

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.