

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.



प्रारूप 1  
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70200TN2013PTC090765

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

FOUR SQUARES FOUNDATION PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक पच्चीस अप्रैल दो हजार तेरह को चैन्नई में जारी किया जाता है।

Form 1  
Certificate of Incorporation

Corporate Identity Number : U70200TN2013PTC090765

2013 - 2014

I hereby certify that FOUR SQUARES FOUNDATION PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Chennai this Twenty Fifth day of April Two Thousand Thirteen.

Registrar of Companies  
Tamil Nadu, Chennai  
Date: 25.04.2013  
Page: 1 of 1

Registrar of Companies, Tamil Nadu, Chennai, Andaman and Nicobar Islands

कम्पनी रजिस्ट्रार, तमिलनाडु, चैन्नई, अंदमान और निकोबार द्वीप

\*Note: The corresponding form has been approved by V ELANGO VAN, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

FOUR SQUARES FOUNDATION PRIVATE LIMITED

18, RITHERDON ROAD, vepary,

CHENNAI - 600007,

Tamil Nadu, INDIA

For FOUR SQUARES FOUNDATION PRIVATE LIMITED

*Handwritten signature*

Director

FOUR SQUARES FOUNDATION PRIVATE LIMITED  
18, Ritherdon Road, Vepery,  
Chennai - 600 007.

Email: mail@tatia.net

Contact Number: 044-26650181

**EXTRACT OF THE RESOLUTION PASSED AT THE BOARD MEETING  
HELD ON 01-03-2024 AT THE REGISTERED OFFICE OF THE COMPANY**

**RESOLVED THAT Mr. Aniket Tatia, Director** is hereby authorized to represent and sign on behalf of the company on all documents of Purchase, Sale and other related documents including DTCP/RERA approvals with respect to the scheduled mentioned property.

**SCHEDULE OF PROPERTY**

All that piece and parcel of land comprised in Survey No. 61/13, 61/22, 61/12, 61/10, 61/4, 61/15A, 61/23, 61/9, 61/6, 61/5, 61/3, 60/10, 61/17A, 73/4, 60/11A, 72/7, 72/1, 72/3, 72/4, 72/5, 73/7, 73/9B, 72/11(New Sub-division S.No 72/15), 73/6, 73/5, 73/3, 73/8, 62/14, 62/11, 62/15, 72/2, 73/10A, 73/2A, 61/25, 62/13, 61/8, 61/11, 62/12, 62/16, 60/9, 61/2, 61/16A, 61/14 & 61/15B in THANDALAM Village, Sriperumbudur Taluk, Kancheepuram District measuring a total extent of 746 cents (Seven Acres and Forty Six Cents).

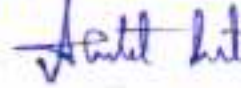
**//CERTIFIED TRUE COPY//**

For FOUR SQUARES FOUNDATION PRIVATE LIMITED



Director

For FOUR SQUARES FOUNDATION PRIVATE LIMITED



Director

For FOUR SQUARES FOUNDATION PRIVATE LIMITED



Director

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
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Chennai 600 097, India  
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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.

