Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



THE COMPANIES ACT, 2013

MEMORANDUM OF ASSOCIATION

OF

AMBUR PROPERTIES PRIVATE LIMITED
(A Company Limited by Shares)

I. The Name of the Company is **AMBUR PROPERTIES PRIVATE LIMITED.**

II. The Registered office of the Company will be situated in the State of Tamil Nadu.

III. **A. The main objects to be pursued by the Company on its incorporation are:-**

1. To engage in the field of Real Estate and to carry on business of construction and development, promoting and shall act as developers for construction of buildings, housing complexes, real estates, etc. and other allied activities or any such other business.

2. To purchase, acquire, take on lease or in exchange or in any other lawful manner any area, land buildings structures and to turn the same into account, develop the same and dispose of maintain the same and to build townships, markets or other buildings, housing schemes, conveniences thereon and to equip the same or any part thereof with all or any amenities or conveniences and to deal with same in any manner whatsoever and to layout, develop, construct, build, erect, demolish, re-erect, alter, repair, re-model or do any other work in connection with any land, building or building scheme, roads, solar provisions, wells, springs, wharves, embankments, irrigations, reclamations, improvements, sanitary, water, electric light, telephonic and power supply works or any other structural or architectural work of any kind whatsoever and for such purpose to prepare estimates, designs, plants, specifications or models and do such other or any act that may be requisite there for.

3. To purchase, take on lease or in exchange or otherwise acquire, lease-out, hire, sell, develop, manage and deal in properties and real estates and lands and buildings, houses, shops, flats holiday resorts, estates or any interest therein or any rights connected therewith and to carry on business as Real Estate, Agents, Builders, contractors merchants and dealers in any and all kinds or materials articles and things required in connection therewith and to acquire, hold and sell land and buildings and to act as real estate agents.

B. Matters which are necessary for furtherance of the objects specified in Clause III(A) are:-

1. To open account with any bank or banks inside India or outside India and to deposit moneys therein and to draw and endorse cheques on and to withdraw moneys from such accounts and generally operate upon the same (whether overdrawn or not) as may be required for any of the object or purposes of the firm.

2. To sell, lease, mortgage or otherwise dispose of the property, assets or undertaking of the firm or any part thereof for such consideration as mutually agreed by the partners.

3. To purchase, take or lease, exchange, hire or otherwise acquire any movable or immovable property and any rights, privileges, licenses or easements and to erect, establish, maintain, improve any building and/or offices for the purpose of the main business of the firm.

4. To purchase or otherwise acquire, erect, maintain, reconstruct and adopt any buildings, renting/leasing offices, workshops and accessories found necessary or convenient for the purpose of the firm and also to extend the business of the firm by adding to, altering, selling, enlarging all or any of the buildings, and premises for the time being the property of the firm, or in possession of the firm, and by expending from time to time such sums of the money as may be necessary or expedient for the purpose of improving, adding to, altering, repairing and maintaining the building and property for the time being of the company.

5. To pay for any immovable or movable property or, assets of any kind acquired or to be acquired by the firm or for any services rendered or to be rendered to the firm and generally to pay or discharge any consideration to be paid or given by the firm, in money or in shares whether fully or partly paid-up, debentures or debenture-stock or obligations of the firm, or partly in one way and partly in another.

6. To purchase, hire, take on lease or otherwise obtain, acquire, improve, develop, cultivate, manage, administer work, exchange, sell, surrender, lease, mortgage, charge, hypothecate, convert, turn to account or otherwise dispose of or deal in any movable or immovable property or properties of the firm.

7. To have branches all over India and/or anywhere else and to appoint branch managers and branch staff and to recruit, sent out agents, officers and employees all over its branches.

8. To advertise and adopt means of making known, all or any of the business of the firm, in any way that may be thought advisable, including the posting of bills in relation there to and the issue of circular, books and pamphlets, advertising in all Visual Media, internet and development of portals

9. Subject to the provisions of the Act, to borrow or accept money from any person including individuals whether resident or not, foreign nationals, Overseas Body Corporate, Foreign Institutional Investors, association of persons, trust, financial institutions, Banks, body corporate, whether private or any other form of company whether incorporated in India or otherwise, towards share capital or by way of loans, overdrafts, cash credits, discount of cheques, bills, with or without

security and to mortgage to charge or any of the assets of the company in favor of the above mentioned persons/companies. Provided that such foreign borrowings shall be subject to the provisions of Foreign Exchange Management Act 1999 and subject to the approval of the Reserve Bank of India wherever applicable.

10. To appoint legal and technical advisers, and other persons as employees, officers or agents or advisers of the firm as the partners may think fit, and to pay out of the funds of the firm towards their remuneration.

11. In respect of any dispute that may arise in dealings and contracts with the firm to file any suit or to proceed with any legal action in the court situated at the place, where the registered office of the firm is situated/or wherever the suits are necessary to be filed.

12. To enter into partnership, or into any arrangement for sharing profits, union of interest, reciprocal concession or co-operation with any person, partnership, or company, and to promote and aid in promoting constitute, forum or organize any company, syndicate or Partnership for the purpose of the acquiring and undertaking any property and liabilities of this company, or of advancing, directly or indirect/y the objects thereof.

13. To draw, make, accept, endorse, discount, execute, and issue promissory notes, bills of exchange, bills of lading, warrants debentures and other negotiable or transferable instruments.

14. To purchase or otherwise acquire, erect, maintain, reconstruct and adopt any buildings, offices, workshops and accessories found necessary or convenient for the purpose or the company and also to ex-tend the business of the company by adding to, altering, enlarging all or any of the buildings, and premises for the time being the property of the company, or in possession of the company, and by expending from time to time such sums of the money as may be necessary or expedient for the purpose of improving, adding to, altering, repairing and maintaining the building and property for the time being of the company.

15. To appoint agents and co-agents, brokers, auctioneers, and to be represented by such agents in India or any where else in the world.

16. To engage, employ, maintain and dismiss agents, managers. accountants, technical personnel, superintendents, assistant clerks, workers and other servants and labourers and to remunerate any such persons or individuals at such rate as shall be thought fit and to grant pensions and/or gratuities to any such persons for individuals or the widows or children of any such persons and generally to provide for the welfare of all employees.

17. To acquire, undertake, or have an interest in the whole or any part of the business, property and liabilities of any person, firm or company carrying on similar business, which the company is authorized to carry on, or capable of being conducted so as to be of beneficial and advantageous to the company of possessed of property suitable for the purpose of this company subject to the condition that the same is approved by the commodity exchange.

18. To insure with any insurance company against losses, damages, risks and liabilities of any kind, which may affect the company either wholly or partially.

19. To apply from purchase or otherwise acquire and obtain any patents, trademarks, licence permissions, concessions, processes and the like conferring any exclusive or limited rights either in point of time or otherwise to use the same or any secret or other information to any invention which may seem capable of being used for any purpose of the company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use, exercise, develop or grant licences in respect of or otherwise, turn to account any such patents, inventions licences, permissions, concessions, processes and the like and the information so acquired.

20. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pension or superannuation for the benefit of and give or procure the giving of donations, gratuities, pensions, allowances or emoluments to any persons who arc or were at any time in the employment or service of the company, or who are/were at any time Managing Directors, Directors of officers, of the company and the wives, families and dependant of any such persons, and also to establish and subsidies and subscribe to any institutions, associations, clubs or funds calculated to be for the benefit of or to advance the interests, and well-being of the employees erstwhile employees of the company and make payments to or towards the insurance of any such persons as aforesaid and to provide for the buildings or contributes to the building of house, dwellings, places of instruction, recreation and hospitals for the benefit of such persons.

21. To create any Depreciation fund, Reserve Fund, Sinking Fund, Insurance Fund, or any other special Fund, whether for Repairing, Improving, extending or maintaining any of the property of the company, or for any other purpose conductive to the interests of the company subject to the provisions of the Companies Act 2013 or any previous Act and Rules framed thereunder.

22. To subscribe or contribute or otherwise to assist or to guarantee money to charitable, benevolent, religious, cultural, educational, scientific, national, public or other institutions or objects subject to the provisions of the Companies Act, 2013 or any previous Act.

23. To undertake and execute any Trust which may be considered beneficial to the company directly or indirectly.

24. To open and keep a register or registers in any country or countries where it may he deemed advisable to do so, and to allocate any number of shares in the company to such register or registers.

25. To sell or dispose of the undertaking, property and assets of the company of any part thereof in such manner and for such consideration as the company may think it and in particular, for shares, (whether fully or partly paid up) debentures, or securities of any other company, having objects altogether or in part similar to those of this company.

26. To procure the company to be recognized in any state or place in India, or in foreign country.

27. To borrow money directly from any individual person or association or persons, trust, financial in Bands, body corporate, whether private or any other form of company, by way of loans, overdrafts, cash credits, discount of cheques, bills, with or without security and to mortgage to charge or any of the assets of the company in favor of the above mentioned persons/companies,

28. To amalgamate with any other company, having objects altogether or in part similar to those or this company with the prior approval of the exchange.

29. In the event of the company being wound-up, to distribute any of the property of the company in specie among the members, subject to the provisions of the Companies Act, 2013 or any previous Act.

30. To pay out of the funds in the company for all preliminary expenses of this company.

31. In respect of any dispute that may arise in dealings and contracts with the company to file any suit or to proceed with any legal action in the court situated at the place, where the registered office of the company is situated/or wherever the suits are necessary to be filed.

32. To enter into partnership, or into any arrangement for sharing profits, union of interest, reciprocal concession or co-operation with any person, partnership, or company, and to promote and aid in promoting constitute, forum or organize any company, syndicate or partnership for the purpose of the acquiring and undertaking any property and Liabilities of this company, or of advancing, directly or indirectly the objects thereof.

33. To take pan in the formation, management, supervision, or control of the business or operation of any company or undertaking other than banks and for that purpose to act as Directors, Administrators in any capacity and to appoint and remunerate and Directors, Administrators, Managers, Accountants or other experts.

34. Subject to the provisions of Section 179 to 183 of Companies Act, 2013, to subscribe contribute, gift or money, rights or assets for any national educational, religious, charitable, scientific, public, general or usual objects or to make gifts or such other assets to any institutions, clubs, societies, associations, trusts, scientific research associations, funds, universities, college or any individual, body of individuals or bodies corporate.

35. Subject to the Provisions of Companies Act 2013, to distribute among the members in specie or otherwise any property of the Company or any proceeds of sale or disposal of any property of the Company in the event of winding up.

36. To undertake, carryout, promote and sponsor rural development including any programme for promoting the social and economic welfare of or the upliftment of the public in any rural areas of family welfare programmes and to incur any expenditure on such programmes and to assist execution there of either directly or through voluntary social organizations, independent agencies, Government authority or in any other manner

37. To invest in, acquire, hold and deal in stocks, shares, debentures, futures trading in commodities/financials, debenture stocks, bonds and securities of all kinds directly by subscribing to the original issues, whether quoted or un quoted and/or offer for sales by the companies themselves or indirectly by outright purchases from individual persons, partnership firms, association of persons, body corporate whether private or public either by direct negotiation or through share brokers, agents, of the exchanges issued or guaranteed by any company constituted or carrying on business in India or elsewhere and debentures, debenture stocks, bonds obligations and securities issued or guaranteed by any government, sovereign ruler, commissioner. public Body or Authority, Supreme, Municipal, Local or otherwise whether in India or abroad; and to vary such investments in such manner as the directors of the company may from time to time determine, subject to approvals if any from appropriate authorities.

38. To lend money on movable or immovable property or any shares or securities of any nature or without any such securities. The company shall not do any business as defined in the Banking .Regulation Act 1949, subject to approvals if any from appropriate authorities.

39. To publish, circulate distribute and run investment guidance magazines, bulletins, newsletters, brochures and pamphlets on various aspects of commodities trading.

40. To carry on the business as clearing forwarding and shipping agents relating to futures

IV. The liability of the member(s) is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.

V. The Authorized Share Capital of the Company is Rs. 2,00,00,000/- (Rupees Two Crores Only) divided into 20,00,000 (Twenty Lakhs) Equity Shares of Rs. 10/- (Rupees Ten Only) each.

We, the several persons, whose names and addresses are subscribed below and desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the Capital of the Company set opposite to our respective names.

Sl. No.	Name, Address, Descriptions and Occupations of Subscribers	No. of Equity shares taken by each subscriber	Witness
1.	**Mecca Ahmed Iqbal** S/O. Mecca Rafeeque Ahmed No. 25, L Jey Avenue, Akkarai, Sholinganallur, Chennai – 600119. **BUSINESS**	50,000 (Fifty Thousand Only)	M. Kavitha Surana W/o. Mahaveer Surana 2, Vimala Street, Ayyavoo Colony, Aminjikarai, Chennai – 29 Company Secretary in Practice FCS – 5926 CP – 5269
2.	**Ashfaque Ahmed Mecca** S/o. Rafeeque Ahmed Mecca No. 3/33 Plot No. 18, Rajaji, Street, Uthandi, Kancheepuram - 600119. **BUSINESS**	50,000 (Fifty Thousand Only)	
3.	**Vilasini Housing LLP** Represented by Mr. Gopalan Pashupathy Shankar Address-3,2ⁿ Street,Subbarao Avenue College Road,Chennai-600006.	10,00,000 (Ten Lakhs Only)	
4.	**KENMORE SHOES PRIVATE LIMITED** Represented By Mr. Mecca Irshad Ahmed Address : Govindapuram Main Road,Nagawara, Bangalore, Bangalore – 560072 **BODY CORPORATE**	9,00,000 (Nine Lakhs Only)	
	Total	**20,00,000**	

PLACE:

DATED:



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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