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DIGITALLY VERIFIED RECORD

सत्यमेव जयते

प्रारुप 1
पंजीकरण प्रमाण–पत्र

कॉर्पोरेट पहचान संख्या : U45309TN2009PTC071702 2009 - 2010

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

A E K INFRASTRUCTURES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अतंर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन–पत्र आज दिनांक बाईस मई दो हजार नौ को मेरे हस्ताक्षर से चैन्नई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45309TN2009PTC071702 2009 - 2010

I hereby certify that A E K INFRASTRUCTURES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Chennai this Twenty Second day of May Two Thousand Nine.

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(KANNAN M)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies
तमिलनाडु, चैन्नई, अंदमान और निकोबार द्वीप
Tamil Nadu, Chennai, Andaman and Nicobar Islands

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:
A E K INFRASTRUCTURES PRIVATE LIMITED
NO.20,, ALAGESAN STREET, WEST TAMBARAM,,
CHENNAI - 600045,
Tamil Nadu, INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AEK INFRASTRUCTURES PRIVATE LIMITED

22/05/2009

Permanent Account Number

AAHCA7507N

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट,यूटीआईटीएसएल
प्लाट नं: ३, सेक्टर ११ , सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

Under the Companies Act of 1956
Company Limited by Shares

MEMORANDUM OF ASSOCIATION
Of
A E K INFRASTRUCTURES PRIVATE LIMITED

I. The name of the company is **A E K INFRASTRUCTURES PRIVATE LIMITED**.
II. The Registered office of the company shall be situated in the state of Tamil Nadu.
III. The objects for which the company is established are:

A. THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:

1. To build, develop, execute and implement infrastructure development projects like roads, bridges, culverts, tunnels, power projects, ports, water supply projects, effluent treatment plants, residential/commercial complexes, airports, IT parks, hotel and exhibition centers in India or elsewhere and to maintain and operate them.

2. To execute the construction of technically complex and high value projects across segments such as transportation, power, marine projects, oil and gas pipeline constructions, irrigation and water supply, utilities and urban infrastructures.

3. To acquire, promote, co-operate, design, construct, develop, demolish, furnish, re-erect, refurbish, rebuild, renovate, modify or maintain in India or elsewhere, all types of properties including flats, public residential complexes, homes, residences, bungalow, apartments, condominiums, offices, office space, commercial space, shopping malls, shopping complexes, auditoriums, factories, tenements, parks, townships, Infrastructure projects, multiplexes, tech parks, Special Economic Zones (SEZs), hotels, resorts, restaurants, casinos, clubs, inns, taverns, golf courses, factory, warehouses, go-downs, and quarters.

B. OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTTAINMENT OF THE MAIN OBJECTS:

1. To pay either in cash or otherwise as the company may deem fit, all cost, charges and expenses incurred or sustained in or about the promotion and establishment of the company or which the company shall consider being in the nature of preliminary expenses.

2. To purchase, take on lease or rent, or otherwise acquire for the purpose of company any estates, lands, buildings easements or other interest in real estates, and to sell, let on lease, or otherwise dispose off or grant rights over any real property belonging to the company.

3. To purchase or otherwise acquire, erect, maintain, reconstruct, and adopt any offices, factories, sheds, workshops, mills, plant, machinery and other things found necessary or convenient for the purpose of the company.

4. To purchase business, properties and liabilities, goodwill of any company, society, partnership, or person formed for all or any part of the purposes within the objects of the company and to conduct and carry on or liquidate and windup any such business.

5. To promote any other company or companies for the purpose of acquiring or taking over all or any of the properties, rights and liabilities of the company.

6. To enter into any arrangements with any Government or authority that may seem conducive to the company's objects or any of them and to obtain from any such Government or authority, any rights, privileges and concessions which the company may think it desirable to obtain, and to carry out, exercise and comply with any such arrangements, rights, privileges and concessions.

7. Subject to the provisions of the Act, to amalgamate, merge, divide or enter into partnership or into arrangement for sharing of profits, union of interests, co-operation, joint venture, reciprocal concession, or otherwise with any person or company carrying on or, engaged in or about to carry on or engage in any business or transaction which the company is authorized to carry on or engage in.

8. To acquire or undertake or manage the whole part or any part of the business, goodwill, trademark, patents and other assets, properties and liabilities of any person or company, firm, corporation carrying on any business which the company is authorized to carry on or possessed of property suitable for the purpose of the company.

9. To appoint any person or enter into arrangement with any other persons for the carrying out by such other person on behalf of the company of any of the object of the company.

10. To negotiate and/or enter into agreements and contracts with individuals, companies, corporations and other such organizations in India or abroad for obtaining or providing technical, financial or any other such assistance for carrying out all or any of the objects of the company and also for the purpose of activating research and development of manufacturing projects on the basis of know – how and/or financial participation and for technical collaboration and to acquire or provide necessary formulae and patent rights for furthering the objects of the company.

11. To accept stock or shares in or debentures or such other security of any other company, corporation, association, syndicate, trust, firm or person in return for any services rendered or for any sale made to or debt from any such company in connection with the business of the company.

12. To pay for any property, rights or assets of any kind acquired by the company or for any services rendered on to be rendered either in money or by the issue of fully or partly paid up shares or by the issue of securities or partly in one way and partly in another and on such terms as may be determined.

13. To take up the management of any company situated in India engaged in similar business for furthering the objects of the company.

14. To send out to foreign countries it's Directors, employees or any other such person or persons for investigating possibilities of any business or for procuring and buying any machinery or establishing trade connections or

for promoting the interests of the company and to pay all expenses incurred in this connection.

15. To adopt means of making known the business of the company as may seem expedient and in particular by advertising in the press, by circulars, by compliments, by purchases and exhibition of products and services, publication of books, magazines and periodicals and by granting prizes, rewards, gifts and donations.

16. To distribute as dividend or bonus among the members or to place reserve or otherwise to apply, as the company may from time to time, think fit, any money received, by way of premium on shares or debentures issued at a premium by the company and any moneys received in respect of forfeited shares and moneys arising from the sale by the company of forfeited shares subject to the provisions of the Companies Act 1956.

17. To train or pay for training in India or abroad of any of the company's employees or any candidate in the interest of or for furtherance of the company's object.

18. To give credit to such persons or companies and no such basis as may seem expedient and in particular to customers and others having dealings with the company and to guarantee the performance of any contract or obligation and the payment of money of any such person or companies and to give guarantee and indemnities.

19. To create any reserve fund, subscription fund, sinking fund, insurance fund, or any other special funds whether for repairing, improving, extending or maintaining any of the property of the company or for any other purpose conducive to the interest of the company or the staff or labour or for any development fund.

20. To give any Director, officer, servant or employee of the company any share or interest in the profits of the company's business by way of commission or otherwise or any branches thereof and whether carried on by own means or through the agency of any subsidiary company or not, for that purpose to enter into any arrangements which may seem expedient to attain the main objects of the company.

21. To apply for, purchase or otherwise acquire any patents, patents rights, copyright trade-marks formulae, licenses concessions and the like, conferring any exclusive, non-exclusive or limited rights to use, or any secret or other information to, any invention which may seem capable of being used for any of the purpose of the company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use, exercise, develop the property rights or information so acquired.

22. To enter into collaboration agreement(s) with any person(s) whether the nature of the agreement is financial technical or otherwise on such terms and conditions as the company deems fit.

23. To carry on research and development work and experiments in connection with the business of the company.

24. To let on lease or on hire, mortgage, pledge, hypothecate or otherwise dispose off the whole or any part of the real and personal properties of the company on such terms as the company shall determine.

25. To issue shares, debentures, debenture stock or other securities on such terms and conditions as the company shall determine and to purchase, redeem, pay off or convert into equity any such securities on such terms and conditions as the company shall determine.

26. To consolidate and sub-divide any shares of the company.

27. To borrow, raise money(s) or secure obligations (whether of the company or any other person) in any manner and subject to such terms and conditions as the company shall determine.

28. To advance and lend money(s) with or without security and on such terms and conditions as the company shall determine without doing the business of banking as defined under the Banking Regulations Act, 1949.

29. Subject to Provisions of the Act, to invest and deal with the surplus money(s) of the company not immediately required in such manner as the company shall determine.

30. To subside, assist and guarantee any payment of money by or the performance of any contracts, engagement of obligation by, any person.

31. To draw, accept and make and to endorse, discount and negotiate bills of exchange, promissory notes, bills of lading, debentures and other negotiable instruments.

32. To adopt such means of making known and advertising the business, properties and understanding of the company for any consideration which the company may deem fit to accept.

33. To transfer, sell or otherwise dispose off all or any of the business, properties and undertaking of the company for any consideration, which the company may deem fit to accept.

34. To establish agencies and to regulate and discontinue the same and to pay such remuneration to agents as the company shall determine.

35. To open, maintain and wind up branches and depots.

36. To provide for the welfare of the persons in employment of the company, or formerly in the employment of the company or its predecessors in business, and the wives, widows and families or such persons by grants of money, pensions, or otherwise, including medical facilities, superannuating, gratuity, insurance and bonus.

37. To subscribe to any charitable, religious, scientific, national or social object and to establish and run or support any institution, trust, society or club in such manner as shall be determined by the company without any contribution for political purposes.

38. To establish and maintain or procure the establishment and maintenance of any contributory, provident, pension or superannuating funds and give and procure the giving of donations, gratuities, pensions, allowances,

emoluments, bonuses, or other amounts to any person who are or were at any time in the employment or service of the company.

39. To establish, undertake and execute or procure the establishment, undertaking or execution of any trust, either gratuitously or otherwise.

40. To distribute any of the properties of the company in specie among shareholders at the time of winding up.

C. OTHER OBJECTS NOT INCLUDED 'A' AND 'B' ABOVE:

1. To carry on the business of running research centers, scientific research laboratories, science institution schools, colleges, training and professional institutions, hospitals, clinics, nursing homes, maternity and family planning units, blood banks, pathological laboratories, opticians shops, stadiums, health centers, and art galleries either charitable or commercial.

2. To undertake or promote research on economic, fiscal, commercial, financial, technical and scientific problems.

3. To carry on the business of real estate agents, land developers, flat promoters, builders, and architects.

4. To acquire and hold stocks , shares, debentures, debenture stocks, bonds, obligations and securities issued or guaranteed by any company constituted or carrying on business in India or elsewhere or by any Government, Sovereign ruler, Public Body or authority or otherwise whether at home or abroad and to acquire these by original subscription, tender, purchase, exchange or otherwise and to subscribe for the same , either conditionally or otherwise and to guarantee for the subscription thereof, and to exercise and enforce all rights and powers conferred by or incidental to the ownership thereof.

IV. The Liability of the members is limited.

V. The Authorized Share Capital of the Company is Rs.10,00,000/- (Rupees Ten Lakhs Only) divided into 100,000 (One Lakh only) equity shares of Rs.10/- (Rupees Ten only) each with power to increase or reduce the capital of company and to alter, convert, classify into several classes of stock or shares, divide or subdivide and consolidate the same with power to attach them to respectively such special rights, privileges or conditions as may be determined by or in accordance with the Articles of Association of this company from time to time subject to the provision of the Companies Act, 1956.

VI. We, the several persons whose name and addresses hereunder subscribed are desirous of being formed into a company in pursuance of this Memorandum of Association and we respectively, agree to take the number of shares in the capital of the company set opposite to our respective names.

Sl. No.	Signature, name, address, occupation, and description of the subscribers	No. of Equity shares taken by each Subscriber	Signature, name address, occupation and description of the witness
1.	S/d- S.ELRED KUMAR s/o Santhanam Gomez No.14/15, Duraiswamy Reddy Street, West Tambaram, Chennai – 45. BUSINESS. PAN: AADPE 2378 L.	10000 [Ten Thousand only]	Both the subscribers signed before me. K.R.UMAMAHESWARAN s/o K.V.Rajagopalan, No.7, New No.19, 3rd Street, Sowrashtra Nagar, Choolaimedu, Chennai – 600 094. CHARTERED ACCOUNTANT M.No.27851 PAN: AAAPU4153A
2.	S/d- ANISTA GOMEZ w/o S.Elred Kumar No.14/15, Duraiswamy Reddy Street, West Tambaram, Chennai – 45. BUSINESS. PAN: AEUPA5572K.	10000 [Ten Thousand only]	
	TOTAL	20000	

Place:
Date:

Under the Companies Act 1956
Company limited by shares

ARTICLES OF ASSOCIATION
OF
A E K INFRASTRUCTURES PRIVATE LIMITED

Table 'A'

1. Regulations contained in Table 'A' of first Schedule of the Companies Act, 1956, shall apply to the Company so far applicable for private companies except to the extent they are modified or supplemented as hereunder. In the absence of the any provision in these Articles or in Table 'A' the relevant section of the Companies Act, 1956, shall apply.

Interpretation:

2. In these presents, unless excluded by the subject or context words or expression shall bear the same meaning as in the Act or any statutory modification thereof excepting as detailed hereunder.

    a. "The Act" means the Companies Act, 1956 and its statutory modification from time to time.

    b. "The Company" or "This Company" when used with reference to this company shall mean **A E K INFRASTRUCTURES PRIVATE LIMITED**.

    c. "The Seal" shall mean the common seal of the company approved by Board of Directors from time to time.

    d. "Writing" shall include typewriting, printing lithography and any other mode or modes of representation or reproducing words in a visible form.

Private Company

3. The company is a private company within the meaning of section (3) (1) (iii) of the Companies Act, 1956, and accordingly.

    a. The minimum paid up capital of the company shall be Rupees One Lakh or such higher amount as may be prescribed.

    b. By its articles,

        i. Restricts the rights to transfer its shares, as hereinafter provided.

        ii. Limits the number of its member to fifty not including:

            - Persons who are in the in the employment of the Company: and
            - Persons who having been formerly in the employment of the company, were members of the company while in that employment and have continued to be members of the company after the employment ceased; provided that where two or more persons held one or more shares in the company jointly, they shall for the purpose of this definition be treated as a single member.

iii. Prohibits any invitation to the public to subscribe for any shares in or debenture of the company.

iv. Prohibit any invitation or acceptance of deposits from persons other than its members, directors or their relatives.

Capital

4. The Authorized share capital of the company shall be as per Clause V of Memorandum of Association. The shares in the Capital of the company shall be under the control of the Directors who may allow or to otherwise dispose of the same at such times and to such persons, and in such manner and upon such terms, as they may think fit and proper.

Shares & Shares Certificates

5. Every person whose name is entered as a member in the Register of members shall be entitled to receive share certificate within three months after allotment or within two months after application for Registration of transfer (or such period as the conditions of issue shall provide).

6. Every certificate shall be under the Common Seal of the Company shall specify the shares to which it relates and the amount paid up thereon.

7. In respect of any share or shares held jointly by several persons, the company shall not be bound-to issue more than one certificate, and delivery of a certificate to one of several joint shareholders shall be sufficient delivery to all such other holders. If a share certificate is defaced, lost or destroyed, it may be renewed on a payment of a fee of two rupees provided that the Director may insist on a satisfactory explanation for such defacements, loss and destruction and may also require that the Company be indemnified against any action in respect of such defacement, loss or destruction.

8. The company shall have a first and paramount lien on every share for all moneys called or payable thereon; provided however, that the Board of Directors may at any time declare any share to be wholly or in part exempt from the provisions of the Article. The company's lien, if any on a share shall extend to all dividend payable thereon.

9. Every member, who intends to transfer shares, hereinafter called the transferor, shall give fourteen days notice in writing to the Board of his intention. The notice shall constitute the Board as his agent for the sale of said shares in one or more lots at the discretion of the Board of Directors at a price to be fixed by the Board of Directors.

10. No share shall be transferred to an outsider so long as the existing members are willing to purchase the same.

11. The right of transfer is limited to shares that are fee from any lien or charge in favour of the company.

12. In respect of any shares registered in joint names of two or more persons on the death of any of them the surviving shareholder shall be the only person entitled to be recognized as having any right in the said shares. In the even of the death of last surviving joint shareholder, the provisions here in applicable on the death of the sole shareholder shall apply.

13. On death of a sole shareholder or the last surviving shareholder, the legal representatives of the shareholder shall be admitted as members of the company and wait the consent of Directors (which they shall not be under any obligation to give) and without production of any probate or letter of Administration or Succession Certificates and upon such terms as to indemnify or otherwise as the Directors may impose shall be registered as such in Books there of. If the legal representative of sole shareholder or of the last surviving shareholder does not want to be admitted as member of the company, then the shares in the name of the sole shareholder or the last surviving shareholder, as the case may be, shall be given by the Board to one or more members of the Company at such price as may be fixed by the Board in its discretion.

14. In the event of the insolvency of any joint shareholder, the other shareholder or joint shareholders shall be the persons solely entitled to the share so jointly held.

15. Not withstanding anything contained here in above or any rules, regulations or convention to the contrary, the Board may, in it sole discretion decline to recognize, register, accept or approve any application for transfer of shares without assigning any reasons thereof.

16. The company may from time to time by ordinary resolution increase the share capital by such sum, to be divided into shares of such amount, as may be specified in the resolution.

Directors

17. The number of directors shall not be less than two and not more than twelve.

18. No qualification share is required for a person to become a director of the company.

19. The First Directors of the Company will be

    S.ELRED KUMAR
    ANISTA GOMEZ

    The first directors of the company shall hold that office till their lives or till they resign or until they cease to be Director of the Company under any provisions of the articles or under any provisions of the Act for the time being in this behalf.

20. For every general meeting of the company the directors present shall elect one of their members to be the Chairman of the meeting and he shall preside as Chairman of that meeting.

21. Subject to the provisions of the Act the board may appoint an alternate director to act for a Director during his absence for a period of not less than 3 months from the State in which the meetings of the board are ordinarily held.

22. In the case of the Central Government or any State Government or an industrial finance corporation sponsored or financed by any of the above Government, grants loans or accept participation in the capital such government or corporation shall be entitled so long as the company is indebted to such government or corporation in any financing capacity, to nominate one or more director to protect the interest of the Government or Corporation in Board of Directors of the company and while holding such office, they shall not be liable for retirement.

23. Each director shall be paid such sitting fee per meeting of the board or committee of the Board attended as may be fixed by the Government under the Act from time to time. Provided further that a Director has a right to renounce the sitting fee till the company starts making profits. In addition the directors shall also be paid such traveling, stay and other out of pocket expenses as they incur in attending the meeting of the Board of Director or of a committee thereof of which they may otherwise incur for the business of the company.
24. Subject to the provision of Section 314 of the Act, If any director is appointed to advise the Director as an expert or called upon to perform extra service or make special exertion for any of the purposes of the company, the Board may pay to such Director, such special remuneration as they think fit and such remuneration may be in the form of either salary, commission or lump sum and may either in addition to or in substitution of the remuneration specified in the preceding Article.

Power and Duties of the Board of Directors

25. The powers of the directors of the company shall be as per Table 'A' read with the provisions of the companies Act, 1956 except insofar as they stand modified by the provision of these Articles.

26. The quorum necessary for transaction of the business of the Board shall be two or one third of this strength whichever is higher. In case of equality of votes, the chairman of the meeting shall have a casing vote.

General meeting

27. All general meetings may be called at shorter length of notices as the board may decide, than that prescribed in section 171 to 186. The board may follow such procedures, as they deem fit, as regards the contents and persons on whom the notice is to be served.

28. Section 173 of the Companies act 1956, does not apply to this company and therefore no explanatory statement need be attached to the notice convening the general meeting. However, every notice convening the meeting of the company shall specify the type of meeting, the place, date and hour of the meeting and shall contain a statement of the business to be transacted thereat.

Proxy

29. Any person may be appointed as a proxy and is entitled to vote on any resolution at the General meeting and no member shall be entitled to be present or vote in any general meeting (either personally or proxy) while any call which is due or presently payable to the company in respect of shares held by him not been paid. The proxy so appointed need not be a member of the company.

Common Seal

30. The Board of Director shall provide for the safe custody of the common seal.

31. The seal shall not be affixed on any instrument except by the authority of the resolution of Board, any director or other person as the Board may appoint for the purpose and such aforesaid person shall sign every instrument to which the seal of the company is so affixed in his presence. Every instrument to which the seal is affixed shall, unless duly constituted attorney of the company executes the same, be signed by Managing Director or by at least two other directors who shall be authorized to affix the seal of company.

32. Provided however, the share certificate shall be sealed in accordance with the provisions of the Companies (Issues of Share Certificate Rules, 1961,) and those in force from time to time.

Secrecy

33. No member shall be entitled to visit or inspect the place or places of business of the company without the permission of the Directors or to require any information respecting any details or any matters relating to conduct of the business of the company, which in the opinion of the Directors will be inexpedient in the interest of the company.

34. Every Director, Managing Director, Officer and employee of the company shall be bound to observe strict secrecy respecting all dealing and transactions of the company and state of accounts in matters relating there to shall, if and when required by the directors, sign a declaration, pledge himself not to reveal any of the matters which may come to his knowledge in the duties except when required to do so by the Board by a court of law.

Sl. No.	Signature, Name, Address, Occupation, and description of the subscribers	Signature, name address, occupation and description of the witness
1.	S/d- S.ELRED KUMAR s/o Santhanam Gomez No.14/15, Duraiswamy Reddy Street, West Tambaram, Chennai – 45. BUSINESS. PAN: AADPE 2378 L.	Both the subscribers signed before me. K.R.UMAMAHESWARAN s/o K.V.Rajagopalan, No.7, New No.19, 3rd Street, Sowrashtra Nagar, Choolaimedu, Chennai – 600 094. CHARTERED ACCOUNTANT M.No.27851 PAN: AAAPU4153A
2.	S/d- ANISTA GOMEZ w/o S.Elred Kumar No.14/15, Duraiswamy Reddy Street, West Tambaram, Chennai – 45. BUSINESS. PAN: AEUPA5572K.	

Place:
Date:

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

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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.