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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

[Pursuant to Schedule I (see Sections 4 and 5) to the Companies Act, 2013)] FORM NO. INC-33

**SPICe MOA**

(e-Memorandum of Association)

**MOA language:** (•) English ( ) Hindi

**SRN of RUN** [ ] Pre-fill

* **Table applicable to company as notified under schedule I of the companies Act, 2013** A

**Table A**- MEMORANDUM OF ASSOCIATION OF A COMPANY LIMITED BY SHARES

1. The Name of the Company is JJS HOMES PRIVATE LIMITED

2.The Registered office of the company will be situated in the state of Tamil Nadu-TN

3.(a)The objects to be pursued by the company on its incorporation are

1. To carry on the business of all kinds of Builders, Promoters, Constructors, Sellers, Buyers, Developers, Creators, Consultants, Advisors, Agents, Contractors. Subcontractors,Engineers, Architects or in any other manner or by any other mode, or by any other Commercial Name, and/ or to Survey. Acquire, Build, Demolish Alter, Acquirer Convert. Improve, Plan Design, Erect, Develop, Disntantle, Fabricate, Fumish, Decorate, Finish, Promote, Dredge, Maintain, Repair all kinds of land/s, estate/s including (but not restricted to ) Housing projects, infrastructure projects , commercial projects , Layout Promotion/s, Staff Rental Housing, Commercial Spaces, Malls, Shopping Complexes, Theatres. Office Spaces. Residential Colonies& Township, Hotels, Hospitals, Supermarkets, Schools, Shelters & Sanitation Facilities, Godowns, Silos. Warehouses, Recreational Facilities, IT Parks, Serviced Apartments. Software Technology Parks & Knowledge Centers, BPO Campus, Entertainment Facilities, Community Center, Places Of Worship, Highway, Roads, Paths, Streets, Bridges, Sideway Courts, Alleys, for all kind of People, Companies, Organizations, Governments, through Private Builders, Joint Sector, Government Contractors, Construction Companies, Joint Development or otherwise and /or to deal in Land Acquisition, Planning, Designing. Construction and/or Development of all kinds of real estate development projects, to sell or hire all kinds of such space/s, to equip the same or part thereof with all or any Amenities, 01' Conveniences, Facilities, and/ or Hold Rights, Concessions, Privileges, Licenses. Easement Or Interest in or with respect to any property whatsoever for the purpose of the company in consideration for a gross sum or rent or partly in one way and partly in the other or for arty other consideration and enter into contracts/arrangements of all kinds with Builders. Tenants, Lessee, and other interested persons and/or to provide maintenance service in this regard/ connection and to do all other activities related thereof.

3.(b)Matters which are necessary for furtherance of the objects specified in clause 3(a) are

1. To promote, aid, held, encourage and develop the business of the company and protect the interests of person, firms, associations, and other bodies corporate engaged in business as that of the company's.
2. To secure organised and concerted action, direct and indirect, on all matters connected with or having a bearing on the business of the company.
3. To buy, repair, improve, exchange or hire, import plant, machinery, tools and utensils. appliances, apparatus, products, materials. substances, and things capable of being used in any and every such business of aforesaid or required by any customers or persons having dealings with the Company or commonly dealt in by persons engaged in any such business or which may seem capable of being profitably dealt with in connection with any of the said business and to experiment with, render. marketable, and deal in all residual and by products incidental to or obtained in any of the business carried on by the company.
4. To utilise and use the products and materials of the company manufactured in India along with the imported goods in such a way as may seem calculated directly or indirectly to be beneficial to the interest of the Company and to undertake and execute works. labour. turnkey , erection , assembling development , alterations , construction . demolition , repairs , maintenance , services , architectural , decoration . structural and other contracts , projects and assignments of any kind whatsoever in India and abroad and for such purposes to prepare estimates . designs , plants , specifications or models and do such other or any act that may be requisite therefore.
5. To acquire and hold shares, debentures. debenture stock, bonds, obligations or securities by original subscription, tender, purchase exchange, or otherwise and to subscribe for the same either conditionally or other wise and to guarantee the subscription thereof and to exercise and enforce all rights and powers conferred by or incidental to the ownership thereof.
6. To establish, subsidise, promote and assist companies, syndicates and firms carrying on business similar to those of this company and

e and dispose of shares and interest in such companies.
ease, let out on hire transfer, exchange. mortgage. pledge sell and otherwise dispose of the whole or any part of the undertaking of ompany, or any land. business property rights, investments or assets of any kinds of the company or any share or interest therein pectively, in such manner and for such consideration as the company may think fit, and in particulars for shares, debentures. or ecurities of any other companies having objects altogether or in part similar to those of the company.
8, To acquire from any person, firm, or body corporate incorporated whether in India or elsewhere, technical information, know-how, processes, engineering, manufacturing and operating data, plans, layout and blueprints, useful for the design, erection and operation of plant required for any or the business of the Company and to acquire any grant or licence and other rights and benefits in the foregoing matters and things.
9.To do any/all kinds of act in all senses which are incidental/ancillary/convenient to the main objects of the company.
10. To purchase, acquire and undertake all or any part of the business, property and liabilities of any person or Company carrying on or proposing to carry on any business, which this Company is authorised to carry on or possessed of property suitable for the purpose of the company or which can be carried on it conjunction there with or which is capable of being conducted so as directly or indirectly to benefit the Company.
11. To pay for any property, rights, or privileges, acquired by the company or for the services rendered or to be rendered in connection with the promotion of or the business of the Company or for acquisition of any property for the Company or other wise either wholly or partially in cash or in shares, bonds, debentures or other securities of the Company and to issue any shares either as fully paid up or with such amount credited as paid up thereon, as may be agreed upon and to charge any such bonds, debentures or other securities upon all or any part of the property of the Company, While so doing the Company shall comply with all requirements of law for the time being in force.
12. To sell. exchange, mortgage, let on lease, royalty 0r tribute grant licences, easements, options and other rights over and in any other manner deal with or dispose of the whole or any part of the undertaking, property, assets, rights and effect of the Company for such consideration as may be thought fit and in particular for stocks, shares, whether fully or partly paid up. or securities of any other company.
13.To sell or subject to any rights, concession or licence obtained or contracts entered into and generally to sell the whole or any part of the property and business of the Company for cash or for shares where fully paid up or not, debentures, or securities of another Company, or partly in cash or partly in such shares, debentures. or securities as are distributed in specie amongst the members or otherwise.
14. emunerate any person or Company for services rendered or to be rendered in placing or to be rendered in placing or assisting to place, or guaranteeing the placing of, any of the shares of the Company's capital, or debentures, debenture stock, or other securities of the Company, or in or about the formation or promotion of the Company or the conduct of its business.
15.To guarantee the performances of any contract or obligation of any the payment an repayment of money or of dividends and interest or premiums payable on any stock, shares or securities of any Company, corporation, firm or person in any case in which such guarantee may be considered likely directly or indirectly to further the objects of the Company or the interests of its shareholders and/or subject to the provisions of the companies Act, to receive money on deposit or loan. borrow, or raise money in such manner as the Company shall think fit. and in particular by the issue of debenture or debenture stock (perpetual or otherwise) and to secure the repayment of any money borrowed, raised or owning by mortgage, charge or lien upon all or any or the property or assets of the Company (both present and future), including its uncalled capital, and also by a similar mortgage, charge or lien to secure and guarantee the performance by the Company or any other persons or Company of any obligation undertaken by the Company or any other person or Company as the case may be and/or to assist any other Company under the same management within the meaning of the Companies Act or any statutory modification thereof in any manner and to any extent including the giving of loan and guarantee or the providing of securities of any kind whatsoever in connection with any loan given to the latter by any person, firm or body corporate.
16. To apply for, purchase or otherwise, acquire and protect, prolong and renew in any part of the world an patents, patent rights, brands, invention, trade marks, designs. licences protections, concessions, monopolies and the like conferring any exclusive or non-exclusive or limited right to their use of any secret or other information as to any invention, process or privilege in respect or of otherwise turn to account. the property, rights and information so acquired and to carry on any business in any way connected therewith,
17. To expend money in experimenting. on and testing and improving or seeking to improve any patents, rights, inventions, discoveries, processes or information of the company or which the Company may acquire or propose to acquire.
18. To establish, provide, maintain, and conduct research and other laboratories, training colleges. schools and other institutions for the training, education and instruction of students and other who may desire to avail themselves of the same and to provide for the delivery and ding of lectures, demonstrations, exhibitions, classes, meetings and conferences in connections therewith.
19. To insure with any other Company, firm or persons against losses, damages and risks of all kinds which may affect the company, provided that nothing herein contained shall empower the Company to carry on the business of life assurance,
20. To receive moneys, securities or valuables on deposits at interest or otherwise from persons having dealings with the Company or for custody on any terms whatsoever.
21. To lend and advance money. either with or without security and give credit to such persons, firms, or body corporate (including government) and upon such terms and conditions as the Company may think fit but not to carry on any banking business as per the banking regulation act,.
22. To undertake financial and commercial obligations transactions and operations of all kinds.
23. To invest any monies of the Company. not immediately required , in such investments as may be thought proper and to hold, sell or otherwise deal with such investments.
24. To procure the recognition of the Company in/or under the laws of any place outside India.
25. To open any kind of account in any Bank and to draw, make accept. endorse. discount, negotiate, execute and issue bills of exchange, promissory notes, bills of lading, warrants. debentures and other negotiable or transferable instruments securities,
26. To engage, employ, suspend and dismiss executives, engineers, agents, managers, superintendents, assistants, clerks, coolies, and other servants and laborers and to remunerate any such person at such rate as shall be though fit. to grant bonus, compensation. pension or gratuity to any such person or to his widow or children and generally to provide for the welfare of all employees.
27. To form, incorporate, or promote any Company or Companies whether in India or elsewhere having amongst its or their objects the acquisition of all or any of the assets or control, management or development of the company or any other objects or object which in the opinion of the Company could or might directly or indirectly assist the Company in the management of its business or the development of its properties or otherwise prove advantageous to the Company and to pay all or any of the costs and expenses incurred in connection with any such promotion or incorporation and to remunerate any person or Company in any manner it shall think fit for services rendered or to be rendered in obtaining subscription of or the placing of any such shares in the capital of the Company or any bonds, debentures, obligations or securities of the company or any stock, shares, bonds, debentures, obligations or securities of any other Company held or owned by the Company or in which the Company may have an interest or in or about the formation or promotion of the company or the conduct of its business of in or about the promotion or formation of any other company in which the Company may have an interest.

To enter into any arrangements and to take all necessary or proper steps with Governments or with other authorities supreme. national, local municipal or otherwise of any place in which the company may have interests and to carry on any negotiations or operations for the purpose of directly or indirectly carrying out the objects of the company or effecting any modification in the constitution of the Company or furthering the interests of its members and to oppose any such steps taken by any other Company. firm or person which may be considered likely directly or indirectly to prejudice the interests of the Company or its members and to promote or assist the promotion, whether directly or indirectly, of any legislation which may seem disadvantageous to the Company and to obtain from any such Government authority or any company any charters. contracts, decrees, rights grants, loans, privileges or concessions which the Company may think it desirable to obtain and carry out, exercise and comply with any such arrangements, charters, contractors, decrees, rights, privileges or concessions.

29.To amalgamate or to enter into partnership or into any arrangement for sharing profits, union of interests, co-operation, joint-venture, licence. or reciprocal concession or for ,limiting competition with any person or persons or company or companies carrying on or engaged in, or about to carry on or engage in or being authorised to carry on or engage in , any business or transaction which the Company is authorised to carry on .

30. To adopt such means of making known, the products of the Company as may seem expedient and in particular by advertising in the press, by circulars, by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, rewards, and donations subject to the provisions of Companies Act.

31. To create any depreciation fund, reserve fund, insurance fund, sinking fund, or any other special fund whether for depreciation or repairs, replacement. improvement extension or maintenance of any of the properties of the Company or by way of Development Rebate Reserve Investment Reserve or for redemption of debenture or redeemable preference shares or for any other purpose conducive to the interests of the Company.

32. To apply the assets of the Company in any way in or towards the establishment. maintenance or extension of any association ,institution or fund in any way connected with any particular trade or business or with trade or commerce generally and particularly with the trade, including any association, institution or fund for the protection of the interests of masters, owners and employers against loss by bad debts. strikes, combinations. fire, accidents or otherwise or for the benefit of any clear, women or other at any time employed by the Company or any of its predecessors in business or their families or dependents and whether or not in operative and other soci[illegible]s. reading rooms. libraries, educational and charitable institutions, refractoriness. dining and recreation rooms, places of worship, schools, hospital, residential buildings, bungalows, hotels, offices, warehouses. godowns. structure. erections, parks. gardens and to grant charities. gratuities, pensions and allowances and to contribute to any funds raised by public or local subscription for any purpose whatsoever and to form. cultivate and otherwise develop the lands for the Company or in possession of the Company.

33. To undertake and execute any trusts the undertaking of which may seem to the Company desirable and either gratuitously or otherwise and vest any real or personal property, rights or interests acquired by or belonging to the Company in any person or Company on behalf of or the benefit of the company, and with or without any declared trust in favour of the Company,

34. To aid pecuniary or otherwise. any association, body or movement having for an object the solution, settlement, or surmounting of Industrial or labour problems or troubles or the promotion of Industry or trade.

35. To subscribe, contribute or otherwise to assist or guarantee money for any national. charitable benevolent, public general or useful objects or for any exhibitions or troubles or the promotion of Industry or trade.

36. Subject to the provisions of Section 52 of the Companies Act, 2013 to place, to reserve or to distribute as dividend or bonus shares among the members or otherwise to apply as the Company may from time to time think fit any moneys belonging to the Company including those received by way of premium on shares or debentures issued by the Company at a premium and any moneys received in respect of dividends accrued on forfeited shares and moneys arising from the reissue by the company of forfeited shares.

37. To establish and maintain or procure the establishment and maintenance of any contributory or non contributory pension or superannuation funds for the benefit of. and give or procure the giving of donations, gratuities, pensions, allowances or emoluments to any persons who are or were at anytime in the employment or service of the Company, or of any Company which is a subsidiary of the Company of it allied to or associated with the Company or with any such subsidiary company or who are or were at any time Directors of officers of the company or of any such other Company as aforesaid and the wives. families and dependents of any such persons, and also establish and subsidise and subscribe to any institutions, association. clubs or funds calculated to be for the benefit of or to advance the interests and well being of the Company or of any such other Company as aforesaid and the wives, families and dependents of any such pers[illegible]s, and also establish and subsidise and subscribe to any institutions, association, clubs or funds calculated to be for the benefit of or to advance the interests and well being of the Company or of any such other Company as aforesaid and make payments to or towards the insurance of any such person as aforesaid and do any of the matters aforesaid. either alone or in conjunction with any such other Company as aforesaid.

38. To distribute among the members in spice any property of the Company, or any proceeds of sale or disposal of any property of the Company, but so that no distribution amounting to a reduction of capital be made except with the sanction (if any) for the time being required by law.

39. To institute and to defend any suit, appeal, application for review or revision or. any other application of any nature whatsoever, to take out executions, to enter into agreements of reference to arbitration and to enforce and Where need be to contest any awards and for all such purpose to engage or retain counsels, attorneys and agents and when necessary to remove them.

4.The liability of the member(s) is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.

5.The share capital of the company is 1,000,000.00 rupees, divided into,

| | | | | | |
|---|---|---|---|---|---|
| 100,000.00 | Equity | shares of | 10.00 | rupees each | |

6 ☒ We, the several persons, whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company set against our respective names:

| S.No. | Subscriber Details | | | | | |
|---|---|---|---|---|---|---|
| | Name, Address, Description and Occupation | DIN/PAN/Passport Number | No. of shares taken | | DSC | Dated |
| 1 | DEEPA CHANDRAN<br>382-2B, EAST MAIN ROAD,ANNA NAGAR WEST EXTENSION,CHENNAI-600101,<br>BUSINESS | 06820365 | 999 | Equity | DEEPA Digitally signed by DEEPA Date: 2018.09.28 15:30:54 +05'30' | 28/09/18 |
| 2 | GOPALAKRISHNAN<br>M 306 S AND P LIVING SPACE,KAMARAJAR STREET,AYANAMBAKKAM, NEAR APOLLO HOSPITAL,CHENNAI-600095<br>EMPLOYEE | BJDPG0136Q | 1 | Equity | GOPALAKRISHNAN Digitally signed by GOPALAKRISHNAN Date: 2018.09.28 15:31:36 +05'30' | 28/09/18 |
| | | | | | | |
| | Total Shares taken | | 1,000.00 | Equity | | |

| Signed before Me | | | | | |
|---|---|---|---|---|---|
| Name | | Address, Description and Occupation | DIN/PAN/Passport Number/ Membership Number | DSC | Dated |
| ACS | NEERU M SOLANKI | NO.963/15, CRESCENT COURT,3RD FLOOR, POONAMALLEE HIGH ROAD,CHENNAI-84,<br>PCS | 50876 | NEERU SOLANKI Digitally signed by NEERU SOLANKI Date: 2018.09.28 15:34:18 +05'30' | 28/09/18 |

Modify Check Form

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.