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RE REGULATORY RECORD

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Verified RealEstate™
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verified.realestate

DIGITALLY VERIFIED RECORD

GoCapital Finance Limited

Registered Office: The Lattice, Old No.7/1, New No.20, Waddels Road, 4th Floor, Kilpauk, Chennai - 600010.
CIN: U67190TN1996PLC034553; phone: +91 44 43409494; mail: admin.office@gocapitalfinance.com

MINUTES OF THE MEETING OF THE OFFICE OF BEARERS OF M/S.GO CAPITAL FINANCE LIMITED HELD AT THEIR REGISTERED OFFICE AT 'THE LATTICE', 4TH FLOOR, NO.20, WADDLES ROAD, KILPAUK, CHENNAI-600010 ON 05TH DAY OF MAY 2025

The board discussed about the proposal for developing the property being all that piece and parcel of vacant land situated at Kallurani Village, Tenkasi Taluk, Tenkasi District, comprised in Survey No.77/5 measuring an extent of 0 Acre 43 cents along with M/s.Happy Home:-

The board after detailed discussion on the matter have considered and passed the following resolution:-

1. Resolved unanimously for applying for layout approval of the aforesaid property along with M/s.Happy Home.
2. Further resolved **MR.ARUN RATHNA BALAN S**, authorised signatory of the company, is hereby authorized to represent **M/S.GO CAPITAL FINANCE LIMITED** and to execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations, undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Department of Town and Country Planning (DTCP), Municipality, Panchayat Union, Panchayat, Local Authorities or any other Appropriate Authority, including but not limited to Revenue Authorities, Tahsildar, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may be in respect of any and all matters relating to and connected with the aforesaid property on behalf of the company.

3. There being no other matter the meeting closed with a vote of thanks.

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For GOCAPITAL FINANCE LIMITED

Kamlesh Jain
Additional Director
DIN:01447952
43, Thambuswamy Road, Kilpauk,
Perambur, Purasawalkam,
Chennai – 600010

Abhi Hasmukhlal Jain
Additional Director
DIN: 09701279
North Town, Tower No-4, Flat No- G-03,
4Stephenson Road, Binny Mills Perambur,
Barracks, Chennai, Tamil Nadu-600012

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MINUTES OF THE MEETING OF THE OFFICE OF BEARERS OF M/S.GO CAPITAL FINANCE LIMITED HELD AT THEIR REGISTERED OFFICE AT 'THE LATTICE', 4TH FLOOR, NO.20, WADDLES ROAD, KILPAUK, CHENNAI-600010 ON 05TH DAY OF MAY 2025.

The board discussed about the proposal for developing the property being all that piece and parcel of vacant land situated at Kallurani Village, Tenkasi Taluk, Tenkasi District, comprised in the following the Survey Numbers along with M/s.Happy Home:-

Survey Nos.	Extent conveyed (in cents)	Total Extent (in cents)
68/1A5 (Part) on the southern side	13	22
68/1A6 (Part) on the southern side	1.5	10
68/1A7	9	9
68/2A1 (Part) on the southern side	23	32
68/2A2 (Part) on the southern side	16	25
68/2A3 (Part) on the southern side	9.5	15
68/2A4	16	16
68/2A5 (Part) on the western side except north west corner	27	29
79/5A	2.5	2.5
79/5B	30	30
80/3A1B	3	6
80/4	40	40
Total	**190.5**	

For GOCAPITAL FINANCE LIMITED

Authorised Signatory

GoCapital Finance Limited

Registered Office: The Lattice, Old No.7/1, New No.20, Waddels Road, 4th Floor, Kilpauk, Chennai - 600010.
CIN: U67190TN1996PLC034553; phone: +91 44 43409494; mail: admin.office@gocapitalfinance.com

The board after detailed discussion on the matter have considered and passed the following resolution:-

1. Resolved unanimously for applying for layout approval of the aforesaid property along with M/s.Happy Home.
2. Further resolved **MR.ARUN RATHNA BALAN S**, authorised signatory of the company, is hereby authorized to represent **M/S.GO CAPITAL FINANCE LIMITED** and to execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations, undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Department of Town and Country Planning (DTCP), Municipality, Panchayat Union, Panchayat, Local Authorities or any other Appropriate Authority, including but not limited to Revenue Authorities, Tahsildar, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may be in respect of any and all matters relating to and connected with the aforesaid property on behalf of the company.

3. There being no other matter the meeting closed with a vote of thanks.

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For GOCAPITAL FINANCE LIMITED

Kamlesh Jain
Additional Director
DIN:01447952
43, Thambuswamy Road, Kilpauk,
Perambur, Purasawalkam,
Chennai – 600010

Abhi Hasmukhlal Jain
Additional Director
DIN: 09701279
North Town, Tower No-4, Flat No- G-03,
4Stephenson Road, Binny Mills Perambur,
Barracks, Chennai, Tamil Nadu-600012

HAPPY HOME

MINUTES OF THE MEETING OF THE PARTNERS OF M/S.HAPPY HOME HELD AT THEIR REGISTERED OFFICE AT ARIHANT PLAZA, 1ST FLOOR, NO.84/85, WALL TAX ROAD, PARK TOWN, CHENNAI-600003 ON 05TH DAY OF APRIL 2025

The firm discussed about the proposal for developing the property being all that piece and parcel of vacant land situated at Kallurani Village, Tenkasi Taluk, Tenkasi District, comprised Survey No.77/5 measuring an extent of 0 Acre 43 cents along with M/s. Go Capital finance Limited:-

The firm after detailed discussion on the matter have considered and passed the following resolution:-

1. Resolved unanimously for applying for layout approval of the aforesaid property along with M/s.Go Capital finance Limited.
2. Further resolved **MR.ARUN RATHNA BALAN S**, authorised signatory of the firm, is hereby authorized to represent **M/S.HAPPY HOME** and to execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations, undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Department of Town and Country Planning (DTCP), Municipality, Panchayat Union, Panchayat, Local Authorities or any other Appropriate Authority, including but not limited to Revenue Authorities, Tahsildar, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may be in respect of any and all matters relating to and connected with the aforesaid property on behalf of the firm.

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For HAPPY HOME

NEETA M JAIN
Partner

For HAPPY HOME

SNEH M JAIN
Partner

For HAPPY HOME

RASHI S
Partner

HAPPY HOME CHENNAI 600 003

84/85, Arihant Plaza,Wall Tax Road, Park Town, Chennai 600 003
Ph: 98842 79760 , 9884097001 Email: snehmjain@gmail.com

HAPPY HOME

MINUTES OF THE MEETING OF THE PARTNERS OF M/S.HAPPY HOME HELD AT THEIR REGISTERED OFFICE AT ARIHANT PLAZA, 1ST FLOOR, NO.84/85, WALL TAX ROAD, PARK TOWN, CHENNAI-600003 ON 5TH DAY OF APRIL 2025

The firm discussed about the proposal for applying patta and layout approval for the property being all that piece and parcel of vacant land situated at Kallurani Village, Tenkasi Taluk, Tenkasi District, comprised in the following the Survey Numbers along with M/s.Go Capital finance Limited:-

Survey Nos.	Extent conveyed (in cents)	Total Extent (in cents)
68/1A5 (Part) on the southern side	13	22
68/1A6 (Part) on the southern side	1.5	10
68/1A7	9	9
68/2A1 (Part) on the southern side	23	32
68/2A2 (Part) on the southern side	16	25
68/2A3 (Part) on the southern side	9.5	15
68/2A4	16	16
68/2A5 (Part) on the western side except north west corner	27	29
79/5A	2.5	2.5
79/5B	30	30
80/3A1B	3	6
80/4	40	40
Total	**190.5**	

The firm after detailed discussion on the matter have considered and passed the following resolution:-

1. Resolved unanimously for applying patta and layout approval the aforesaid property along with M/s.Go Capital finance Limited.
2. Further resolved **MR.ARUN RATHNA BALAN S**, authorised signatory of the firm, is hereby authorized to represent **M/S.HAPPY HOME** and to execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations, undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Department of Town and Country Planning (DTCP), Municipality, Panchayat Union, Panchayat, Local Authorities or any other Appropriate Authority, including but not limited to Revenue Authorities, Tahsildar, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may be in respect of any and all matters relating to and connected with the aforesaid property on behalf of the firm.

For **HAPPY HOME**	For **HAPPY HOME**	**For HAPPY HOME**
NEETA M JAIN	**SNEH M JAIN**	**RASHI S**
Partner	**Partner**	**Partner**

HAPPY HOME CHENNAI 600 003

84/85, Arihant Plaza,Wall Tax Road, Park Town, Chennai 600 003
Ph: 98842 79760 , 9884097001 Email: snehmjain@gmail.com

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
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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.