Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EMERALD HAVEN REALTY LIMITED HELD ON THURSDAY THE 21ST JULY 2022 THROUGH VIDEO CONFERENCING

REDEFINITION OF POWERS CONFERRED ON DIRECTORS / OFFICIALS OF THE COMPANY FOR ATTENDING THE DAY-TO-DAY OPERATIONS OF THE COMPANY

RESOLVED THAT in supersession of all earlier resolutions passed by the board of directors, the powers conferred on directors / officials of the Company for the purpose of carrying out the day-to-day operations of the Company and complying with the applicable requirements under various statutes, from time to time be and are hereby redefined, as per statement presented before the meeting, and that the said redefinition of powers shall be effective 21st July 2022.

RESOLVED FURTHER THAT the authorised signatories of the Company shall be severally empowered to sign either physically or electronically for and on behalf of the Company as per the authorization provided in the statement placed before the meeting and shall continue to be in force irrespective of their change in designations

RESOLVED FURTHER THAT a certified copy of the above resolution be forwarded to all statutory or other authorities as and when required.

S.No	Powers	Name of the Officials (M/s.)
4	**Approvals** • To represent before Government authorities including Chennai Metropolitan Development Authority (CMDA) / Directorate of Town and Country Planning (DTCP) / local bodies and other Planning authorities, agencies of the Government with respect to Building plan approval/Plot Approval/Site Approval etc., • To sign all applications, plans, writings and undertakings as may be necessary, for obtaining any consent / approval / permission, in accordance with the applicable rules and regulations of the Chennai Metropolitan Development Authority (CMDA) / Directorate of Town and Country Planning (DTCP) / local bodies, Corporations, Town Planning authorities, Local Panchayat, Municipality, Water Supply & Sewerage Board, Tamilnadu electricity Board, and /or any other local authorities and submit such applications before these authorities for their approval and sanction • To sign all applications, writings and undertakings as may be necessary, for obtaining any consent/ approval / permission from the regulatory authorities, including RERA • To sign /excute gift deed(s) in favour of Chennai Metropolitan Development Authority (CMDA) / Directorate of Town and Country Planning (DTCP) / local bodies, Corporations, Town Planning authorities, Local Panchayat, Municipality, Water Supply & Sewerage Board, Tamilnadu electricity Board, and /or any other local authorities or to any owners welfare association formed in projects developed by the Company • To sign applications, statements, documents, returns and correspondence with the pollution control board authorities • To approve and certify vendors bill for the work done and approve the same for payments	Sriram Iyer A Rajaraman P Vishal Anand Balachandar B M S Srinivasa Narayanan K Sambath Kumar C Durai Murugan Nikhil Jacob Abraham

/CERTIFIED TRUE COPY/
EMERALD HAVEN REALTY LIMITED

S RAMANI
COMPANY SECRETARY

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

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.