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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DIGITALLY VERIFIED RECORD

TRINEVA INFRA PROJECTS PRIVATE LIMITED
Branch Office
CIN No: U45309KA2018PTC110026
Savidhaanu, 2nd Floor, New No.48, Old No.21,
Casa Major Road, Egmore, Chennai-600 008.
T: + 080 28541111 E: info@trineva.in W: trineva.in

TRINEVA

CERTIFIED EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF TRINEVA INFRA PROJECTS PRIVATE LIMTIED HELD ON 1st Day of APRIL'2023 AT 10:00 A.M., AT REGISTERED OFFICE OF THE COMPANY

BR.Sl.No.BR/HO/001Dated 01.04.2023

AUTHORIZATION TO EXECUTE PURCHASE TRANSACTIONS OF LAND AND BUILDINGS

"**RESOLVED** hereby that the consent of the Board be and is hereby accorded to authorize **Mr. SATHASIVAM V (AADHAR CARD NO: 5647 2282 0674)** S/o. Sri.Venkatasalam, authorized person of our Company to execute Purchase Transactions relating to Land and Buildings including commercial and residential properties that may be acquired by the company from time to time.

Resolved further that Mr.**SATHASIVAM V**, authorized person of the company be and is hereby (1) authorized to negotiate and finalize the terms of such purchase of land and Buildings, (2) to sign and execute appropriate Sale Deeds and all other Documents and papers which are necessary to conclude the purchase transactions. (3) to be present before the registration authorities for the execution of the Sale Deeds and all other incidental documents and forms as may be necessary, (4) to remit the request stamp duty and registration charges and to admit and collect the registered Documents after due registration.

RESOLVED FURTHER THAT certified true copies of this resolution be furnished to such persons as may require them.

"CERTIFIED TRUE COPY"

For TRINEVA INFRA PROJECTS PRIVATE LIMITED

(C.K.VENKATACHALAM)
MANAGING DIRECTOR
(DIN: 00125459)

(A.SANU RAGHAV)
DIRECTOR
(DIN: 09724657)

.....1.....புத்தகம் 2023 ஆண்டின்
1869.ம் நீர் ஆவணம்.....25.....
தாள்களைக் கொண்டது
.....22.....ம தாள்

சார்பதிவாளர்

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.