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DIGITALLY VERIFIED RECORD

SAMEERA ESTATES

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

"IT IS RESOLVED BY THE DIRECTORS THAT" Mr. S. K. KUMAR S/o. Mr. S. R. Karupannan, aged about 63 years, is hereby authorized on behalf of the company to sign the requisite Forms and Applications required in order to apply for registration of the Plotted Development of Residential Plots vide layout name **"SAMEERA NELLAI"** before the **Real Estate Regulatory Authority.**

The Project is developed jointly with M/s Sameera Infra Private Limited, M/s Sameera Shelters India Private Limited & M/s Nidesh Land Realtors LLP and situated at Chatramputhukulam Village – Ward-A, Block-19, T.S, No. 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1 48/3, 48/4 (Old S. F. Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent-19.04 Acres.

The said Layout is Approved vide Approval No. LP/DTCPnO.92/2024 and No.100/2024 from Town and Country Planning Department. Tirunelveli District and to do any deed or things as may be necessary to complete the registration of the same in the manner required by the Act.

"IT IS RESOLVED FURTHER THAT" Mr. S. K. Kumar, shall furnish a copy of this letter as may be required.

//Certified to be true//

Specimen Signature of the Authorised Signatory

S. K. KUMAR
Vice President

For Sameera Estates Private Limited

S.BASKARAN
Director

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

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Specimen Signature of the Authorised Signatory

S. K. KUMAR
Vice President

For Sameera Shelters India Private Limited

S.BASKARAN
Director

SAMEERA INFRA

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

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S. K. KUMAR
Vice President

For Sameera Infra Private Limited

S.BASKARAN
Director

NIDESH LAND REALTORS LLP

EXTRACT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.04.2025 AT SAMEERA 117 TOWNSHIP AVADI – POONAMALLEE MAIN ROAD, VEERARAGAVAPURAM, CHENNAI – 600 077, TAMILNADU.

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S. K. KUMAR
Vice President

For Nidesh Land Realtors LLP

B. Anubama

B.ANUBAMA
Designated Partner

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.