Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Date: 08.12.2025

The Authority Officer

TNRERA,

1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008.

Respected Sir,

As per your queries for the file No.**TNRERA/PLF/9050/2025** dated 05.12.2025 regarding name difference in patta and document. I **THULASIDAS B. PATEL** (Partner) S/o. Bhavanji M Patel, No.4/487 A, Opp to Balaji Nagar, Kattur, Trichy – 620019. hereby clarify that the name of the firm at the time of registering the land was **AAKASH IMPEX** and the same was changed to **AAKASH ASSOCIATES** on 01.10.2023 through a name change deed between the partners and the same was mentioned and registered in the name of AAKASH ASSOCIATES by the Registrar (Register of Firms) on 11.03.2024. For that reason the patta has been issued in the name of **AAKASH ASSOCIATES** and the registration will also be proceeded only in the name of **AAKASH ASSOCIATES** Only.

For AAKASH ASSOCIATES

X TB Patel

Partner

THULASIDA B. PATEL
(Partner)

Before me

NOTARY PUBLIC
GOVT. OF INDIA
REGN. No: 11184

NOTARY PUBLIC GOVT OF INDIA
V. RAJAKUMAR TRICHY Regd.No:11184
NOTARIAL NOTARIAL

8/12/2025

V. RAJAKUMAR, B.A.,P.G.D.M.M.A.,M.L.,
ADVOCATE & NOTARY PUBLIC
159/2, ASHOK NAGAR SOUTH EXTENSION,
R.M.S. COLONY, KARUMANDAPAM,
TRICHY - 620 001. CELL: 94434 61534

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CU 791701

AAKASH ASSOCIATES
TRICHY

20 SEP 2023

S. ராஜ்குமார்
மு.தா. வி
L.No: 6/2000
திரி. தமிழ்நாடு

DEED OF CHANGE OF NAME OF PARTNERSHIP

THIS DEED is made on this **01st day of October, 2023** at Tiruchirappalli town between: -

The partners of the existing partnership firm known as "[M/s. AAKASH IMPEX]" (hereinafter referred to as the "Existing Partnership"), whose details are as follows:

1. SRI. TULASIDAS B. PATEL, Aged about 36 years,
   S/o Bhavanji M Patel,
   No 4/487 A, Opp to Balaji Nagar,
   Kattur, Trichy – 620019.

2. SMT. BHAVANA T. PATEL, Aged about 35 years,
   W/o Tulasidas B. Patel,
   No 4/487 A, Opp to Balaji Nagar,
   Kattur, Trichy – 620019.

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TRUE COPY OF THE
ORIGINAL DOCUMENT

(Contd ..2)

NOTARY PUBLIC
V.RAJAKUMAR
TRICHY
Regd.No:11184
GOVT. OF INDIA

V. RAJAKUMAR, B.A.,P.G.D.H.M.,A.M.I.E.,
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The partners of the reconstituted partnership firm, which shall be known as "[M/s AAKASH ASSOCIATES]" (hereinafter referred to as the "Reconstituted Partnership"), whose details are as follows:

1. SRI. TULASIDAS B. PATEL, Aged about 36 years,
   S/o Bhavanji M Patel,
   No.4/487 A, Opp to Balaji Nagar,
   Kattur, Trichy – 620019.

2. SMT. BHAVANA T. PATEL, Aged about 35 years,
   W/o Tulasidas B. Patel,
   No.4/487 A, Opp to Balaji Nagar,
   Kattur, Trichy – 620019.

WHEREAS, the partners of the Existing Partnership have agreed to change the name of the Existing Partnership to "**[M/s AAKASH ASSOCIATES]**" and continue the business under the Reconstituted Partnership.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein, it is hereby agreed as follows:

1. Change of Partnership Name:

The name of the Existing Partnership, "**[AAKASH IMPEX]** as per clause," shall be changed to "**[AAKASH ASSOCIATES]**."

The Reconstituted Partnership shall be deemed to have commenced business from the effective date of this Deed.

2. Change in Nature of Business:

The Existing Partnership, originally engaged in the business of buying and selling timber, plywood, manufacturing doors, windows, shall now also undertake the business of real estate development, investment, and related activities. This Inclusion in the nature of business shall take effect from the effective date of this Deed.

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(Contd...3)

NOTARY PUBLIC ★ GOVT. OF INDIA ★
V.RAJAKUMAR
TRICHY
Regd.No:11184
8/12/25

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3. Continuation of Business:

All assets, liabilities, rights, and obligations of the Existing Partnership shall be transferred and become the assets, liabilities, rights, and obligations of the Reconstituted Partnership. The Reconstituted Partnership shall continue the new business undertaking without interruption.

4. Amendment to Partnership Deed:

The Partnership Deed of the Existing Partnership shall be amended to reflect the change in name and the nature of business. The amended Partnership Deed is attached hereto as Addendum.

IN WITNESS WHEREOF, the parties hereto have executed this Deed of Change of Name of Partnership on the day, month, and year first above written.

Signature of Partners:

TULASIDAS B. PATEL

BHAVANA T. PATEL

WITNESS: -

1. Name: S. DINESH KUMAR

   Address: 42, Anna Street, Jeeva nagar, Trichy-8

   Sign:

2. Name:

   Address: 2A/24, Indira Nagar, Woraiyur, Trichy-3

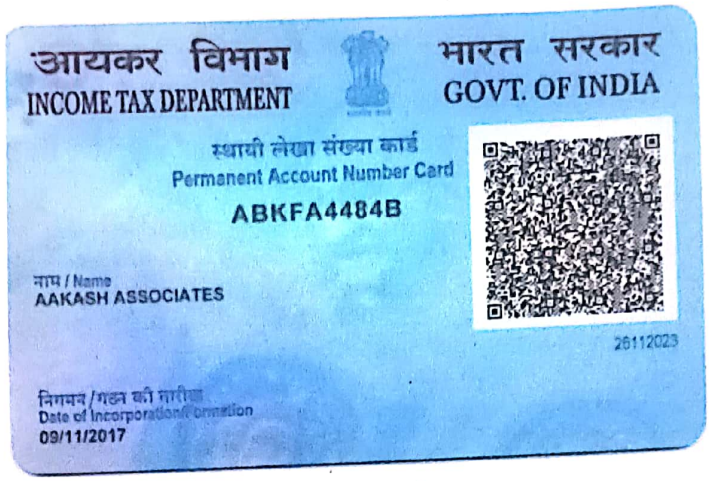
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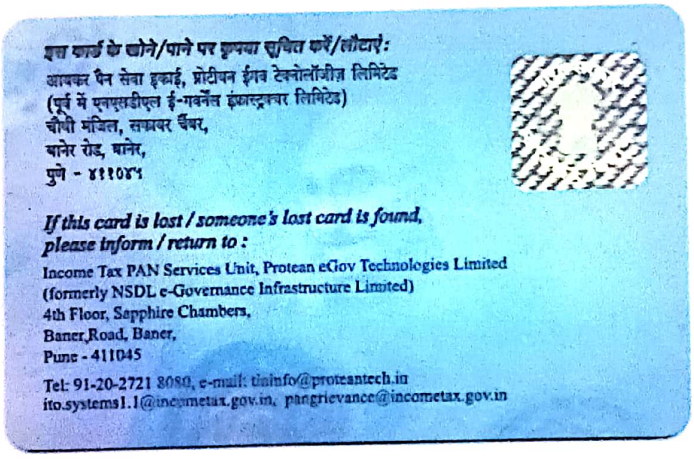
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NOTARY PUBLIC
GOVT. OF INDIA
REGN. No: 11184

NOTARY PUBLIC V. RAJAKUMAR TRICHY REGN.No:11184 NOTARIAL NOTARIAL

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABKFA4484B
नाम / Name
AAKASH ASSOCIATES
निगमन / गठन की तारीख
Date of Incorporation/ Formation
09/11/2017
26112023


इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, प्रोटीयन ईगव टेक्नोलॉजीज लिमिटेड
(पूर्व में एनएसडीएल ई-गवर्नेंस इंफ्रास्ट्रक्चर लिमिटेड)
चौथी मंजिल, सफायर चैंबर,
बानेर रोड, बानेर,
पुणे - ४११०४५

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, Protean eGov Technologies Limited
(formerly NSDL e-Governance Infrastructure Limited)
4th Floor, Sapphire Chambers,
Baner,Road, Baner,
Pune - 411045
Tel: 91-20-2721 8080, e-mail: tininfo@proteantech.in
ito.systems1.1@incometax.gov.in, pangrievance@incometax.gov.in

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NOTARY PUBLIC
V.RAJAKUMAR
TRICHY NOTARIAL
Regd.No:11184
8/12/2025
GOVT. OF INDIA

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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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3/350/2 Mettukuppam,
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Chennai 600 097, India
hello@verified.realestate
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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.