Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SAMBAHA
DEVELOPERS

SAMBAHA DEVELOPERS PRIVATE LIMITED
Address: NO. 11, BAVA ROAD, ALWARPET,
Teynampet, Chennai - 600018, Tamil Nadu

+91 78719 59999
sambaha@gmail.com
follow us on : sambaha_developers

GST : U68100TN2025PTC176778

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF SAMBAHA DEVELOPERS PRIVATE LIMITED (CIN:U68100TN2025PTC176778)HELD ON 30 JUNE 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT NO. 11, BAVA ROAD, ALWARPET, TEYNAMPET, CHENNAI, TAMIL NADU, INDIA, 600018.

"RESOLVED THATMr.SriramanaAnikipatti, S/o.Anand Kumar Anikipatti, aged 41 years (AADHAAR No.8806 6673 3201) and residing at Flat A, Nutech Royalite Apts, No.186, Rangarajapuram Main Road, Kodambakkam, Chennai- 600 024, AuthorisedSignatory of the Company, be and is hereby authorized to do any one or all of the below mentioned acts for and on behalf of the Company, and such other acts, deeds and things necessary in respect of (i) lands measuring 97 Cents, comprised in Survey Number.16/2B and 03 Cents, comprised in Survey Number.16/2C3, bearing Patta Number.101, in total measuring 01 Acre and situated at Peramanur Village, Chengalpattu Taluk & District and (ii) Plot No.52 measuring 2,118 square feet, comprised in New Survey Number.16/2C2B2, Old Survey Number.16/2C2B, bearing Patta Number.997 and situated at MTC Nagar Extension-I, Peramanur Village, Chengalpattu Taluk & District (Schedule Property):

1. To sign, execute and register all deeds and agreements on behalf of the Company including Sale Agreements, Sale Deeds, Payment Receipts, Memorandum of Understanding, Indemnity Deeds, Rectification Deed, Letters, Affidavits and any other documents, deeds or agreements on behalf of the Company, for purchasingthe Schedule Property.
2. To present the said deed or deeds for registration on the Company's behalf before the competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents back after registration, in respect of the Schedule Property.
3. To execute and sign all forms, applications, affidavits, declarations, documents and papers whatsoever in connection with all or any of the purposes.

"RESOLVED FURTHER THAT any Directorof the Company be and is hereby authorised to sign and issue the certified true copy of the resolution to all the authorities which are required to receive the same for their necessary action and the same shall be valid unless revoked by the resolution."

//CERTIFIED TRUE COPY//
FOR SAMBAHA DEVELOPERS PRIVATE LIMITED

RAVICHANDRAN RAJESHKUMAR POOSARI
DIN: 06406413
DIRECTOR

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.