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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verified.realestate

DIGITALLY VERIFIED RECORD

Adityaram Properties Private Limited
No. 50, East Coast Road, Panayur,
Adityaram Nagar, Chennai - 600 119.
✆ 044 - 2453 2222 / 5555
✉ accounts@adityaramgroup.com
🌐 www.adityaramproperties.com
CIN :U55101TN1994PTC028886

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ADITYARAM PROPERTIES PRIVATE LIMITED ("THE COMPANY") HELD AT THE REGISTERED OFFICE OF THE COMPANY AT NO. 50, EAST COAST ROAD, PANAYUR, ADITYARAM NAGAR, CHENNAI - 600 119, TAMIL NADU, INDIA ON MONDAY, THE 18TH JULY, 2022 AT 09.30 AM

"RESOLVED THAT Mr. P. ADITYARAM (Managing Director of the Company); **Mrs. P. AMANI ADITYARAM** (Director of the Company) and **Mr. P. ARYA ADITYARAM** (Authorised Signatory of the Company) [hereinafter referred to as "Authorized Signatories"], be and are hereby **AUTHORIZED INDIVIDUALLY** to sign and submit to Chennai Metropolitan Development Authority (CMDA), Directorate Town & Country Planning (DTCP), Greater Chennai Corporation, Mamallapuram Local Planning Authority (MLPA), Tamil Nadu Real Estate Regulatory Authority (TNRERA), Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO), Local Body, Revenue and Disaster Management Department and other Government, Semi Government, local or public bodies or authorities concerned, applications, plans, layout and designs for the Real Estate Projects of the Company situated in the state of Tamilnadu [hereinafter referred to as " Real Estate Project "] and to have the same passed, sanctioned and registered and/or to apply for modification and/or changes and/or revalidation of plans, permissions through the competent person and to make application's to the authorities concerned for obtaining layout plans, sanctioned plans, approvals, permits, certificates and such other documents including No Objection Certificates from the competent authorities obtained in accordance with the laws as may be applicable for the Real Estate Project and to pay such fees, charges, deposits that may be payable in respect thereof and to make all necessary applications, deeds, declarations, affidavits, deed of gifts, undertakings, requisite documents, correspondences and to appear before the authorities concerned and do any other acts, deeds, actions, writings and things that may be necessary to give effect to this resolution in connection with the development of the said Real Estate Project.

RESOLVED FURTHER THAT any one of the above Authorized Signatories would have authority to act on behalf of the Company in connection with the said Real Estate Project and actions of the said Authorized Signatories will be binding on the Company.

RESOLVED FURTHER THAT any of the Director of the Company, be and is hereby authorised to issue certified true copy of this resolution to any authority or person, as and when required."

/ Certified True Copy /

For Adityaram Properties Private Limited

P. Adityaram
Managing Director
DIN: 00408764

P. Amani Adityaram
Director
DIN: 00487656

ADITYARAM PROPERTIES (P) LTD. CHENNAI

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.