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RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD

WELLDONE SWEET HOME PRIVATE LIMITED

(CIN: U70109TZ2022PTC038362)

Registered Office

Door No.4/128-6,Devi Complex,Pudanchandai Village,
Sellappampatti Post, Namakkal-637019, Tamilnadu, India
E-Mail: welldonesweethome@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/s WELLDONE SWEET HOME PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT DOOR NO.4/128-6, DEVI COMPLEX, PUDANCHANDAI VILLAGE, SELLAPPAMPATTI POST, NAMAKKAL-637019, TAMILNADU, INDIA ON 02.03.2024 AT 10.00 AM

Authorisation given to Mr.M.KAMALAKANNAN (AADHAAR: 9166 3504 9751), Authorised Signatory of the Company to purchase and to register the Immovable Properties situated at Sy.No.116/3, 67 Koundampalayam Village, Tiruchengode Taluk, Namakkal District, Tiruchengode SRO, only in the name of the Company

The Chairman of the meeting informed that our Company is desirous to purchase the Immovable Properties situated at Sy.No.116/3, 67 Koundampalayam Village, Tiruchengode Taluk, Namakkal District, Tiruchengode SRO, for its business, for this, the Board of Directors of the Company was requested to authorize any one of its Directors / authorized persons / representatives / signatories only to find out, negotiate, finalize the deal with the owners of the property and to execute the necessary agreements, deeds and documents only in favour of the Company, after discussions the following resolution was proposed and passed unanimously.

"**RESOLVED THAT Mr. Mr.M.KAMALAKANNAN (AADHAAR: 9166 3504 9751), Authorised Signatory** of the Company be and is hereby authorized only to find out, negotiate and finalize the terms and conditions in respect of the immovable properties situated at Sy.No.116/3, 67 Koundampalayam Village, Tiruchengode Taluk, Namakkal District, Tiruchengode SRO, and to execute, sign all the necessary applications, agreements, papers, deeds and other related documents which are required for registering the above said immovable properties only in the name of the Company"

"**FURTHER RESOLVED THAT Mr.M.KAMALAKANNAN (AADHAAR: 9166 3504 9751), Authorised Signatory** of the Company be and is hereby authorized only to apply, sign and execute the necessary applications, deeds, documents and other papers which are required for change of patta, chitta, Fasli, TSLR, and all other revenue records only in the name of the COMPANY, which is deemed to be necessary with regard to purchase of above property and to give effect to the above resolution"

\\ CERTIFIED TRUE COPY //

By the order of the Board
For WELLDONE SWEET HOME PRIVATE LIMITED

Date: 02.03.2024
Place: Namakkal

MUTHUSAMY GOPINATH
DIRECTOR
DIN: 08945056

THANGAVEL SELVAKUMAR
DIRECTOR
DIN: 07010111

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.