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

SDB
Since 1971

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S SDB SECURITY SERVICES PRIVATE LIMITED, HELD ON THURSDAY 23rd MAY 2024 AT THE REGISTER OFFICE OF THE COMPANY AT 11.00AM

Authorization to Mr.K.Shankar

RESOLVED to nominate Mr.K.Shankar, Group company Chief Financial officer, as "Authorized signatory" of the Company for the purpose of signing Power of Attorney, General Power of Attorney, Memorandum of Understanding/Agreements, Agreement for Sale, Sale Deeds and other related documents for and on behalf of the company with regard to the piece and parcel of property originally bearing Field.No.12, now bearing Plot Nos.1 to 20, situated at V.R.S Salai, Uthandi, Chennai-600 119, Originally comprised in Survey No.2/461, currently comprised in Survey No.2/544 to 2/564, in Uthandi Village, Sholinganallur Taluk, Chennai District, totally measuring an extent of 1 Acre and 50 Cents (64,800 Sq.Ft.) and all such above mentioned agreements documents and Communications shall be signed by Mr.K.Shankar.

Further resolved that this is the certified copy of this resolution duly signed by Director Prakash Bhupendra Patel be submitted to the concerned Registrar/Sub Registrar as required.

/Certified True Copy/

For SDB Security services Pvt Ltd

SDB Security Services Pvt. Ltd. (Formerly known as SDB Select Services Pvt Ltd.) Chennai 600086

Prakash Bhupendra Patel
Director
DIN: 01684948

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.