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RE REGULATORY RECORD

RERA Document

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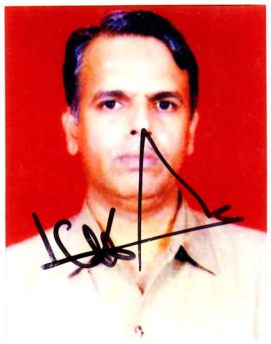
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD





GOVERNMENT OF TAMILNADU
COMMERCIAL TAXES DEPARTMENT
FORM B
CERTIFICATE OF REGISTRATION

C.S.T Number 1046167 **TIN 33643324366**

This is to certify that **M/S. UPKAR HOUSING DEVELOPMENT CORPORATION**

whose principal place of business is situated at :

Street Name	: PLOT NO.156, , ANUMAPALLI AGRAHARAM ZUZUVADI ,,
Town /City	: BEGEPALLI POST-HOSUR
State	: TAMIL NADU
Pincode	: 635126

Has been registered as a dealer under sec 7(1)/7(2) of The Central Sales Tax Act,1956 ,In The Office Of The Assistant Commissioner/Commercial Tax Officer

The Classes of Goods specified for the Purpose of sub-section 1 and 3 of Section 8 of The Act is/Are as Follows and sale of those goods in the course of inter-state trade to the dealer shall be taxable at the rate

Wholly	Contracting
Mainly	-
Partly	-

(B) FOR USE IN MANUFACTURE OF PROCESSING OF GOODS FOR SALE

SNo	Category	Date of Effect	Commodity
1	Manufacturing	22-09-2010	MACHINERIES, BUILDING MATERIAL

Additional Places of Business as Detailed Below:-

(a) In The State of Registration

(b)InOther States

The Dealer Keeps Ware Houses at The Following Places With In The State of Registration

This Certificate is Valid From **22n September2010 d** Until Cancelled

Place : Hosur

Date : 09.11.10

(Office Seal)

09.11.10

(Signature of Registering Authority)

Name R. MATHIALAGAN

Designation ASSISTANT COMMISSIONER [CT]
HOSUR-(North)

09/11/10

सत्यमेव जयते

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 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that UPKAR VENTURES PRIVATE LIMITED is incorporated on this Sixteenth day of May Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109KA2019PTC124393.

The Permanent Account Number (PAN) of the company is **AACCU4341F** */@

The Tax Deduction and Collection Account Number (TAN) of the company is **BLRU04821F** */@

Given under my hand at Manesar this Sixteenth day of May Two thousand nineteen .

DS MINISTRY OF CORPORATE AFFAIRS 27

Digital Signature Certificate
MUKESH KUMAR
Deputy Registrar Of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

isclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

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

UPKAR VENTURES PRIVATE LIMITED
No. 28 Upkar Tower 9th Cross, Off R V Road, JAYANAGAR 2ND BLOCK, Bangalore, Karnataka, India, 560011

* as issued by the Income Tax Department

For UPKAR VENTURES PRIVATE LIMITED

Director

ಪ್ರಪತ್ರ ಸಿ **FORM C**

(೧೦ (ಬ) ನಿಯಮ ನೋಡಿ) (See Rule 10 (a))

ವ್ಯಾಪಾರಿ ಸಂಸ್ಥೆಯ ನೋಂದಣಿಯ ಸ್ವೀಕೃತಿ ಪತ್ರ

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

ಕರ್ನಾಟಕ ರಾಜ್ಯದ ವ್ಯಾಪಾರ ಸಂಸ್ಥೆಯ ರಿಜಿಸ್ಟ್ರಾರ್‌ರವರು ೧೯೩೨ನೇ ಇಸವಿಯ ಭಾರತದ ಪಾಲುಗಾರಿಕೆ ಅಧಿನಿಯಮದ ೫೫(೧)ನೇ ಪ್ರಕರಣದಿಂದ ವಿಧಿಸಲ್ಪಟ್ಟ ನಿರೂಪಣೆಯು ತಮ್ಮ ಕೈ ಸೇರಿರುವುದಾಗಿ ಈ ಮೂಲಕ ತಿಳಿಸುತ್ತಾರೆ, ನಿರೂಪಣೆಯನ್ನು ಫೈಲ್ ಮಾಡಿದೆ, ವ್ಯಾಪಾರ ಸಂಸ್ಥೆಯ ರನ್ನು ದಾಖಲ್ಮಾಡಿದೆ, ವ್ಯಾಪಾರ ಸಂಸ್ಥೆಯ * ಹೆಸರಾದ .....

.....೨೦೦.....ನೆಯ

ಕ್ರಮಾಂಕವಾಗಿ ಬರೆದಿದೆ.

The Registrar of Firms, Karnataka, hereby acknowledges the receipt of the statement prescribed by Section 58 (1) of the Indian Partnership Act, 1932. The statement has been filed and the *name of Firm "UPKAR HOUSING DEVELOPMENT CORPORATION" has been entered in the Register of firms as No. 996/2004-2005

Seal of Registrar of Firms Bangalore Urban (Dist.)

09/04

ವ್ಯಾಪಾರ ಸಂಸ್ಥೆಯ ರಿಜಿಸ್ಟ್ರಾರ್‌ರವರ ಪರವಾಗಿ
For Registrar of Firms
ವ್ಯಾಪಾರ ಸಂಸ್ಥೆಗಳ ಸಹಾಯಕ ನಿಯಂತ್ರಣಾಧಿಕಾರಿಯವರ
Seal ಪರವಾಗಿ (ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ)

Bangalore ಬೆಂಗಳೂರು ನಗರ

Dated the ದಿನಾಂಕ (ತಿಂಗಳು...../...../...೨೦೦.....)

day of 08/09/2004

UPKAR Housing Development Corporation
No 41/1 R.V. Road Opp Vijaya College Bangalore-04

* ವ್ಯಾಪಾರಿ ಸಂಸ್ಥೆಯ ಹೆಸರನ್ನು ಬರೆಯಿರಿ
Here enter the name of the Firm.

W.D. PO - 7878 GBPKR 10,000 PADS OF 100 SHEETS EACH DATED : 30-11-2001

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.