Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

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

DIGITALLY VERIFIED RECORD

प्रारुप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200TN2008PTC069661 2008 - 2009

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

SUGALI ENTERPRISES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अतंर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक तेईस अक्तूबर दो हजार आठ को मेरे हस्ताक्षर से चैन्नई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45200TN2008PTC069661 2008 - 2009

I hereby certify that SUGALI ENTERPRISES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Chennai this Twenty Third day of October Two Thousand Eight.

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(PONNUNAMBI NS)

कम्पनी रजिस्ट्रार / Registrar of Companies
तमिलनाडु, चैन्नई, अंदमान और निकोबार द्वीप
Tamil Nadu, Chennai, Andaman and Nicobar Islands

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:
SUGALI ENTERPRISES PRIVATE LIMITED
115, ARCOT ROAD, VIRUGAMBAKKAM,
CHENNAI - 600092,
Tamil Nadu, INDIA

K.R

SUGALI ENTERPRISES PRIVATE LIMITED

Regd Off: No.4, V.O.C. 2nd Cross Street, Kodambakkam,
Chennai – 600 024

CIN: U45200TN2008PTC069661 E-mail: rockrakesh_1985@yahoo.com

EXTRACTS OF RESOLUTIONS PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/s. SUGALI ENTERPRISES PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT NO.4, V.O.C, 2ND CROSS STREET, KODAMBAKKAM, CHENNAI – 600 024 ON WEDNESDAY THE 03RD DAY OF APRIL 2024

GENERAL AUTHORIZATION TO PURCHASE / SELL LAND ON BEHALF OF THE COMPANY:

"**RESOLVED THAT** the consent of the board be and is hereby given to buy / sell / dispose or otherwise deal with the properties, in the normal course of business."

"**RESOLVED FURTHER THAT** Mr. K Rakesh Kumar or Mrs. R Mamtha, Directors of the company are hereby severally authorized on behalf of the company to execute necessary purchase/sale deeds, documents, instruments, agreements, power of attorney, in favour of the prospective buyers and do all such acts and deeds for giving effect to the above resolutions."

"**RESOLVED FURTHER THAT** Mr. K Rakesh Kumar or Mrs. R Mamtha be and are hereby severally authorized to cancel the power of attorney, sale deeds, agreements as and when required on behalf of the Company."

"**RESOLVED FURTHER THAT** a copy of the above resolution be submitted to necessary authorities under the signatures of both the Directors of the Company."

/CERTIFIED TRUE COPY/

For **SUGALI ENTERPRISES PRIVATE LIMITED**

K Rakesh Kumar	R Mamtha
Director	Director
DIN: 02331286	DIN: 07012704

For SUGALI ENTERPRISES PVT. LTD.

Director

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.