Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

CIN : U45201TZ2007PTC013760

MARTIN REAL ESTATE PRIVATE LIMITED

Regd. Office : 54, Mettupalayam Road, G.N. Mills Post, Coimbatore - 641 029.

Phone : 0422 2649001

EXTRACT OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON THURSDAY THE 12TH DAY OF DECEMBER 2024 AT 12.15 PM AT ITS REGISTERED OFFICE AT NO.54, METTUPALAYAM ROAD, GN. MILLS POST, COIMBATORE–641029

TO GIFT A PART OF THE COMPANY'S PROPERTIES FOR LAYING ROAD, PARK, ETC.:

The Chairman informed the Board that the Company is in the process of developing its land admeasuring an extent of Dry Acres 13.26 comprised in S. F. Nos. 3/1, 4/5, 1/1A, 2/3, 2/2B2, 2/1B, 3/2A, 13/1A1, 13/1B1, 13/2A, 13/2B, 13/3A, 13/3B and 2/2A2 (All in Full) situated in Coimbatore North Registration District, Thondamuthur Sub Registration District, Coimbatore District, Vadavalli Taluk (Previously Coimbatore Taluk), Veerakeralam Village and as a part of the application process for the approval for plotting the land into a layout of house sites from DTCP / LPA, it is required to donate a part of it admeasuring an extent of **20,520.71 Sq. Mts. (or) 2,20,885 Sq. Ft.** to "The Commissioner, Coimbatore Municipal Corporation" **as GIFT WITHOUT ANY CONSIDERATION** for public usage (Layout Road, Park, etc). After the detailed discussion, the Board passed the following resolution:

RESOLVED THAT the land belonging to the Company admeasuring an extent of **20,520.71 Sq. Mts. (or) 2,20,885 Sq. Ft.** comprised in S. F. Nos. 3/1, 4/5, 1/1A, 2/3, 2/2B2, 2/1B, 3/2A, 13/1A1, 13/1B1, 13/2A, 13/2B, 13/3A, 13/3B and 2/2A2 (All in Parts) situated in Coimbatore North Registration District, Thondamuthur Sub Registration District, Coimbatore District, Vadavalli Taluk (Previously Coimbatore Taluk), Veerakeralam Village to "The Commissioner, Coimbatore Corporation, Coimbatore District" **be gifted WITHOUT ANY CONSIDERATION** for public usage (Layout Road, Park, etc) by execution of a Gift Deed.

FURTHER RESOLVED THAT **MR. VALAN ELANGO M** (AADHAAR No.: 5772 5701 6264) S/o. Mr. Mariyaviyagulam, residing at No. 1, MVE Illam, Subramaniyam Palayam, Near Annai Violet School. COIMBATORE – 641 029 be and is hereby authorised to execute, to act, to sign on behalf of the Company for making the above said GIFT DEED and such other deeds which are required from time to time to give effect to the aforesaid transfer of properties, registration of the above and to do all other incidental things before the Registration Authority with respect to the above mentioned gift of properties.

// CERTIFIED TRUE COPY //

For MARTIN REAL ESTATE PRIVATE LIMITED

(N. NAGAPPAN)
Director
DIN: 02307478

Document No. 571 of 2025 of Book 1
Contains 51 Sheets 45 Sheet

Registering officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

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.