Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF Shanbagam Estate Private Limited, HELD ON 9th August 2022 AT the registered office of the Company.

RESOLVED THAT the company authorizes, Mr. Sivakkumar, Senior Engineer, to represent the Division and / or Company, sign, submit and follow up all necessary papers, letters, forms, reports etc. to be submitted by the company in connection with the development of Affordable Housing in the portion of Land owned hereinafter referred to as Schedule Property. All such documents signed shall be binding on the company until the same is withdrawn by giving written notice thereof. Specifically, this authorization includes:

1. To represent the Division/Company for the Scheduled Property on all matters connected with development of Affordable Housing.

2. To apply for copies of documents, any papers, etc. with any department, body, authority, court, tribunal, municipality, etc., relating to the Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof.

3. To apply for permission to competent authorities to make available in the buildings which may be constructed over the Schedule Property or over the Plots covered by the Schedule Property, electricity, water, drainage and other service connections, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay fees/charges/deposits to the authorities, and to engage and enter into contracts with third parties for the provision of such connections and for incidental matters and to pay such amounts as may be required in connection therewith. To obtain No Objection Certificate and other certificate/s from CMDA/Corporation of Chennai/DTCP/Local Body/any other competent authority/ies for obtaining temporary/permanent power connection/s, to apply for temporary power connection, sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the building.

4. To correspond with any one in any matter that fosters development relating to the Schedule Property.

5. To appoint architects, surveyors, engineers, contractors, marketing and selling agents, and other professional agencies as may be necessary for the development of Schedule Property and for construction thereon.

6. To appear personally before any Corporation, municipal authority, Local Body, Board, Department, CMDA, DTCP, Courts, any competent authority, institution, for any purpose relating to the Schedule Property, and to do all acts and deeds necessary for the purpose/s.

7. To deal with ULT authorities, Tahsildar(s), CMDA, Chennai Metropolitan Water and Sewerage Board, TNEB/TANGEDCO, DTCP, Corporation of Chennai, Municipality, Local Body, Government Departments/Authorities/Body(ies), District Collector, Revenue Authority, Government of Tamil Nadu, Boards, any Competent Authority, etc., for any purpose pertaining to the Schedule Property and apply and obtain necessary NoCs/letters/permits/approval/sanctions, etc. from any authority/body wherever necessary.

8. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the development of the Schedule Property.

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated director / authorized signatory of the company.

For Shanbagam Estate Private Limited,

Name: Vasu R Devan, Director

Name: Latha Devan, Director

Name: Charu Sarathy, Director

Name: Anirudh Sarathy, Director

Name: Vikram Ranganathan, Director

SHANBAGAM ESTATE PRIVATE LIMITED CHENNAI 600 124

Name: M. R. Raghavan, 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

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.