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INTEGRATED WITH INTEGRITY

ABI ESTATES PVT. LTD.

No. 397, Anna Salai, Precision Plaza, Teynampet,
Chennai - 600 018. Phone : 044-4223 6565

E-mail : info@abigroups.co.in

Website : www.abigroups.co.in

Extract of the minutes of the meeting of the board of directors of **M/s.ABI ESTATES PRIVATE LIMITED** held at its registered office of the company at No.397/281, Anna Salai, Precision Plaza, Teynampet, Chennai-18 on Monday, the 20th day of **MAY 2024** at 10.30 am.

Directors Present:-

1. **Mr.S.ELANGO**
2. **Mrs.E.SAKUNTHALA**
3. **Mrs. E.ABINAYA**
4. **Mr.V.AGNIKUMAR**

RESOLVED THAT pursuant to the applicable provisions of companies Act 1956 consent of the Board of Directors of the company be and is hereby accord with the property admeasuring Acre 4.87 cents comprised in Sy.No.1/1 (108.5 cents), Sy.No.4/1A1AA1A1 (11 cents), Sy.No.4/1B1A1A (3 cents), Sy.No.4/2 (104 cents) Sy.No.4/3 (24 cents), Sy.No.4/4 (23.5 cents), Sy.No.4/5 (129 cents), Sy.No.4/6 (32 cents), Sy.No.4/7 (52 cents) vide Patta Patta Nos.7944, 7969, 7943, & 13700 situated at Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, for the purpose of business on such terms and conditions as may be considered appropriate and in the best interest of the company.

RESOLVED FURTHER THAT the company had obtained three Deeds of General Power of Attorney dated 25.06.2012, 09.10.2023 & 02.12.2023 registered as Doc.Nos.1025/2012, 10676/2023 & 12835/2023 respectively on the file of SRO, Padappai in respect of the aforesaid property from the owner Mr.S.Elango in favour of **M/s.ABI ESTATES PVT. LTD.**

RESOLVED FURTHER THAT **Mr.G.CHANDRABABU**, (Aadhaar No.967601050132), son of late.K.Govindan, aged about 50 years, residing at No.45/60, Srinivasan Street, Perambur, Chennai-600 011 is hereby authorized by the board of directors and empowered to execute, sign, submit all types of statutory forms, documents, applications, Gift Deed in favour of Panchayat, declarations, notices, statements, certificates and take all the necessary action required for obtaining layout approval and RERA approval from the appropriate authorities on behalf of the Company.

RESOLVED FURTHER THAT the Board of Directors of the Company be and are hereby authorised signatory of the Company **Mr.G.CHANDRABABU** to execute Sale Deed, Sale Agreement, Rectification Deed and Gift Deed & other Agreements, to sign and present the said Sale Deeds for Registration before Sub-Registrar or any other Competent Authority, to do each and everything in connection with the Registration of the above said Sale Deeds on behalf of the company regarding the sale of the aforesaid property.

S.ELANGO
Managing Director

For **M/s.ABI ESTATES PRIVATE LIMITED**

E.ABINAYA
Director

V.AGNIKUMAR
Director

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WHERE SERVICE QUALITY AND RELIABILITY MERGE

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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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.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

