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RE REGULATORY RECORD

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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
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DIGITALLY VERIFIED RECORD

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33AABCF3027E1ZA

1.	**Legal Name**	FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED			
2.	**Trade Name, if any**	FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Private Limited Company			
5.	**Address of Principal Place of Business**	**Building No./Flat No.:** NO 7 **Name Of Premises/Building:** DIVYASREE POINT **Road/Street:** RAJIVI GANDHI SALAI OMR **City/Town/Village:** SHOLINGANALLUR **District:** Chennai **State:** Tamil Nadu **PIN Code:** 600119			
6.	**Date of Liability**	01/07/2017			
7.	**Date of Validity**	From	01/07/2017	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Centre Goods and Services Tax Act, 2017			

Signature

Signature Not Verified

Digitally signed by DS GOODS AND SERVICES TAX NETWORK 15
Date: 2024.10.25 15:45:18 IST

Name	Abhishek Dhusiya
Designation	Superintendent
Jurisdictional Office	RANGE II
Date of issue of Certificate	25/10/2024

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 25/10/2024 by the jurisdictional authority.

Goods and Services Tax

Annexure A



Goods and Services Tax Identification Number: 33AABCF3027E1ZA

Details of Additional Place of Business(s)

Legal Name	FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED
Trade Name, if any	FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED
Additional trade names, if any	

Total Number of Additional Places of Business(s) in the State **1**

1	NO 149 2, KANNAGAPATTU VILLAGE, THIRUPORUR TALUK, Kancheepuram, Tamil Nadu, 603110

Goods and Services Tax

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AABCF3027E1ZA

Legal Name	FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED
Trade Name, if any	FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED
Additional trade names, if any	

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	GANAPA PANDURANGASETTY BALAJI
		Designation/Status	Director
		Resident of State	Karnataka
2		Name	SUMEET CHAWLA
		Designation/Status	DIRECTOR
		Resident of State	Karnataka

Goods and Services Tax

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

RD - Southern Region
5th Floor Shastri Bhawan, 26 Haddows Road, Chennai, Tamil Nadu, India, 600006

Sec 233/AB1711940/RD Chennai

FORM NO. CAA-12

[Pursuant to section 233 and rule 25(5)]

Confirmation order of scheme of merger or amalgamation between M/s. FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED and M/s. SWATHI REAL ESTATE DEVELOPERS PRIVATE LIMITED, SWATHI REAL ESTATE DEVELOPERS PRIVATE LIMITED, GOWRI REALTORS PRIVATE LIMITED, GOWRI REALTORS PRIVATE LIMITED, BALAJI REAL ESTATE VENTURES PRIVATE LIMITED, BALAJI REAL ESTATE VENTURES PRIVATE LIMITED, BHAGYASREE REALTORS PRIVATE LIMITED, BHAGYASREE REALTORS PRIVATE LIMITED, GAYATRI HOUSING VENTURES PRIVATE LIMITED, GAYATRI HOUSING VENTURES PRIVATE LIMITED

Pursuant to the provisions of section 233, the scheme of compromise, arrangement or merger of M/s SWATHI REAL ESTATE DEVELOPERS PRIVATE LIMITED, SWATHI REAL ESTATE DEVELOPERS PRIVATE LIMITED, GOWRI REALTORS PRIVATE LIMITED, GOWRI REALTORS PRIVATE LIMITED, BALAJI REAL ESTATE VENTURES PRIVATE LIMITED, BALAJI REAL ESTATE VENTURES PRIVATE LIMITED, BHAGYASREE REALTORS PRIVATE LIMITED, BHAGYASREE REALTORS PRIVATE LIMITED, GAYATRI HOUSING VENTURES PRIVATE LIMITED, GAYATRI HOUSING VENTURES PRIVATE LIMITED with M/s. FORTUNE ESTATE DEVELOPERS PRIVATE LIMITED approved by their respective members and creditors as required under section 233(1)(b) and (d), is hereby confirmed and the scheme shall be active from the SIXTEENTH day of DECEMBER TWO THOUSAND TWENTY FOUR subject to the following conditions :

Approved.

A copy of the approved scheme is attached to this order.

Signature Not Verified
Digitally signed by
*.mca.gov.in
Date: 2024.12.16 11:59:52 IST

Dr. Raj Singh
RD - Southern Region

Date of Signing: 16/12/2024

Place of Signing: Chennai

FORM NO. CAA.11

[Pursuant to Section 233(2) of the Companies Act, 2013 and Rule 25(4) of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016

Notice of approval of the Scheme of Amalgamation

1.	(a)	Corporate Identity Number (CIN) of Transferee Company	U45200TN2008PTC069189
	(b)	Global Location Number (GLN) of Transferee Company	Not Applicable
2.	(a)	Name of the Transferee Company	Fortune Estate Developers Private Limited
	(b)	Registered office address	No 7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai, Tamil Nadu, India, 600119
	(c)	E-mail ID of the Transferee Company	secretarial@divyasree.com
3.	Whether the Transferor Companies and the Transferee Company are: • ~~Small Companies~~ • Holding and wholly owned subsidiaries		The Transferor Companies are wholly owned subsidiaries of the Transferee Company.
	Details of Transferor Companies:		
4.	**Transferor Company 1**		
	(a)	Corporate Identity Number (CIN)	U45400TN2009PTC071292
	(b)	Global Location Number (GLN)	Not Applicable
	(c)	Name of the Company	Swathi Real Estate Developers Private Limited
	(d)	Registered office address	No 7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai, Tamil Nadu, India, 600119
	(e)	E-mail ID of the Company	secretarial@divyasree.com
5.	**Transferor Company 2**		
	(a)	Corporate Identity Number (CIN)	U07010TN2004PTC072058
	(b)	Global Location Number (GLN)	Not Applicable
	(c)	Name of the Company	Gowri Realtors Private Limited
	(d)	Registered office address	No 7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai, Tamil Nadu, India, 600119



	(e)	E-mail ID of the Company	secretarial@divyasree.com
6.	**Transferor Company 3**		
	(a)	Corporate Identity Number (CIN)	U45400TN2009PTC071293
	(b)	Global Location Number (GLN)	Not Applicable
	(c)	Name of the Company	Balaji Real Estate Ventures Private Limited
	(d)	Registered office address	No 7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai, Tamil Nadu, India, 600119
	(e)	E-mail ID of the Company	secretarial@divyasree.com
7.	**Transferor Company 4**		
	(f)	Corporate Identity Number (CIN)	U07010TN2003PTC072059
	(g)	Global Location Number (GLN)	Not Applicable
	(h)	Name of the Company	Bhagyasree Realtors Private Limited
	(i)	Registered office address	No 7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai, Tamil Nadu, India, 600119
	(j)	E-mail ID of the Company	secretarial@divyasree.com
8.	**Transferor Company 5**		
	(k)	Corporate Identity Number (CIN)	U45400TN2009PTC071290
	(l)	Global Location Number (GLN)	Not Applicable
	(m)	Name of the Company	Gayatri Housing Ventures Private Limited
	(n)	Registered office address	No 7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai, Tamil Nadu, India, 600119
	(o)	E-mail ID of the Company	secretarial@divyasree.com
9.	Brief particulars of compromise or Amalgamation involving merger:		The Scheme of Amalgamation ("Scheme") involves merger of Swathi Real Estate Developers Private Limited ("Transferor Company 1"), Gowri Realtors Private Limited ("Transferor Company 2"), Balaji Real Estate

FORTUNE ESTATE DEVELOPERS PVT. LTD.

			Ventures Private Limited ("Transferor Company 3"), Bhagyasree Realtors Private Limited ("Transferor Company 4"), Gayatri Housing Ventures Private Limited ("Transferor Company 5") (together referred as "Transferor Companies") with Fortune Estate Developers Private Limited ("Transferee Company"). The Scheme of Amalgamation is enclosed herewith and marked as **Annexure A.**
10.	**Details of approval of the Scheme of Amalgamation by the Transferee Company**		
	(a)	**Approval by the members**	
	(i)	Date of dispatch of notice to members	October 10, 2024
	(ii)	Date of the General Meeting	October 26, 2024
	(iii)	Date of approval of Scheme in the General meeting	October 26, 2024
	(iv)	Approved by majority of: (members or class of members holding at least ninety percent of the total number of shares)	100.00%
	(b)	**Approval by the Secured Creditors**	
	(i)	Date of dispatch of notice to Secured creditors:	The Transferee Company does not have any Secured Creditors and accordingly, dispatch of notice to Secured Creditors is not applicable.
	(ii)	Date of the meeting of Secured creditors:	Not Applicable
	(iii)	Date of approval of Scheme in Secured Creditors meeting:	Not Applicable
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	Not Applicable
	(c)	**Approval by the Unsecured Creditors**	
	(i)	Date of dispatch of notice to Unsecured creditors:	Intimation/ notices were sent to Unsecured Creditors seeking their consent / no-objection to the Scheme between September 15, 2024 to September 21, 2024
	(ii)	Date of the meeting of Unsecured creditors:	Meeting is not applicable.

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	(iii)	Date of approval of Scheme in Unsecured Creditors meeting:	Meeting is not applicable.
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	The Transferee Company has obtained 'no-objection' / 'Consent letters' approving the Scheme of Amalgamation from 99.78% in total value of its Unsecured Creditors.
7.		**Details of approval of the Scheme of Amalgamation by the Transferor Company 1**	
	(a)	**Approval by the members**	
	(i)	Date of dispatch of notice to members	October 10, 2024
	(ii)	Date of the General Meeting	October 26, 2024
	(iii)	Date of approval of Scheme in the General meeting	October 26, 2024
	(iv)	Approved by majority of: (members or class of members holding at least ninety percent of the total number of shares)	100.00%
	(b)	**Approval by the Secured Creditors**	
	(i)	Date of dispatch of notice to Secured creditors:	The Transferor Company 1 does not have any Secured Creditors and accordingly, dispatch of notice to Secured Creditors is not applicable.
	(ii)	Date of the meeting of Secured creditors:	Not Applicable
	(iii)	Date of approval of Scheme in Secured Creditors meeting:	Not Applicable
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	Not Applicable
	(c)	**Approval by the Unsecured Creditors**	
	(i)	Date of dispatch of notice to Unsecured creditors:	Intimation/ notices were sent to Unsecured Creditors seeking their consent / no-objection to the Scheme between September 15, 2024 to September 21, 2024
	(ii)	Date of the meeting of Unsecured creditors:	Meeting is not applicable.
	(iii)	Date of approval of scheme in Unsecured Creditors meeting:	Meeting is not applicable.
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	The Transferor Company 1 has obtained 'no-objection' / 'Consent

ESTATE DEVELOPERS PVT

			letters' approving the Scheme of Amalgamation from 99.98% in total value of its Unsecured Creditors.
8.		**Details of approval of the Scheme of Amalgamation by the Transferor Company 2**	
	(a)	**Approval by the members**	
	(i)	Date of dispatch of notice to members	October 10, 2024
	(ii)	Date of the General Meeting	October 26, 2024
	(iii)	Date of approval of Scheme in the General meeting	October 26, 2024
	(iv)	Approved by majority of: (members or class of members holding at least ninety percent of the total number of shares)	100.00%
	(b)	**Approval by the Secured Creditors**	
	(i)	Date of dispatch of notice to Secured creditors:	The Transferor Company 2 does not have any Secured Creditors and accordingly, dispatch of notice to Secured Creditors is not applicable.
	(ii)	Date of the meeting of Secured creditors:	Not Applicable
	(iii)	Date of approval of Scheme in Secured Creditors meeting:	Not Applicable
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	Not Applicable
	(c)	**Approval by the Unsecured Creditors**	
	(i)	Date of dispatch of notice to Unsecured creditors:	Intimation/ notices were sent to Unsecured Creditors seeking their consent / no-objection to the Scheme between September 15, 2024 to September 21, 2024
	(ii)	Date of the meeting of Unsecured creditors:	Meeting is not applicable.
	(iii)	Date of approval of scheme in Unsecured Creditors meeting:	Meeting is not applicable.
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	The Transferor Company 2 has obtained 'no-objection' / 'Consent letters' approving the Scheme of Amalgamation from 99.97% in total value of its Unsecured Creditors.

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9.		**Details of approval of the Scheme of Amalgamation by the Transferor Company 3**	
	(a)	**Approval by the members**	
	(i)	Date of dispatch of notice to members	October 10, 2024
	(ii)	Date of the General Meeting	October 26, 2024
	(iii)	Date of approval of Scheme in the General meeting	October 26, 2024
	(iv)	Approved by majority of: (members or class of members holding at least ninety percent of the total number of shares)	100.00%
	(b)	**Approval by the Secured Creditors**	
	(i)	Date of dispatch of notice to Secured creditors:	The Transferor Company 3 does not have any Secured Creditors and accordingly, dispatch of notice to Secured Creditors is not applicable.
	(ii)	Date of the meeting of Secured creditors:	Not Applicable
	(iii)	Date of approval of Scheme in Secured Creditors meeting:	Not Applicable
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	Not Applicable
	(c)	**Approval by the Unsecured Creditors**	
	(i)	Date of dispatch of notice to Unsecured creditors:	Intimation/ notices were sent to Unsecured Creditors seeking their consent / no-objection to the Scheme between September 15, 2024 to September 21, 2024
	(ii)	Date of the meeting of Unsecured creditors:	Meeting is not applicable.
	(iii)	Date of approval of scheme in Unsecured Creditors meeting:	Meeting is not applicable.
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	The Transferor Company 3 has obtained 'no-objection' / 'Consent letters' approving the Scheme of Amalgamation from 99.87% in total value of its Unsecured Creditors.

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10.		**Details of approval of the Scheme of Amalgamation by the Transferor Company 4**	
	(a)	**Approval by the members**	
	(i)	Date of dispatch of notice to members	October 10, 2024
	(ii)	Date of the General Meeting	October 26, 2024
	(iii)	Date of approval of Scheme in the General meeting	October 26, 2024
	(iv)	Approved by majority of: (members or class of members holding at least ninety percent of the total number of shares)	100.00%
	(b)	**Approval by the Secured Creditors**	
	(i)	Date of dispatch of notice to Secured creditors:	The Transferor Company 4 does not have any Secured Creditors and accordingly, dispatch of notice to Secured Creditors is not applicable.
	(ii)	Date of the meeting of Secured creditors:	Not Applicable
	(iii)	Date of approval of Scheme in Secured Creditors meeting:	Not Applicable
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	Not Applicable
	(c)	**Approval by the Unsecured Creditors**	
	(i)	Date of dispatch of notice to Unsecured creditors:	Intimation/ notices were sent to Unsecured Creditors seeking their consent / no-objection to the Scheme between September 15, 2024 to September 21, 2024
	(ii)	Date of the meeting of Unsecured creditors:	Meeting is not applicable.
	(iii)	Date of approval of scheme in Unsecured Creditors meeting:	Meeting is not applicable.
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	The Transferor Company 4 has obtained 'no-objection' / 'Consent letters' approving the Scheme of Amalgamation from 99.02% in total value of its Unsecured Creditors.

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11.		**Details of approval of the Scheme of Amalgamation by the Transferor Company 5**	
	(a)	**Approval by the members**	
	(i)	Date of dispatch of notice to members	October 10, 2024
	(ii)	Date of the General Meeting	October 26, 2024
	(iii)	Date of approval of Scheme in the General meeting	October 26, 2024
	(iv)	Approved by majority of: (members or class of members holding at least ninety percent of the total number of shares)	100.00%
	(b)	**Approval by the Secured Creditors**	
	(i)	Date of dispatch of notice to Secured creditors:	The Transferor Company 5 does not have any Secured Creditors and accordingly, dispatch of notice to Secured Creditors is not applicable.
	(ii)	Date of the meeting of Secured creditors:	Not Applicable
	(iii)	Date of approval of Scheme in Secured Creditors meeting:	Not Applicable
	(iv)	Approved by majority of: (at least nine-tenth in value of creditors)	Not Applicable
	(c)	**Approval by the Unsecured Creditors**	
	(v)	Date of dispatch of notice to Unsecured creditors:	Intimation/ notices were sent to Unsecured Creditors seeking their consent / no-objection to the Scheme between September 15, 2024 to September 21, 2024
	(vi)	Date of the meeting of Unsecured creditors:	Meeting is not applicable.
	(vii)	Date of approval of scheme in Unsecured Creditors meeting:	Meeting is not applicable.
	(viii)	Approved by majority of: (at least nine-tenth in value of creditors)	The Transferor Company 5 has obtained 'no-objection' / 'Consent letters' approving the Scheme of Amalgamation from 99.98% in total value of its Unsecured Creditors.

FORTUNE ESTATE DEVELOPERS PVT LTD

Declaration

I, Shaifali Singh, Authorized Signatory of the Transferee Company, hereby declare that-

(i) Notice of the scheme as required under section 233(1)(a) was duly sent to the Registrar of Companies and Official Liquidators of the place where the registered office of the Transferor Companies and the Transferee Company are situated and to the concerned Income Tax authorities and to all other persons/ authorities who are likely to be affected by the Scheme of Amalgamation; and a copy of the same has been attached herewith;

(ii) We have not received any objections to the Scheme;

(iii) The Scheme of Amalgamation has been approved by the members and creditors of the Transferor Companies and the Transferee Company by the requisite majority in accordance with Section 233(1)(b) and (d), respectively, of the Companies Act, 2013;

(iv) All the requirements under Section 233 of the Companies Act, 2013 and the rules made there have been complied with; and

(v) To the best of my knowledge and belief the information given in this application and its attachments are correct and complete.

Date: October 30, 2024
Place: Bengaluru

FORTUNE ESTATE DEVELOPERS PVT LTD

Shaifali Singh
Authorized Signatory

Attachments:
1. Copy of the Scheme approved by the Members.
2. Notice sent in accordance with section 233 (1)(a)
3. Optional attachments, if any

S. No.	Documents
1.	**Copy of Notice of Proposed scheme inviting objections sent to ROC, IT officer and OL in Form CAA-9**
2.	**Copy of the scheme approved by members and creditors**
3.	**EGM Documents of respective Companies:** **a) Notice of the Equity shareholders meeting** **b) Explanatory Statements** **c) Disclosure Statements** **d) Attendance slip** **e) Extracts of resolution passed at the Meeting** **f) Minutes of the Meeting**
4.	**No objection letter obtained from creditors of Transferee Company**
5.	**No objections letters obtained from creditors of Transferor Companies**
6.	**CA Certificate on list of shareholders and creditors of Transferee Company**
7.	**CA Certificate on list of shareholders and creditors of Transferor Company**

Note: Refer index attached for complete set of documents.

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

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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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.