Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

S J S REAL ESTATES PRIVATE LIMITED

(CIN: U70102TN2010PTC078455)

Regd. Off.: New No. 17, Old No. 24, Kandappa Street, Sowcarpet,

CHENNAI – 600 079.

Tel: 044 – 4261 2700 / 2800 e-mail ID: sakshetrading@gmail.com

EXTRACT OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF S J S REAL ESTATES PRIVATE LIMITED AT THEIR MEETING HELD ON WEDNESDAY THE 23RD AUGUST, 2023 AT THE REGISTERED OFFICE OF THE COMPANY.

AUTHORISATION TO APPLY FOR LAYOUT PERMISSION BEFORE THE APPROPRIATE AUTHORITY:

After discussion on the subject matter, the following resolution was passed:

"RESOLVED THAT the Board of Directors do and hereby have decided to apply for layout permission before the appropriate forum for the land situated at Valarpuram Village, Sriperumbudur Taluk, Kancheepuram District and situated within the sub-Registration District of Sriperumbudur and Registration District of Sriperumbudur."

"RESOLVED THAT the Board of Directors do hereby authorise **Shri. T.S. AJEY (DIN: 03269800),** Director of the Company to apply before Deputy Commissioner of Police (DCP), Tamil Nadu Electricity Board (TNEB), Tamilnadu Real Estate Regulatory Authority (TRERA) and any other authorities and to execute and sign all forms, applications, affidavits, declarations, documents and papers whatsoever in connection with all or any of the purposes for the above said property."

"RESOLVED THAT **Shri. T.S. AJEY (DIN: 03269800),** Director of the Company be and is hereby authorised to sign and deliver the extract of this resolution."

Certified True Copy

For S J S REAL ESTATES PRIVATE LIMITED

(TEJRAJ SURANA)
Director
DIN: 00213590
No. 3, Srivilas, 4th Cross Street,
Ormes Road, Kilpauk,
Chennai – 600 010.

(T.S. AJEY)
Director
DIN: 03269800
No. 3, Srivilas, 4th Cross Street,
Ormes Road, Kilpauk,
Chennai – 600 010.

J.G. HOLDINGS & INVESTMENTS PRIVATE LIMITED

(CIN : U65993TN1992PTC022572)
Regd Add : No.55, Narayana Mudali Street, Sowcarpet, Chennai 600079 (Tamilnadu)
044-25367521

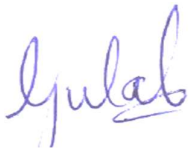
CERTIFIED TRUE COPY OF THE RESOLUTION DATED 20TH DECEMBER 2023 PASSED AT THE BOARD MEETING OF J.G. HOLDINGS & INVESTMENTS PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT NO.55, NARAYANA MUDALI STREET, CHENNAI-600 001.

"RESOLVED THAT, consent of the Board is hereby accorded to authorize **Mr.Kamalesh Kumar,** S/o.Dhanraj, aged 53 years (AADHAAR No:5193 6836 9260) and residing at Old No.14, New No.25, Vichoor Muthiah Street, Choolai, Chennai-600 112, Authorised Signatory of the Company, be and is hereby authorized to do any one or all of the following acts for and on behalf of the Company, deeds and things in respect of the lands measuring 03 Acres and 33 Cents, comprised in Survey Numbers.1/2A, 1/2B, 1/1B, 1/1C, 1/3B & 1/1A and situated at No.53, Valarpuram Village, Sriperumbudur Taluk, Kancheepuram District (the "***Property***");

1. To sign, execute and register Gift Deed/s, Rectification Deed, and Declaration Deeds on behalf of the Company for effectively dealing with or transferring or conveying the Property.
2. To present the said deed or deeds for registration on the Company's behalf before the competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents back after registration, in respect of the property;
3. To execute and sign all forms, applications, affidavits, declarations, documents and papers whatsoever in connection with all or any of the purposes.

"RESOLVED FURTHER THAT, any Director of the Company be and is hereby authorized to sign and issue the certified true copy of the resolution to all the authorities which are required to receive the same for their necessary action.**"**

//Certified True Copy//
For J.G. HOLDINGS & INVESTMENTS PRIVATE LIMITED



GULAB JAIN
DIN: 00528540
DIRECTOR

DATE : 20/12/2023
PLACE : CHENNAI

OSIYAN COMMUNICATION PRIVATE LIMITED

Regd. Office:C-632, New Friends Colony, New Delhi-110025
CIN:U64120DL2008PTC184214, **Email Id:** osiyancpl@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION DATED 28th DECEMBER 2023PASSED AT THE BOARD MEETING OF OSIYAN COMMUINCATION PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY ATC-632,NEW FRIENDS COLONY,NEW DELHI-110025.

"RESOLVED THAT, consent of the Board is hereby accorded to authorize**Mr.Kamalesh Kumar,** S/o.Dhanraj, aged 53years(AADHAAR No:5193 6836 9260)and residing at Old No.14, New No.25, VichoorMuthiah Street, Choolai, Chennai-600 112, Authorised Signatoryof the Company, be and is hereby authorized to do any one or all of the following acts for and on behalf of the Company, deeds and things in sale deed and any other document.

1. To sign, execute and register Sale Deed on behalf of the Company for effectively dealing with or transferring or conveying the Property.
2. To present the said deed or deeds for registration on the Company's behalf before the competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents back after registration, in respect of theproperty;
3. To execute and sign all forms, applications, affidavits, declarations, documents and papers whatsoever in connection with all or any of the purposes.

"RESOLVED FURTHER THAT, any Director of the Company be and is hereby authorized to sign and issue the certified true copy of the resolution to all the authorities which are required to receive the same for their necessary action."

*******Certified True Copy*******

For OSIYAN COMMUNICATION PRIVATE LIMITED

DOULAT JAIN
DIN: 00528502
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

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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.