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

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DIGITALLY VERIFIED RECORD

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013]

I hereby certify that VIKAS MANTRA PROPERTIES AND INFRASTRUCTURE PRIVATE LIMITED is incorporated on this Tenth day of August Two thousand sixteen under the Companies Act, 2013 and that the company is limited by shares

The CIN of the company is U45309TN2016PTC111873.

Given under my hand at Manesar this Tenth day of August Two thousand sixteen .

DS Ministry of Corporate Affairs - (Govt of India) 14

Arya Jayant Pyarelal

Deputy Registrar of Companies

Central Registration Centre

For and on behalf of the Jurisdictional Registrar of Companies

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Mailing Address as per record available in Registrar of Companies office:

VIKAS MANTRA PROPERTIES AND INFRASTRUCTURE PRIVATE LIMITED
Flat No C, Old Door No.28, New Door No.17,, First Floor, C Block, 8th Street, Anna Nagar,, Chennai, Chennai, Tamil Nadu, India, 600102

Acknowledgement Number:800530711311224 **Date of filing : 31-Dec-2024**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2024-25

PAN	AAFCV5666B		
Name	VIKAS MANTRA PROPERTIES AND INFRASTRUCTURE PRIVATE LIMITED		
Address	No.27, First floor , Ashok Nagar , Chennai,Chennai , 29-Tamil Nadu, 91-INDIA, 600083		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(4)-After due date	e-Filing Acknowledgement Number	800530711311224

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,78,00,200
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	1,70,63,954
	Interest and Fee Payable	6	16,83,389
	Total tax, interest and Fee payable	7	1,87,47,343
	Taxes Paid	8	1,98,22,860
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 10,75,520
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by SHANMUGAPRABU in the capacity of Managing Director having PAN GGNPS2746N from IP address 49.204.139.159 on 31-Dec-2024 20:44:26 at Chennai (Place) DSC Sl.No & Issuer 5984112 & 1739158082CN=SignX sub-CA for Class 3 Individual 2022,OU=Sub-CA,O=FuturiQ Systems Private Limited,C=IN

System Generated Barcode/QR Code

AAFCV5666B0680053071131122432662 72a98535fdaf203ec9a9bc5dc5037fef0ef

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

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.