Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

New Town Chennai Realty LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF NEW TOWN CHENNAI REALTY LLP (LLPIN: AAB-1143 & PAN: AADFO2405J) ("LLP"), ON FRIDAY, THE 31st DAY OF JULY 2026 AT THE REGISTERED OFFICE SITUATED AT II FLOOR OLD NO. 15/4, NEW NO. 31/4, SAYEE APARTMENTS, RAJAMANNAR STREET, T. NAGAR, CHENNAI, TAMIL NADU – 600017.

"RESOLVED THAT, consent of the Designated Partners be and is hereby accorded to **Mr. MOHAN. M., S/o. Mr. Munikrishnan, aged 38 years (AADHAAR No. 3046 3942 7741),** Authorized Signatory of the LLP, to do any one or all of the following acts for and on behalf of the LLP, and such other acts, deeds and things necessary, with respect to the land parcel measuring 71,680 square feet, comprised in Town Survey No. 9/2 and 7,365 square feet, comprised in Town Survey No.10, Old R.S.No.71/1 (Part), in total land measuring **79,045 square feet**, **Block No.16, Saidapet Village, Mambalam Taluk** and situated at Door No.71, Karupanna Reddy Garden, VGP Salai, Saidapet, Chennai-600 015 ("Property") owned by the LLP:

1. To sign, execute and register all deeds and agreements on behalf of the LLP including Sale Agreements, Sale Deeds, Gift Deeds, Payment Receipts, Rectificaiton Deeds, Ratification Deeds, Memorandum of Understanding, Memorandum of Compromise, Letters, Affidavits, Indemnity, and any other documents, deeds or agreements on behalf of the LLP for effectively purchasing, transferring, conveying or developing the said Property;
2. To present the said deed or deeds for registration on the LLP's behalf before the competent Sub-Registrar of Assurances and to asdmit execution and to receive the document or documents back after registration, in respect of the Property or part thereof;
3. To make applications for copies of documents and mutation of records, papers relating to the Property, file declarations and handle all proceedings for obtaining and maintaining approvals, permissions, grants, etc. in respect of the Property and planning thereof from all courts, government / municipal offices or local authorities; DTCP, TNEB, TNRERA, concerned Municipality, Corporation, Tahsildar, VAO, and other concerned authorities/ offices.
4. To execute and sign all forms, applications, affidavits, declarations, documents and papers whatsoever in connection with all or any of the purposes and to do all such acts, deeds, and things as may be necessary in connection therewith.

"RESOLVED FURTHER THAT, any Designated Partner of the LLP be and is hereby authorized 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."

//CERTIFIED TRUE COPY//

***For* NEW TOWN CHENNAI REALTY LLP**

DEVIREDDY SUJAIANAND
Director (DIN: 00732811)

NEW TOWN CHENNAI REALTY LLP ★ CHENNAI

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.