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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

CIN: U70103MH2022PTC376311

Address: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai 400020

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED HELD ON WEDNESDAY THE 28TH DAY OF SEPTEMBER, 2022 AT 10.30 A.M. AT NO. PLOT NO. A, DOOR NO36/1, GANDHI MANDAPAM, KOTTURPURAM ROAD, CHENNAI-600085

AUTHORITY TO DEGA SRINIVASULU REDDY TO SIGN ALL THE APPROVAL REALTED DOCUMENTS

"**RESOLVED THAT** Mr. Dega Srinivasulu Reddy, Head-Operations of the Company, S/o Mr. Ramgopalreddy Dega, Head – Operations of the Company of the Company, be and hereby authorized to sign, apply and appear for and represent for the Company before the Regional Planning Authority, Chennai Metropolitan Development Authority (CMDA), DTCP, Government, Semi Government Offices, Statutory Offices, Local Bodies, Panchayath and other Authorities, Electricity Supply and Transmission Company, Water Supply, and Sewerage Board, Central and Tamil Nadu State Pollution Control Board, Telephones Company, Police Department, Airport Authorities, Fire Force Authorities, and to apply for zoning conversion and in all other Offices and secure plans, licenses, permissions, sanctions, orders, consents etc., for the construction of apartments, layouts or any other types of constructions in the Residential and other permissions for construction of apartment and other purposes and also apply for renewal/revision/modification/amendments thereof for the Company's Project to be formed under various Survey Numbers, comprised in the survey numbers, 470/1, 470/2A, 470/2B, 414/1, 352/1, 353/2, 353/1A, 353/1B, 421/1, 454/1 (As per patta 454/1A), 454/1B, 455/1, 463/1, 472/2A (As per patta 472/2A2), 472/2B, 412/1, 415/1A1 to 415/1A6, 415/1B, 416/1, 416/2A(As per patta 416/2A2), 419/1, 419/2, 444/2B1B, 444/2B2, 444/2B3, 444/2A5A2, 444/2A5B, 445/2A, 445/2B, 446/1B, 446/1C, 446/2B1, 446/2B2,444/1A, 444/1F, 444/2A1, 444/2A5A1, 445/1A1, 445/1A2, 445/1A3, 445/1A4, 445/1B1, 445/1B2B, 445/1C, 446/1A, 446/1A (As per patta 446/1A2), 415/1 (Pt) 415/1A1 (as per previous patta), 445/1B2C, 445/1B2D, 415, 416/2A1, 420, 418/1, 418/2, 418/3, 446/2A, 341/1B, 342/2A, 463/2, 466/1, 467, 464/1A2 (As per patta 464/1A2B), 464/1A3, 464/2, 464/3A, 465/1, 465/2, 465/3, 465/4, 465/5, 468/1, 468/2, 469/1, 469/2, 469/3, 469/6, 469/7, 464/3A, 472/2B, situate in Varadharajapuram Village, Sriperumbudur Taluk (Presently Kundrathur Taluk) and Kancheepuram District and Survey Numbers 149/4, 150/4B, 150/5B, 150/13, 150/14, 148/4B, 151/2, situate in Erumaiyur Village, Sriperumbudur Taluk (Presently Kundrathur Taluk) and Kancheepuram District on behalf of the Company".

RESOLVED FURTHER THAT a copy of the foregoing Resolutions certified as True Copy by a Director of the Company be furnished to the concerned for information and compliance."

//CERTIFIED TRUE COPY//

For M/s. KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

KISHKINTA LAND DEVELOPMENT PRIVATE LTD.

KAMLAKAR MANAJANATH SHET
DIRECTOR
DIN:01711004

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.