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,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

VGN
CREATING ASSETS SINCE 1942

Padmanidhi Properties Private Limited
CIN : U45309TN2017PTC114033
333, Poonamallee High Road,
Amaindakarai, Chennai - 600 029. Ph: 044-4393 7979
Email: accounts@vgngroup.org | Website : www.vgn.in

RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. PADMANIDHI PROPERTIES PRIVATE LIMITED HELD ON.12TH JUNE, 2023 AT 11.30 A.M AT THE REGISTERED OFFICE OF THE COMPANY AT NO.333, POONAMALLEE HIGH ROAD, AMINJIKARAI, CHENNAI – 600 029.

The Chairman informed the Board of Directors and **RESOLVED THAT Mr.B.R.NANDAKUMAR**, Son of Mr.Booma Rose Naidu, aged about 58 years, be and is hereby authorized to Purchase as whole or part of lands totally measuring to an extent of Acre 12.82 cents comprised in Survey Nos.23/1, 23/2B, 37/1B2, 37/2A, 37/2B, 37/3, 38, 39/1, 39/2, 46, 143/2, 144/1A, 144/1B, 144/2, 145/1, 145/2, 146, 147/1, 147/2, 148/1A, 148/1B, 148/2, 150/2B, 151/1, 151/2, 152/1, 152/2A, 152/2B, 152/2C, 153/1 and 153/2 measuring an extent of 51,887 sq.mts., or 5,58,507 sq.ft., (i.e., 12.82 acres) situated at Kolathuvancherry Village, Kundrathur Taluk, Kancheepuram District from the concerned owner after due diligence and to get registered the Sale Deed, Receipts, Power of Attorney and to do all acts, deeds and other things on behalf of the Company as Director with intends to purchase, sell and to develop the said property.

RESOLVED FURTHER that, after Purchase of the above said Property **Mr.B.R.NANDAKUMAR**, be and is here by authorized to develop and sell the above said lands as whole or Part/s, to any Prospective Purchaser/s and for the said purpose and he is authorized to obtain any Approvals such as Planning Permission, Sub Division of the Lands, Building Permission from concern authorities and to execute Sale Deeds, Agreements, Contracts, Gift deed, Mortgage Deed, Rectification Deed, Ratification Deed, Cancellation Deeds, Power of Attorney and to execute any such acts, deeds or Documents with respect to Sale of the above said Property and to deal with the property on behalf of the company as Authorized signatory and to submit before the concern Registrar office to Register the same.

RESOLVED FURTHER that the Director of the company be and is hereby authorized to provide Certified True Copy of the above Resolution to all government authorities, banks and to such other agencies as may deem necessary.

//CERTIFIED TRUE COPY//
FOR M/s. PADMANIDHI PROPERTIES PRIVATE LIMITED

V.N.DEVADOS (DIRECTOR)
DIN: 01137369

PADMANIDHI PROPERTIES PRIVATE LIMITED
No. 333, P. H. Road, Amaindakarai, Chennai 600 029

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.