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DIGITALLY VERIFIED RECORD

Tamilnadu Small Industries Development Corporation Ltd

(A Government of Tamilnadu Undertaking)

Rc. No.284/R5/2009 Dated: 21.05.2009

To
M/s Merit Technologies India Ltd.,
Shed No.LI6 Industrial Estate,
Guindy,
CHENNAI 600 032.

Sirs,

Sub: Industrial Estate, Guindy – Shed NO L6 allotted to M/s Aruna Rubber Industries - Transfer to M/s Merit Technology India Ltd., – Orders Issued.

Ref: 1. This Office Allotment Order 34607/IE5/91 dated 27-12-1991
2. Branch Manager Guindy letter No 427/A5/08 dated 06-01-2009 and 18/05/2009

oOo

We are to inform you that the Shed No L 6 with land extent of 3626.66 sq.ft. in the Industrial Estate Guindy was allotted to M/S Aruna Rubber Industries. Now the above allottee have informed that the above shed has been transferred in favour of M/s Merit Technologies India Ltd., by themselves and also executed the Sale Deed in favour of the transferee. It was also requested to regularize the above transfer by the allottee. The transfer of the above Shed made in your favour is hereby regularized subject to the following conditions .

1. Any further transfer/Change in Constitution/Change in Directors of the transferee shall be only with the prior concurrence of SIDCO in writing. The present constitution of the firm is with the following Directors viz (1) Thiru. V.Manoharan (2) T.Titus Rajkumar (3) G.Ramadurai (4) M.N.Reddy.

2. Transferee shall utilise the premises only for approved Industrial Activity which is at present activity as DESIGN AND MANUFACTURING OF ELECTRONIC CONTROL PANELS ONLY. For any further change in the line of manufacture, the transferee should get prior permission from SIDCO in writing.

3. If the industrial activity contemplated involves clearance from Pollution Control Authority such clearance shall be obtained by the transferee.

4. SIDCO will give water only to the extent of 500 litres per day subject to availability

5. Plans for any further construction in the premises shall be submitted to SIDCO for approval and construction should be started only after the same are approved by SIDCO.

6. Maintenance Charges, Water Charges etc., as demanded by SIDCO from time to time should be payable by the transferee.

7. Terms and conditions of the allotment order issued to the original allottee will hold good.

8. The transferee should continue to abide by the terms and conditions of the allotment order referred above and also abide by the conditions of SIDCO from time to time.

9. A fresh Memorandum of Understanding should be executed with the Branch Manager SIDCO Guindy .

10. Any violation of the conditions will involve suitable action by SIDCO including cancellation of allotment of the Shed and recovery or damages.

Kindly sign and return the duplicate copy of this letter within the 15 days from the date of receipt , as a token of acceptance of the above conditions..

Yours faithfully,
for TANSIDCO LTD.,

21/5/09

for Chairman &Managing Director

Copy to
The Branch Manager
SIDCO Branch Office
Guindy

Copy to Thiru M.Rajendran and Thiru M.Ravindran
Partners of M/s Aruna Rubber Industries
No.2 Paul Appasamy Street, Giri Road
Chennai 600 017.

Transfer R5

22/5/09.

Original / Duplicate

Tamilnadu Small Industries Development Corporation Limited
Branch Office, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032
Telefax: 044-22501482: E-mail: bmgdy.sidco@nic.in
R.BHARATHI B.E., M.Tech.,
BRANCH MANAGER

Rc. No.060/A/2017

Date: 26-10-2017

To

M/s. Merit Technologies India Ltd
Shed No.L-7
Thiru-Vi-Ka Industrial Estate,
Guindy Chennai – 600 032.

Sirs,

Sub: SIDCO - Industrial Estate, Guindy- Shed No. L-7 allotted / transferred to M/s. F1 Auto Components Private Ltd – Transfer of the Shed No.L-7 infavour of M/s. Merit Technologies India Ltd – Orders issued –Reg.

Ref:
1. SIDCO Allotment Order No.47038/M2/82 Dated 27-08-1982, 09-11-1982 and 01-07-1983
2. Head Office approval No.9624/IE3/95-2 Dated 04-08-1998 for change in name and change in line of activity
3. Sale Deed executed by SIDCO vide DoC.No. 1569/1998.
4. Branch Office Transfer Order No.031/A/2016 Dated 24-11-2016
5. Sale deed executed between M/s. F1 Auto Components Private Ltd and M/s. Merti Technologies India Ltd vide Doc.No.303/2017
6. Letter received from M/s. Merit Technologies India Ltd Dated 21-0-2017.

We are to inform that in the reference 1st, 2nd and 3rd cited, the Shed No.L-7 with land extent measuring 2576 Sq.Ft at Industrial Estate Guindy was allotted to M/s. Fuel Injection Services, they remitted the entire Shed cost and executed sale deed with SIDCO vide Regd.Doc.No. 1569/1998 at the O/o Sub Registrar, Adyar. Later, M/s. Fuel Injection Services transferred the Shed No.L-7 infavour of M/s. F1 Auto Components Private Ltd with two Directors namely: 1) Thiru.K.V.Sivasubramanian and 2) Tmt.K.S.Akilandeswari and the same has been registered vide document No.2095/2009 at the O/o sub registrar, Adyar and the same has been regularised vide reference 4th cited for undertaking the line of activity of "Automobile Components. Pressed Metal Components only".

Now, the transferee, M/s. Merit Technologies India Ltd has represented in the ref 5th cited, to regularize the transfer of the property of Shed No. L-7 with land extent measuring 2576 Sq.Ft. at Industrial Estate, Guindy in its favour as a Limited concern with the following Directors namely: 1) Thiru.G.Ramadurai 2) Thiru.Titus Rajakumar and 3) Thiru.M.N.Reddy for undertaking the line of activity of "Manufacture of lifting and handling equipment only" as per Udyog Aadhar UAN: TN 0280053193.

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Under the circumstances stated above, we hereby regularize the transfer of the property of Shed No. L-7 at Industrial Estate Guindy infavour of M/s. Merit Technologies India Ltd as a Limited Company, with the following Directors namely: 1) Thiru.G.Ramadurai 2) Thiru.Titus Rajakumar and 3) Thiru.M.N:Reddy for undertaking the line of activity of "Manufacture of lifting and handling equipment only"

subject to the following terms and conditions:

1. Any further transfer or change in Name & Style, change in Constitution / Proprietoy/ Director of the transferee shall be effected only with prior concurrence of SIDCO, in writing. The present constitution of the unit is Limited Company.
2. After reconstitution, transferee should continue to abide by the terms and conditions of the allotment order referred to above and Memorandum of Understanding and also abide by the conditions of SIDCO that are in force, and will be enforced, from time to time;
3. The transferee shall utilize the premises which at present is for undertaking" Manufacture of lifting and handlng equipment only"
4. For any further change in line of activity/manufacture, the transferee should get prior permission from SIDCO, in writing;
5. The transferee shall not lease out the premises,either in part or whole, without prior approval of SIDCO;
6. The transferee may avail financial assistance from any nationalized bank / financial institution for implementing the approved industrial activity contemplated, and/or for expansion, within the premises, with 'NOC' from SIDCO;
7. If the Industrial activity contemplated involves clearance from the Pollution Control Board, required clearance shall be obtained by the transferee and a copy of the clearance should be submitted to SIDCO.
8. The transferee shall have to apply with Corporation of Chennai for water supply and sewerage connection with CMWSSB directly;
9. Maintenance Charges, Water Charges and other scheme dues / charges as demanded by SIDCO or other other agencies, concerned, from time to time, should be paid by the transferee;
10. Terms and Conditions of the allotment order issued to the original allottee will hold good and binding;
11. The transferor and transferee have already executed sale deed and registered as Doc No.1605/2008 in the office of the Sub-Registrar, Alandur. SIDCO will not be responsible for the genuineness of the transaction between transferor and transferee.
12. The transferee should continue to abide by the terms and conditions of the allotment order referred to above, Memorandum of Understanding and also abide by the conditions of SIDCO that are in force, and will be enforced, from time to time;
13. Any violation of the above conditions will involve suitable action by SIDCO including cancellation of allotment / transfer and recovery of damages and
14. A fresh Memorandum of Understanding should be executed with the Branch Manager, SIDCO, Guindy within 15 days from the date of receipt of this order.

Kindly sign the duplicate copy of this order and return the duplicate copy of the order within 15 days from the date of receipt, as a token of acceptance of the aforesaid conditions.

Yours faithfully,
for TANSIDCO Ltd.,
R Bharathi 26/10/17
BRANCH MANAGER
SIDCO GUINDY

Copy submitted to: The Dy General Manager (IE-I) /SIDCO Coporate Office, Chennai

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

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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.