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™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EMERALD HAVEN TOWN AND COUNTRY PRIVATE LIMITED HELD ON WEDNESDAY THE 21ST OCTOBER 2020 THROUGH VIDEO CONFERENCING

CONSIDERING AND AUTHORISING THE OFFICIALS TO REPRESENT AND EXECUTE NECESSARY DOCUMENTS FOR OBTAINING APPROVALS WITH GOVERNMENT AUTHORITIES

RESOLVED THAT in supersession of all earlier resolutions and pursuant to the applicable provisions of the Companies Act, 2013, approval of the board be and is hereby accorded to Mr Sriram S Iyer, Chief Executive Officer, Mr P Vishal Anand, Chief Financial Officer, Mr A Rajaraman, Mr R Vallinayagam and Mr B Balachandar , Special Officers of the Company for the following purposes as detailed below:-

- To represent before Government authorities including Chennai Metropolitan Development Authority (CMDA) / Directorate of Town and Country Planning (DTCP) / local bodies and other planning authorities, agencies of the government with respect to building plan approval;

- To sign all applications, plans, writings and undertakings as may be necessary, for obtaining any consent / approval / permission, in accordance with the applicable rules and regulations of the Chennai Metropolitan Development Authority (CMDA) / Directorate of Town and Country Planning (DTCP) / local bodies, Corporations, Town Planning authorities, Local Panchayat, Municipality, Water Supply & Sewerage Board, Tamilnadu electricity Board, and /or any other local authorities and submit such applications before these authorities for their approval and sanction.

- To sign all applications, writings and undertakings as may be necessary, for obtaining any consent / approval / permission from the regulatory authorities.

- To approve and certify vendors bill for the work done and approve the same for payments.

RESOLVED FURTHER THAT the copies of the foregoing resolutions certified to be true copies any one of the aforesaid officials, be furnished to the concerned authorities and they may be requested to act thereon.

/CERTIFIED TRUE COPY/

EMERALD HAVEN TOWN AND COUNTRY PRIVATE LIMITED

S RAMANI
COMPANY SECRETARY

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.