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RE REGULATORY RECORD

RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

SHIVANTHI AGRO ESTATES PVT.LTD.

To
TN RERA
CHENNAI EGMORE

6th October 2025

Sir,

REF.: TNRERA/PLI/7592/2025 Dated 08.09.2025(TNRERA/PLI/6349/2025 DATED 17.07.2025)

With reference to the above, we have purchased a total extent of Acres.6.97Cents at Veerapuram Village, Chengalpet District , as follows.:

DOC NO	SURVEY NO	ACRES/CENTS
17103	102/2	1.04
17105	10	0.94
17106	7	1.76
	5	0.72
17107	101/2A	0.51
	101/2B	0.04
	101/2C	0.37
	101/2D	0.38
	102/1	0.35
	9	0.86
	Total Ac.Cents	**6.97**
Total Square meters as above		**28206**
Total Square meters as per D.T.C.P. Approved		28150

This is for your information and records.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

No.28/48, Southwest Boag Road, T.Nagar, Chennai – 600 017
Email : Shivanthiagro@gmail.com ,

P2460/2023 17103/2023 TF/16248/233/23



தமிழ்நாடு TAMILNADU

29 SEP 2023

Z 086134

Shivanthi Agro Estates (P) Ltd
Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SALE DEED

THIS DEED OF SALE executed at CHENNAI on this **19th day** of **OCTOBER 2023** by,

M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED (PAN AAACM6904A), a private limited company incorporated under the provisions of the companies Act 1956, having office at 227, Anna Salai, CHENNAI-600002, represented by its Authorised signatory **Mr. MUKUL NAYAN (AADHAAR 6613 3100 6310)** S/0 Mr.Madhusudan Dwivedi Nayan, aged about 41 Years, residing at Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Kakkanad, Ernakulam, Kerala-682030, hereinafter called the **"VENDOR", Party of the First Part;**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ..... Book
2023. Contains 33 1 Sheet

Registering Officer

VENDOR

PURCHASER

TO AND IN FAVOUR OF

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED (PAN AABCS4881R) a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Managing Director, **Mrs. P.SHANTHI (Aadhaar No 3048 3154 9458) (Mobile no 9445544972)** Daughter of Late T. Palanivelu, aged about 57 Years, residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, hereinafter called the **'PURCHASER'.**

The terms VENDOR and PURCHASER wherever they occur in these presents and the context so permits shall mean and include the said VENDOR and the PURCHASER their heirs, executors, administrators, legal representatives and assigns of their respective parts.

WHEREAS the VENDOR is the sole and absolute owner of Survey Number 102/2 measuring Acre 1.04 cent [illegible] sq.ft., Vacant Land comprised in Veerapuram Village, Chengalpet Taluk, Chengalpet District, having purchased from M/s. Natural Synergies Ltd **vide Sale Deed doc no 2809/2000 and 2810/2000 dated 01.11.2000 at SRO Chengalpet Joint Sub Registrar II.**

WHEREAS, Originally Vacant Land in S. No 102/2 measuring Acre 1.04 cent owned by Mrs. Valliammal and Sold Acre 1.04 cents to (1) Mr. Kanniyappa Naicker, (2) Mr. Subramanya Naicker, (3) Mr. Vedagiri Naicker, vide sale deed doc no 384/1982 dated 15.03.1982 at SRO Chengalpet Joint Sub Registrar II.

For Mahindra World City Developers Limited
Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

For Mahindra World City Developers Limited
Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

VENDOR PURCHASER

17103

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2023. Containing 33 Sheets ..... 2 Sheet
Registering Officer

WHEREAS, said 1. Mr. Kanniappa Naicker, 2. Mr. Subramanya Naicker, executed a Sale Deed in favour of M/s. Natural Synergies Ltd, represented by its Director Mr. K. Natarajan vide deed doc.no.608/1993 dated29.03.1993, at SRO Chengalpet Joint Sub Registrar II and sold 2/3rd share out of 1.04 cents i.e., Acre 0.69.5 cents

WHEREAS, Mr. Vedagiri Naicker, executed a Sale Deed in favour of M/s. Natural Synergies Ltd vide doc no 1590/1995 dated 07.11.1994 at SRO Chengalpet Joint Sub Registrar II 1/3rd share out of 1.04 cents i.e., Acre 0.34.5 cents

WHEREAS, said M/s. Natural Synergies Ltd, represented by its Director Mr. K. Natarajan, executed a Sale Deed in favour of M/s. Mahindra Industrial Park Ltd sold 34.5 cents vide deed doc no 2809/2000 dated 01.11.2000 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, M/s. Natural Synergies Ltd, represented by its Director Mr. K. Natarajan, executed a Sale Deed in favour of M/s. Mahindra Industrial Park Ltd sold 69.5 cents vide deed doc no 2810/2000 dated 01.11.2000 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS **MAHINDRA INDUSTRIAL PARK Ltd** name mutated into **M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED. Effective 13.08.2005 as per Registrar of Companies**

The VENDOR is, as on date, in absolute possession and enjoyment of the Scheduled Property without any encumbrances from the date of their purchase.

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains .....33..... Sheets .....3..... Sheet

Registering Officer

VENDOR

PURCHASER

The Purchaser has conducted its diligence and is satisfied with the title and possession of the Schedule Property and the PURCHASER has offered to purchase the **S.No.102/2** measuring **Acre 1.04 cent** (~~[illegible]~~), more particularly described in the Schedule free from all encumbrances and the VENDOR has agreed to sell the same on an as is where is basis for a valuable consideration of **Rs.6,79,54,500/- (Rupees Six Crores Seventy-Nine Lakhs Fifty-Four Thousand Five Hundred Only)** for which the PURCHASER has agreed.

For Mahindra World City Developers Limited
Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Now the VENDOR shall sell and the PURCHASER shall purchase the schedule mentioned property for a total sale consideration of **Rs.6,79,54,500/- (Rupees Six Crores Seventy-Nine Lakhs Fifty-Four Thousand Five Hundred Only)** and the PURCHASER paid **Rs.6,79,54,500/- (Rupees Six Crores Seventy-Nine Lakhs Fifty-Four Thousand Five Hundred Only)** to the **VENDOR** in following manner the receipt of which sum the VENDOR doth hereby acknowledges.

a. **Rs. 6,72,74,955/- (Rupees Six Crores Seventy-Two Lakhs Sixty-Seven Thousand Five Hundred and Thirty Only)** by way of **Account Transfer from Purchaser account to Vendor Account.**

b. **Rs.6,79,545/- (Rupees Six Lakhs Seventy-Nine Thousand Four Hundred and Seventy Only) Paid as TDS by PURCHASER vide Form 26 QB Acknowledgement AK11127266 and AK11171731.**

For Mahindra World City Developers Limited
Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

17103

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2023. Contains ....33.... Sheets .....4..... Sheet
Registering Officer

VENDOR

PURCHASER

the receipt of which sum/s the VENDOR doth hereby admit and acknowledge and release the PURCHASER from any further payment thereof, the VENDOR doth hereby convey, grant, sell, transfer & assign unto the PURCHASER by way of absolute sale of the schedule mentioned property hereunder together with all easements, privileges and advantages, appurtenances, and all estate, right, title and interest of the VENDOR upon the schedule mentioned property to have and to hold the same unto the PURCHASER absolutely and forever free of all encumbrances.

2. The VENDOR hereby covenants with the PURCHASER that the VENDOR is the absolute owner and are entitled to convey the schedule mentioned property to the PURCHASER and the VENDOR has not done or knowingly suffered any act, deed or thing whereby the property hereby conveyed is encumbered or charged, in any manner and that the schedule mentioned property is/are not subject to any mortgage, charge, lien or other encumbrances of any other revenue or municipal or Panchayat authority, to the best of knowledge of the vendor.

3. The VENDOR further covenant with the PURCHASER that the PURCHASER shall at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or from any one claiming from under or in trust, for the VENDOR, and the VENDOR shall indemnify and save harmless the PURCHASER from any loss, damage or injury or any kind on account of such claim or demand or encumbrance over or in relation to the schedule mentioned property.

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

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Registering Officer

VENDOR

PURCHASER

4. The VENDOR doth hereby assure that all taxes and other levies and rates on the said schedule mentioned property hereby conveyed has been paid up to date and the VENDOR shall keep the PURCHASER indemnified against all claims, actions, proceedings, demands, costs, charges and expenses whatsoever which the PURCHASER may be put to by reason of any defect in title or any breach of any of the covenants, assurances and representations, contained herein and the VENDOR shall at all times, at the request and at the cost of the PURCHASER execute and register or cause to be executed or registered all such deeds, acts and things as may be reasonably required for further and better assuring the title of the PURCHASER to the schedule mentioned property or any part thereof unto and to the use of the PURCHASER absolutely and forever.

5. The VENDOR has this day put the PURCHASER in possession of the schedule mentioned property and handed over all the original title deeds pertaining to the same.

For Mahindra World City Developers Limited
Authorised Signatory

SCHEDULE

All that part and parcel of AGRI Land in measuring about **Acre 1.04 cent** [illegible] comprised in **S. No. 102/2, part of PATTA NO. 5** situated at Veerapuram **Village, Chengalpet Taluk, Chengalpet District.**

For SHIVANTHI AGRO ESTATES PVT. LTD.

Bounded on the

North by : S. No. 102/1

South by : S. No. 7

East by : S. No. 131

West by : S. No. 131

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains ...33... Sheets ...6... Sheet

Registering Officer

VENDOR

PURCHASER

Measuring

North by : 193.6 Feet

South by : 181.8 Feet

East by : 67 Feet + 54.5 Feet + 135.8 Feet

West by : 83.3 Feet + 26.3 Feet + 143.7 Feet

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

The Present Market Value Property is Rs. Rs.6,79,54,500/-

In witness whereof the **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** have set their hands the day, month and year first above written in the presence of,

For Mahindra World City Developers Limited

Authorised Signatory	For SHIVANTHI AGRO ESTATES PVT. LTD. Managing Director
VENDOR	PURCHASER

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book

2023, Consists ...33... Sheets ...7... Sheet

Registering Officer

VENDOR PURCHASER

WITNESSES:

Signature			Signature		
01	Mr.CHANDRASEKAREN S/o.Mr.KAILASAM		02	Mr.MANI S/o.Mrs. ANJALAI	
Age	51 Years	28.02.1972	Age	54 Years	07.11.1968
ADDRESS	N.NO. 110, O.NO.145, A-2, AVIGNA APARTMENTS, LAKE VIEW ROAD, WEST MAMBALAM, CHENNAI - 600033		ADDRESS	NO.8/16, MANGALAPURAM 3RD STREET, CHETPET, CHENNAI- 600031	
AADHAAR No	5324 5441 4474		AADHAAR No	4193 5043 2495	
Mobile	9940045330		Mobile	9940394179.	



Drafted By:

R. Nageswara Rao, B.L.,
Enroll No.1516/2009,
Advocate, No.86, Addl. Law Chambers,
High Court Buildings, Chennai 600 104
9791158846

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

VENDOR

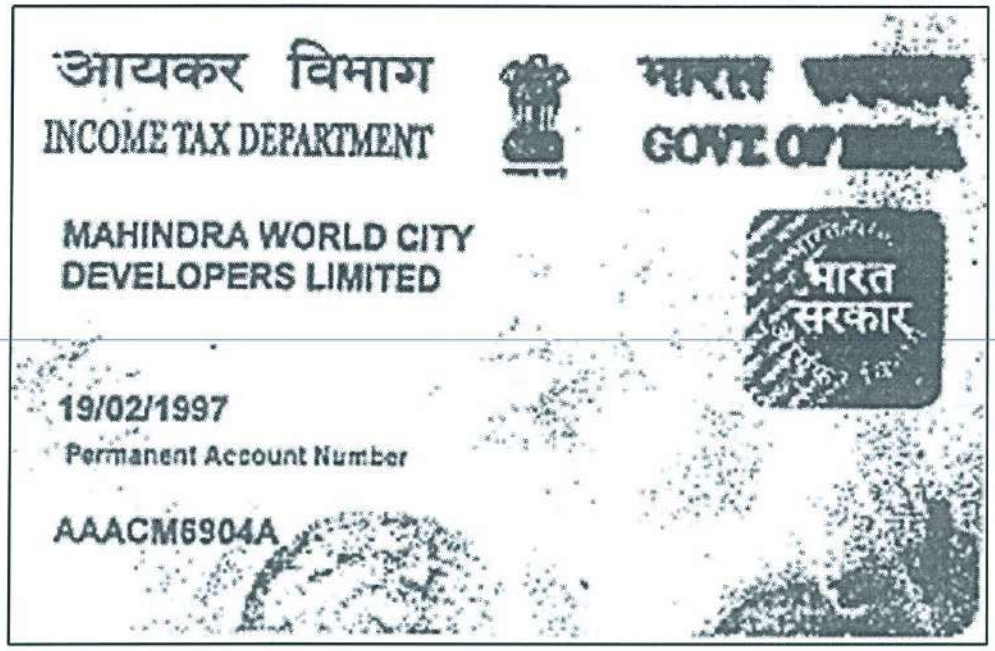
PURCHASER

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Sheets .....3..... Sheet

Examining Officer



For Mahindra World City Developers Limited

Authorised Signatory

17103

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Registering Officer

FORM I R.

CERTIFICATE OF INCORPORATION

No. 18-37551 of 1997

I hereby certify that MAHINDRA INDUSTRIAL PARK LIMITED *** *** *** *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this NINETEENTH day of FEBRUARY

THIRTIETH MAGHA

One thousand nine hundred and NINETY SEVEN

One thousand nine hundred and EIGHTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES ★ TAMIL NADU ★

(P.K. BANSAL)
Registrar of Companies
TAMIL NADU

For Mahindra World City Developers Limited

Authorised Signatory

Document No 17103 of I of Book 2023. Contains 33 Sheets (1 to 33) Sheet

Registering Officer

Company Number:
U92490TN1997PLC037551

सत्यमेव जयते

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME

In the office of the Registrar of Companies, Tamil Nadu, Chennai-6
(Under the Companies Act, 1956 (I of 1956)

IN THE MATTER OF *****MAHINDRA INDUSTRIAL PARK LIMITED*********

I hereby certify that *****MAHINDRA INDUSTRIAL PARK LIMITED*********

Mahindra WORLD CITY

Mahindra World City Developers Ltd.
Administrative Block, Central Avenue,
Mahindra World City, Chengalpet Taluk,
Kancheepuram Dist. 603 004

Tel: +91 44 49400000
Fax: +91 44 49400032

www.mahindraworldcity.com

Email: cs.mldl@mahindra.com

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA WORLD CITY DEVELOPERS LIMITED AT THEIR MEETING HELD ON 31ST JANUARY, 2023 THROUGH VIDEO CONFERENCE.

AUTHORITY FOR SIGNING / EXECUTION OF DOCUMENTS ON BEHALF OF COMPANY

"RESOLVED THAT any Director (Excluding Independent Directors) or Key Managerial Personnel or Mr. Rajaram Pai or Mr. Sunil Kurian or Mr. KK Viswanathan or Mr. Mukul Nayan or Mr. Prince Gomez be and are hereby severally authorized to act for and on behalf of the Company, in any business, regulatory or other matter generally necessary to file, submit, present, sign, execute or tender, if necessary, for and on behalf of the Company, all applications, forms, documents, letters, deeds, contracts, agreements undertakings, indemnities, guarantees, counter guarantee, writings, papers, such other document in connection with the business of the Company.

RESOLVED FURTHER THAT pursuant to Section 21 of the Companies Act, 2013, for operational convivence, any director or KMP of the Company (in writing, may delegate the authority stated hereinabove (including right to represent) to any person who is employee of the Company / Group Company or to any consultants / agencies.

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect and shall remain valid as long as the employee is in the employment of the Company or Mahindra Group or till withdrawn of Authority in favor of any Consultants / Agencies."

Certified True Copy

For Mahindra World City Developers Limited

ANTARYAMI SAHOO
Digitally signed by ANTARYAMI SAHOO
Date: 2023.02.10 11:27:24 +05'30'

For Mahindra World City Developers Limited

Authorised Signatory

Antaryami Sahoo
Company Secretary
PAN : BXBPS5591

17103

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2023. Contains ...33... Sheets .....Sheet

Registering Officer

Registered Office:
CIN : U92490TN1997PLC037551
Mahindra Towers, Ground Floor,
No.17/18, Pattullous Road,
Anna Salai, Chennai - 600 002.
Phone : 044 - 4001 6161
Fax : 044 - 4001 6100

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0000/00532/28049

To
Mukul Nayan
C/O Mukul Nayan
Mercury 8k Trinity World Apt
X218 C87, Chittethukara
Chittethukara
Chittethukara
Kakkanad
Kakkanad
Ernakulam Kerala - 682030
9543243430

Download Date: 22/11/2018

Generation Date: 18/09/2018

Signature Not Verified
Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA,O,S Date: 2018.11.22 14:15:36 IST

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6613 3100 6310
VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India
भारत सरकार



Mukul Nayan
Date of Birth/DOB: 01/01/1982
Male/ MALE

6613 3100 6310
VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Mukul Nayan, Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Chittethukara, Chittethukara, Kakkanad, Ernakulam, Kerala - 682030

QR Code with Photograph

6613 3100 6310
VID : 9127 4189 7872 2850

1947 | help@uidai.gov.in | www.uidai.gov.in

17103

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2023. Contains ....37.... Sheets (13... Sheet
Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AABCS4881R

பெயர் /NAME

SHIVANTHI AGRO ESTATES PRIVATE LIMITED

ஒருங்கிணைப்பு நாள் / அமைப்பு நாள் /DATE OF INCORPORATION/FORMATION

25-12-1995

வருமானவரி இயக்குனர் (கணிப்பொறி)

DIRECTOR OF INCOME TAX (SYSTEMS)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains ...13... Sheets ...(4... Sheet

Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18 - 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES PRIVATE LIMITED *** *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this TWENTY SIXTH day of DECEMBER

FIFTH PAUSA

One thousand nine hundred and NINETY FIVE

One thousand nine hundred and SEVENTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(N. R. SRIDHARAN)
Registrar of Companies
TAMIL NADU

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

SHIVANTHI AGRO ESTATES PVT.LTD.

Extracts or minutes of the meeting of the Board of Directors of SHIVANTHI AGRO ESTATES PRIVATE LIMITED, held at its registered office at No.48/28, South West Boag Road, T.Nagar, Chennai-600017 on this 26th June 2023.

RESOLVED,

That the Company be and is hereby authorized to purchase Acres 6.97 Cents Vacant Land property from Mahindra World City Developers Limited (PAN NO. AAACM6904A) comprised in Survey Nos.5,7,9,10, 101/1A,2B,2C,2D, 102/1 AND 102/2 situate at No.51, Veerapuram Village, Chengalpet Taluk, Mahindra World City , Kancheepuram District.

And with reference to the above transaction, the board authorizes Mrs.P.Shanthi, Managing Director to make, enter into, execute the sale agreement, sale deed and to sign all transactions in this respect.

The common seal of the company be affixed in the presence of MR.K.SIVASUBRAMANIAN, Director.

"Certified True Copy"

Specimen Signature of Authorized Person:

P.Shanthi, Managing Director
(DIN: 01753262)

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

K.Sivasubramanian
Director
(DIN: 02009219)

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No.28/48, Southwest Boag Road, T.Nagar, Chennai-600017.
Registering Officer

பதிவேட்டு எண் / Enrollment No.: 0000/00797/58361

To
சாந்தி ப
Shanthi P
W/O KANNAN,
T67A, 2ND FLOOOR, 32ND CROSS STREET, ,
COFFY DAY, BESANT NAGAR,
VTC: Besant Nagar,
PO: Besant Nagar,
District: Chennai,
State: Tamil Nadu,
PIN Code: 600090,
Mobile: 9543522459
MC856666122FL

85668612

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

சாந்தி ப
Shanthi P
பிறந்த நாள் / DOB : 01/08/1966
பெண்பால் / Female

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

ISSUE DATE : 11/02/2016

Government of India

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- பாதுகாப்பான QR குறியீடு/ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ-ஆதார் மற்றும் எம்-ஆதார் போன்ற அனைத்து வகையான ஆதார் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்.
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதார் புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like e-Aadhaar letter, PVC Cards, m-Aadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: W/O கண்ணன், T67A, 2வது தளம், 32வது குறுக்குத் தெரு, , காஃபி டே, பெசன்ட் நகர், பெசன்ட் நகர், சென்னை, தமிழ் நாடு, 600090

Address: W/O KANNAN, T67A, 2ND FLOOOR, 32ND CROSS STREET, , COFFY DAY, BESANT NAGAR, Besant Nagar, Chennai, Tamil Nadu, 600090

Print Date : 30/09/2023

3048 3154 9458

1947 help@uidai.gov.in www.uidai.gov.in

12/03

Document No ..... of ...I..... of Book
2023. Contains ...33..... Sheets ...17... Sheet

Registering Officer









17103

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...1...2... Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : வீராபுரம்

பட்டா எண் : 5

உரிமையாளர்கள் பெயர்

1. -- ... மகேந்திரா இன்டஸ்ரியல் பார்க் லிமிடெட், சென்னை

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
106	1	0 - 9.00	0.32	--	--	--	--	---- -- 11-02-2016
106	2	0 - 8.00	0.32	--	--	--	--	---- -- 11-02-2016
106	3	0 - 13.00	0.52	--	--	--	--	---- -- 11-02-2016
106	4A	0 - 6.50	0.26	--	--	--	--	---- -- 11-02-2016
106	4B	0 - 3.00	0.13	--	--	--	--	---- -- 11-02-2016
106	5A	0 - 23.00	0.94	--	--	--	--	---- -- 11-02-2016
106	6A	0 - 26.00	1.04	--	--	--	--	---- -- 11-02-2016
106	6B	0 - 11.50	0.42	--	--	--	--	---- -- 11-02-2016
106	6C	0 - 4.50	0.18	--	--	--	--	---- -- 11-02-2016
106	7A	0 - 5.50	0.21	--	--	--	--	---- -- 11-02-2016
106	7B	0 - 10.50	0.42	--	--	--	--	---- -- 11-02-2016
106	8A	0 - 13.50	0.53	--	--	--	--	---- -- 11-02-2016
106	8B1	0 - 13.00	0.52	--	--	--	--	---- -- 11-02-2016
106	8B2	0 - 12.50	0.50	--	--	--	--	---- -- 11-02-2016
110	1	0 - 87.00	1.08	--	--	--	--	---- -- 11-02-2016
110	2A	0 - 28.00	0.36	--	--	--	--	---- -- 11-02-2016
110	2B	0 - 29.50	0.10	--	--	--	--	---- -- 11-02-2016
110	3A	0 - 6.00	0.10	--	--	--	--	---- -- 11-02-2016
110	3B	0 - 19.50	0.20	--	--	--	--	---- -- 11-02-2016

For Mahindra World City Developers Limited

Authorised Signatory

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing

Document No ..... of ..I..... of Book 1

17103

33 Sheets 19 Sheet

Revenue Officer

								2016
82	-	2 - 30.50	2.88	--	--	--	--	---- -- 11-02-2016
84	-	0 - 95.00	3.81	--	--	--	--	---- -- 11-02-2016
87	-	0 - 65.50	2.62	--	--	--	--	---- -- 11-02-2016
90	1	0 - 82.50	1.00	--	--	--	--	---- -- 11-02-2016
90	2	1 - 19.00	8.07	--	--	--	--	---- -- 11-02-2016
90	3	0 - 54.00	0.68	--	--	--	--	---- -- 11-02-2016
94	1	0 - 37.50	1.50	--	--	--	--	---- -- 11-02-2016
94	2	0 - 86.00	3.44	--	--	--	--	---- -- 11-02-2016
94	3	0 - 90.50	3.62	--	--	--	--	---- -- 11-02-2016
95	2	0 - 30.00	1.22	--	--	--	--	---- -- 11-02-2016
96	-	0 - 58.50	0.75	--	--	--	--	---- -- 11-02-2016
10	-	--	--	0 - 38.00	2.70	--	--	---- -- 19-01-2016
100	1A	--	--	0 - 0.50	0.06	--	--	---- -- 11-02-2016
100	1B	--	--	0 - 27.50	1.95	--	--	---- -- 11-02-2016
100	1C	--	--	0 - 28.00	2.00	--	--	---- -- 11-02-2016
100	2A	--	--	0 - 42.50	3.03	--	--	---- -- 11-02-2016
100	2B	--	--	0 - 20.00	3.59	--	--	---- -- 11-02-2016
100	3	--	--	0 - 50.50	3.59	--	--	---- -- 11-02-2016
100	4A	--	--	0 - 20.00	1.41	--	--	---- -- 11-02-2016
100	4B	--	--	0 - 30.00	2.15	--	--	---- -- 11-02-2016
100	6	--	--	0 - 12.50	0.89	--	--	---- -- 11-02-2016
100	7A	--	--	0 - 15.50	1.10	--	--	---- -- 11-02-2016
100	7B	--	--	0 - 17.00	1.20	--	--	---- -- 11-02-2016
100	8A	--	--	0 - 30.50	2.56	--	--	---- -- 11-02-2016
100	8B	--	--	0 - 20.00	1.73	--	--	---- -- 11-02-2016
100	8C	--	--	0 - 61.00	5.13	--	--	---- -- 11-02-2016
102	2	--	--	0 - 42.00	7.54	--	--	---- -- 11-02-2016
108	1	--	--	0 - 34.00	2.68	--	--	---- -- 11-02-2016
108	2	--	--	0 - 32.50	2.55	--	--	---- -- 11-02-

17103

Document No ..... of ...I..... of Book-1 2023 Contains ...33..... Sheets ...99..... Sheet

Registering Officer

For Mahindra World City Developers Limited

Authorised Signatory

For SIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

District : Chengalpattu

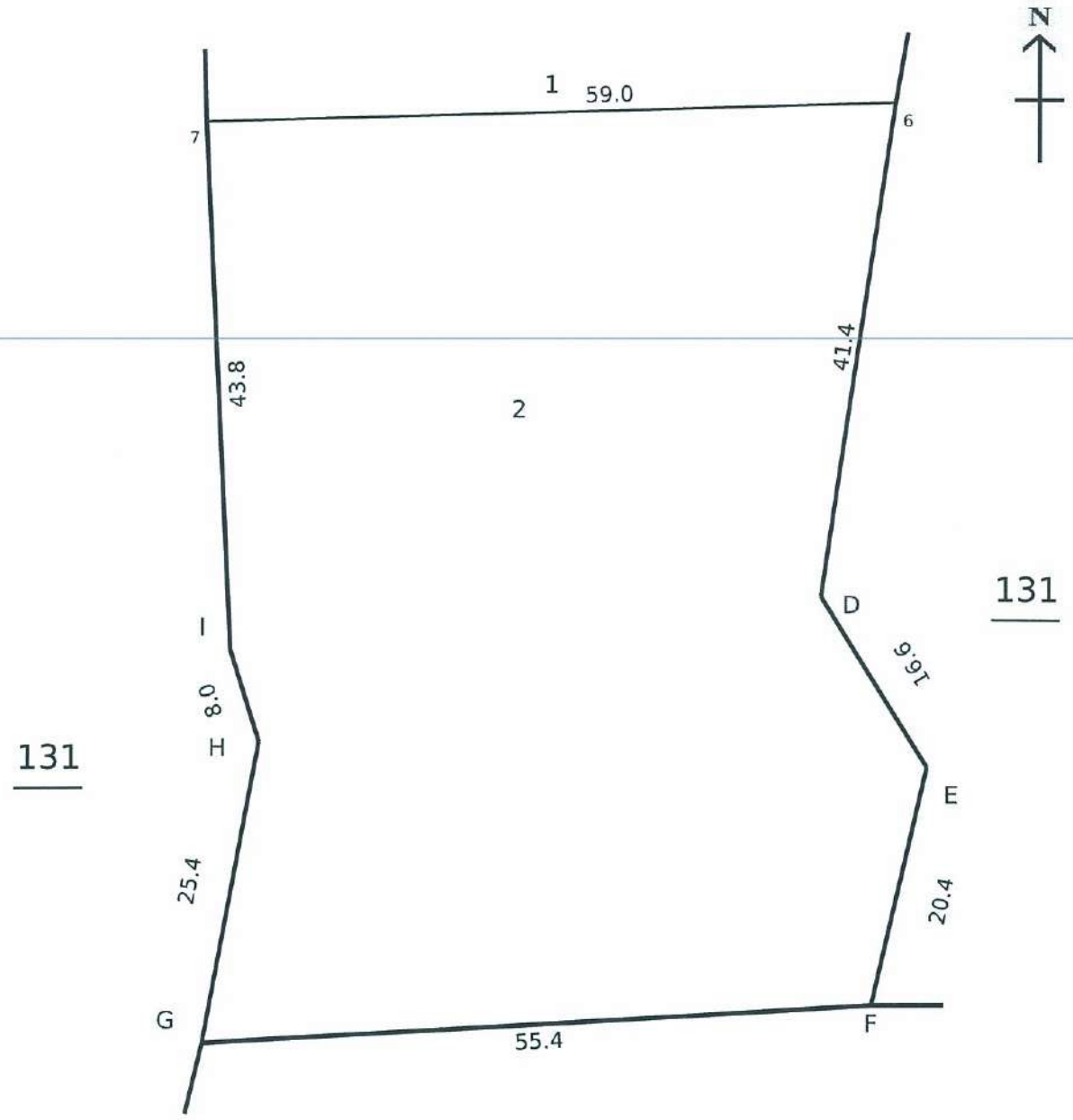
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 102/2

Area : Hect 00 Ares 42.00

Scale : 1 : 567



For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains ..33.... Sheets ..2.. Sheet

Registering Officer

Date of Issue: 23-09-2023 13:57:59

240 fv.1

Survey and Settlement Department, Government of TamilNadu

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere Anytime
Income Tax Department, Government of India

PAN	:	AABCS4881R
Name	:	SHIVANTHI AGRO ESTATES PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Corporation Tax (0020)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 6,79,470
Amount (in words)	:	Rupees Six Lakh Seventy Nine Thousand Four Hundred Seventy Only
CIN	:	23101800063811IBKL
Acknowledgement Number	:	AK11127266
Mode of Payment	:	Net Banking
Bank Name	:	IDBI Bank
Bank Reference Number	:	733158757
Date of Deposit	:	18-Oct-2023
BSR code	:	6910013
Challan No	:	01223
Tender Date	:	18/10/2023

INCOME TAX DEPARTMENT

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...22... Sheet

Registering Officer

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)

e-Filing Anywhere Anytime
Income Tax Department, Government of India

Acknowledgement Number: **AK11127266**

Challan Identification Number (CIN): **23101800063811IBKL**

Date of e-Filing: **18-Oct-2023**

PAN: **AABCS4881R**

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	**Corporation Tax (0020)**	**TDS on Sale of Property (800)**

Residential Status of the Seller	Payment Mode	Bank Name
Resident	**Net Banking**	**IDBI Bank**

Buyer Details

Name	PAN	Category of PAN
SHIVANTHI AGRO ESTATES PRIVATE LIMITED	**AABCS4881R**	**Company**

Mobile Number	Email ID	Whether more than one Buyer
+91 9445544972	**vkcs2020@gmail.com**	**No**

Address Details

SS KALYANA MAHAL, DOOR NO. 48/28, , SOUTHWEST BOAG ROAD, , Thyagaraya Nagar, Thygarayanagar H.O, CHENNAI, Tamil Nadu, INDIA, 600017

Seller Details

Name	PAN	Category of PAN
MAHINDRA WORLD CITY DEVELOPERS LIMITED	**AAACM6904A**	**Company**

Mobile Number	Email ID	Whether more than one Seller
+91 9543243430	**nayan.mukul@mahindra.com**	**No**

Address Details

227, ANNA SALAI, Chennai, Anna Road H.O, CHENNAI, Tamil Nadu, INDIA, 600002

17103

Document No ..... of ...I..... of Book
2023. Contains ....33..... Sheets 2.3 Sheet
Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	26-Jun-2023	₹ 6,79,47,000	Survey No.102/2, VEERAPURAM VILLAGE, CHENGALPET, Mahindra world city, Mahindra World City S.O (Kanchipuram), KANCHIPURAM, Tamil Nadu, INDIA, 603004
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	17-Oct-2023	17-Oct-2023	₹ 6,79,47,000

Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property
No	₹ 6,79,47,000

Tax Deposit Details

Amount on which TDS to be deducted	₹ 6,79,47,000
TDS Amount	₹ 6,79,470
(a) Basic Tax	₹ 6,79,470
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 6,79,470
In words	Rupees six lakh seventy nine thousand four hundred and seventy Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17107

Document No ..... of ...I..... of Book 2023. Contains ...33.... Sheets 24 Sheet

Registering Officer

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere Anytime
Income Tax Department, Government of India

PAN	:	AABCS4881R
Name	:	SHIVANTHI AGRO ESTATES PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Corporation Tax (0020)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 75
Amount (in words)	:	Rupees Seventy Five Only
CIN	:	23101800148031IBKL
Acknowledgement Number	:	AK11171731
Mode of Payment	:	Net Banking
Bank Name	:	IDBI Bank
Bank Reference Number	:	733184389
Date of Deposit	:	18-Oct-2023
BSR code	:	6910013
Challan No	:	02732
Tender Date	:	18/10/2023

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets 2 5 Sheet

Registering Officer

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 7,500
	TDS Amount	₹ 75
A	Basic Tax	₹ 75
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 75
	Total (In Words)	Rupees Seventy Five Only



Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

Congrats! Here's what you have just achieved by choosing to pay online:



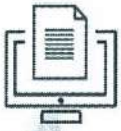
Time

Quick and Seamless



Paper

Save Environment



e-Receipt

Easy Access

INCOME TAX DEPARTMENT

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains ...33..... Sheets ...26... Sheet

Registering Officer

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)

e-Filing Anywhere Anytime
Income Tax Department, Government of India

Acknowledgement Number: **AK11171731**

Challan Identification Number (CIN): **23101800148031IBKL**

Date of e-Filing: **18-Oct-2023**

PAN: **AABCS4881R**

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Corporation Tax (0020)	TDS on Sale of Property (800)

Residential Status of the Seller	Payment Mode	Bank Name
Resident	Net Banking	IDBI Bank

Buyer Details

Name	PAN	Category of PAN
SHIVANTHI AGRO ESTATES PRIVATE LIMITED	AABCS4881R	Company

Mobile Number	Email ID	Whether more than one Buyer
+91 9445544972	vkcs2020@gmail.com	No

Address Details

SS KALYANA MAHAL, DOOR NO. 48/28, , SOUTHWEST BOAG ROAD, , Thyagaraya Nagar, Thygarayanagar H.O, CHENNAI, Tamil Nadu, INDIA, 600017

Seller Details

Name	PAN	Category of PAN
MAHINDRA WORLD CITY DEVELOPERS LIMITED	AAACM6904A	Company

Mobile Number	Email ID	Whether more than one Seller
+91 9543243430	NAYAN.MUKUL@MAHINDRA.COM	No

Address Details

227, ANNA SALAI, Chennai, Anna Road H.O, CHENNAI, Tamil Nadu, INDIA, 600002

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains 33 Sheets 27 Sheet

Officer

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	26-Jun-2023	₹ 7,500	102/2, VEERAPURAM CHENGALPET, Mahindra world city, Mahindra World City S.O (Kanchipuram), KANCHIPURAM, Tamil Nadu, INDIA, 603004

Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	17-Oct-2023	17-Oct-2023	₹ 7,500

Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property
No	₹ 7,500

Tax Deposit Details

Amount on which TDS to be deducted	₹ 7,500
TDS Amount	₹ 75
(a) Basic Tax	₹ 75
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 75
In words	Rupees seventy five Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

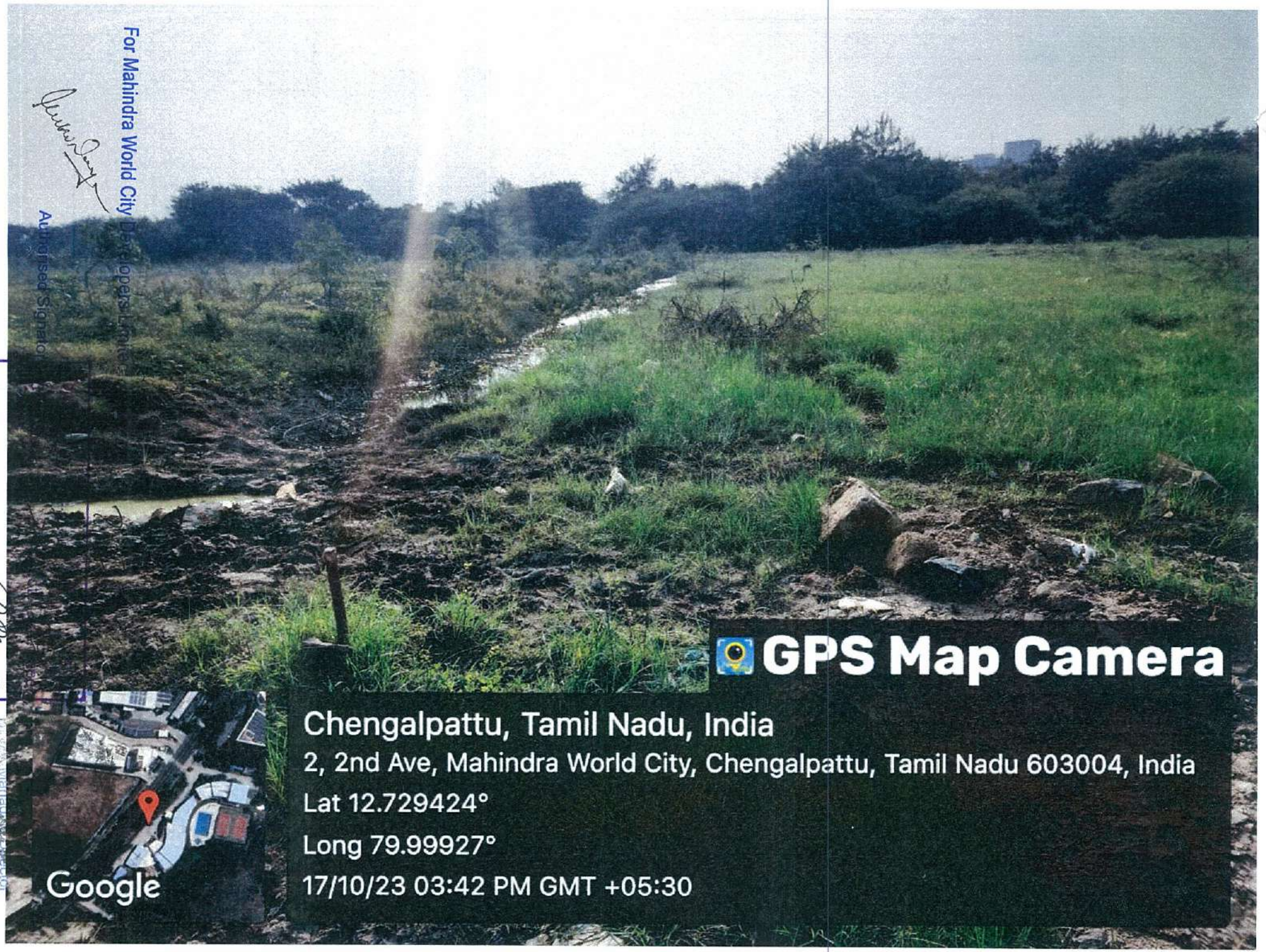
for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17103

Document No ..... of ...I..... of Book 2023. Contains ...37..... Sheets 2...8 Sheet

Registering Officer


For Mahindra World City Developers Limited
Authorised Signatory
Registering Officer
GPS Map Camera
Chengalpattu, Tamil Nadu, India
2, 2nd Ave, Mahindra World City, Chengalpattu, Tamil Nadu 603004, India
Lat 12.729424°
Long 79.99927°
17/10/23 03:42 PM GMT +05:30
Google

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபோணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For Mahindra World City Developers Limited

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

17103

Document No ..... of ...I..... of Book 2023. Contains ...33..... Sheets ...30 Sheet

Registering Officer

P/ Chengleput Joint II/ 260 / 2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 11474 of 2023

I hereby certify that a sum of ₹ 47,51,815/- (Rupees Fourty Seven Lakh Fifty One Thousand Eight Hundred and Fifteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சாந்தி residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Chengleput Joint II
Date: 19/10/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 13,61,510/- paid at 12:44 PM on the 19/10/2023 by

Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





9543243430

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7997977b12f8e91bff4187bdf7a79c105ed3cd **(Details from UIDAI : Mukul Nayan C/O Mukul Nayan, 01-01-1982, xxxxxxxx6310)**



Document No. 17183 of Book 1 of 2023. Contains 33 Sheets ... 31 ... Sheet

Registering Officer

Claim admitted by

Left Thumb





9445544972

Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:4509319d0d1daea6f5483cb89eed0de4425b85 **(Details from UIDAI : Shanthi P W/O KANNAN, 01-**



	08-1966, xxxxxxxx9458)	

19th day of October 2023

Sathyapriya R
Sub Registrar
Chengleput Joint II

17103

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...32... Sheet

Registering Officer

R/Chengleput Joint II/Book-1/17103/2023

Registered as Number **R/Chengleput Joint II/Book-1/17103/2023**.

Date: 14/11/2023
Chengleput Joint II

Sathyapriya R
Sub Registrar

17/03

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...33... Sheet

Registering Officer

P262/2023 17105/2023 TP 1624933801223



தமிழ்நாடு TAMILNADU

29 SEP 2023

Z 086135

Shivanthi Agro Estates (P) Ltd
Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SALE DEED

THIS DEED OF SALE executed at CHENNAI on this **19th day** of **OCTOBER 2023** by,

M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED (PAN AAACM6904A), a private limited company incorporated under the provisions of the companies Act 1956, having office at 227, Anna Salai, CHENNAI-600002, represented by its Authorised signatory **Mr. MUKUL NAYAN (AADHAAR 6613 3100 6310)** S/0 Mr.Madhusudan Dwivedi Nayan, aged about 41 Years, residing at Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Kakkanad, Ernakulam, Kerala-682030, hereinafter called the **"VENDOR", Party of the First Part;**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book 2023. Contains ...33... Sheets ...1.... Sheet

Registering Officer

VENDOR

PURCHASER

TO AND IN FAVOUR OF

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED (PAN AABCS4881R), a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Managing Director, **Mrs. P. SHANTHI (Aadhaar No 3048 3154 9458) (Mobile no 9445544972)** Daughter of Late T. Palanivelu, aged about 57 Years, residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, hereinafter called the **'PURCHASER'.**

The terms VENDOR and PURCHASER wherever they occur in these presents and the context so permits shall mean and include the said VENDOR and the PURCHASER their heirs, executors, administrators, legal representatives and assigns of their respective parts.

WHEREAS the VENDOR is the sole and absolute owner of Survey Number 10 measuring Acre 0.94 cent [redacted] Vacant Land comprised in Veerapuram Village, Chengalpet Taluk, Chengalpet District having purchased from M/s. Natural Synergies Ltd vide **Sale Deed doc no 2599/2000 dated 03.10.2000 at SRO Chengalpet Joint Sub Registrar II.**

WHEREAS, Originally Vacant Land in S. No. 10 measuring Acre 0.94 cent owned by (1) Mr. Balarama Naicker, (2) Mr. Manoharan, (3) Dhanasekaran, and said land owners sold Acre 0.94 cents, to Mrs. Muniyammal, vide sale deed doc no 654/1980 dated 15.12.1980 at SRO Chengalpet Joint Sub Registrar II

WHEREAS, said Mrs. Muniyammal, executed a Mortgage Deed in favour of Mr. N. Duraisamy Naicker, vide deed doc no 727/1980 dated 24.10.1980 at SRO Chengalpet Joint Sub Registrar II.

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR PURCHASER

17105

Document No ..... of ...1..... of Book 2023. Contains ...33... Sheets .....2..... Sheet

Registering Officer

WHEREAS, Mr. N. Duraisamy Naicker, Discharged Mortgage Deed doc no 727/1980 dated 24.10.1980 by executing Receipt Deed in favour of Mrs. Muniyammal, vide deed doc no 1333/1986 dated 20.05.1986, at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, (1) Mrs. Muniyammal, (2) Mr. Ramalingam, (3) Mr. Ramachandran, executed a Sale Deed in favour of Natural Synergies Ltd, duly represented by its Director Mr. K. Natarajan, and sold Acre 0.94 cents vide deed doc no 1159/1997 dated 26.04.1996 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, M/s. Natural Synergies Ltd, duly represented by its Director Dr. I. Irulappan, executed a Sale Deed in favour of M/s. Mahindra Industrial Park Ltd, and sold Acre 0.94 cents vide deed doc no 2599/2000 dated 03.10.2000 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS **MAHINDRA INDUSTRIAL PARK Ltd** name mutated into **M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED. Effective 13.08.2005 as per Registrar of Companies**

The VENDOR is, as on date, in absolute possession and enjoyment of the Scheduled Property without any encumbrances from the date of their purchase.

The Purchaser has conducted its diligence and is satisfied with the title and possession of the Schedule Property and the PURCHASER has offered to purchase the **S.No.10** measuring **Acre 0.94 cent** [illegible], more particularly described in the Schedule free from all

For Mahindra World City Developers Limited
Authorised Signatory

For Mahindra World City Developers Limited
Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.
Managing Director

17105

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2023. Contains ...33.... Sheets .....3..... Sheet
Registering Officer

VENDOR PURCHASER

encumbrances and the VENDOR has agreed to sell the same on an as is where is basis for a valuable consideration of **Rs.6,14,20,500/- (Rupees Six Crores Fourteen Lakhs Twenty Thousand Five Hundred Only)** for which the PURCHASER has agreed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Now the VENDOR shall sell and the PURCHASER shall purchase the schedule mentioned property for a total sale consideration of **Rs.6,14,20,500/- (Rupees Six Crores Fourteen Lakhs Twenty Thousand Five Hundred Only)** and the PURCHASER paid **Rs.6,14,20,500/- (Rupees Six Crores Fourteen Lakhs Twenty Thousand Five Hundred Only)** to the **VENDOR** in following manner the receipt of which sum the VENDOR doth hereby acknowledges.

a. **Rs.6,08,06,295/- (Rupees Six Crore Eight Lakh Six Thousand Two Hundred and Ninty-Five Only)** by way of **Account Transfer from Purchaser account to Vendor Account.**

b. **Rs.6,14,205/- (Rupees Six Lakh Fourteen Thousand Two Hundred and Five Only) Paid as TDS by PURCHASER vide Form 26 QB Acknowledgement AK11162200 and AK11172265.**

the receipt of which sum/s the VENDOR doth hereby admit and acknowledge and release the PURCHASER from any further payment thereof, the VENDOR doth hereby convey, grant, sell, transfer & assign unto the PURCHASER by way of absolute sale of the schedule mentioned property hereunder together with all easements, privileges and advantages, appurtenances, and all estate, right, title and interest of the VENDOR upon

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book 2023. Contains ...33..... Sheets ....4... Sheet

Registering Officer

VENDOR

PURCHASER

the schedule mentioned property to have and to hold the same unto the PURCHASER absolutely and forever free of all encumbrances.

2. The VENDOR hereby covenants with the PURCHASER that the VENDOR is the absolute owner and are entitled to convey the schedule mentioned property to the PURCHASER and the VENDOR has not done or knowingly suffered any act, deed or thing whereby the property hereby conveyed is encumbered or charged, in any manner and that the schedule mentioned property is/are not subject to any mortgage, charge, lien or other encumbrances of any other revenue or municipal or Panchayat authority, to the best of knowledge of the vendor.

3. The VENDOR further covenant with the PURCHASER that the PURCHASER shall at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or from any one claiming from under or in trust, for the VENDOR, and the VENDOR shall indemnify and save harmless the PURCHASER from any loss, damage or injury or any kind on account of such claim or demand or encumbrance over or in relation to the schedule mentioned property.

4. The VENDOR doth hereby assure that all taxes and other levies and rates on the said schedule mentioned property hereby conveyed has been paid up to date and the VENDOR shall keep the PURCHASER indemnified against all claims, actions, proceedings, demands, costs, charges and expenses whatsoever which the PURCHASER may be put to by reason of any defect in title or any breach of any of the covenants, assurances and representations, contained herein and the VENDOR shall at all times, at the request and at the cost of the PURCHASER execute and register or cause to be executed or registered all such deeds, acts and things as may be reasonably required for further and better assuring the title of the

17105

For Mahindra World City Developers Limited

Authorised Signatory

VENDOR

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

PURCHASER

PURCHASER to the schedule mentioned property or any part thereof unto and to the use of the PURCHASER absolutely and forever.

5. The VENDOR has this day put the PURCHASER in possession of the schedule mentioned property and handed over all the original title deeds pertaining to the same.

For Mahindra World City Developers Limited
Authorised Signatory

SCHEDULE

All that part and parcel of AGRICULTURE Vacant Land in measuring about **Acre 0.94 cent** comprised in **S.No.10, part of PATTA NO. 5** situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

For SHIVANTHI AGRO STATES PVT. LTD.
Managing Director

Bounded on the

North by : S. No. 18 & Existing Road
South by : S. No. 131
East by : S. No. 131
West by : Existing 30 feet Road

Measuring

North by : 128.2 Feet
South by : 186.7 Feet
East by : 201.4 Feet
West by : 187.7 Feet + 38.7 Feet

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

The Present Market Value Property is Rs.6,14,20,500/-

For Mahindra World City Developers Limited
Authorised Signatory

17105

For SHIVANTHI AGRO STATES PVT. LTD.
Managing Director

Document No ..... of ...I..... of Book 2023. Contains ..... 33 Sheets ..... 6 Sheet

Registering Officer

VENDOR PURCHASER

In witness whereof the **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** have set their hands the day, month and year first above written in the presence of,

For Mahindra World City Developers Limited Authorised Signatory	For SHIVANTHI AGRO ESTATES PVT. LTD. Managing Director
VENDOR	PURCHASER

WITNESSES:

Signature			Signature		
01	Mr.CHANDRASEKAREN S/o.Mr.KAILASAM		02	Mr.MANI S/o.Mrs. ANJALAI	
Age	51 Years	28.02.1972	Age	54 Years	07.11.1968
ADDRESS	N.NO. 110, O.NO.145, A-2,AVIGNA APARTMENTS, LAKE VIEW ROAD, WEST MAMBALAM, CHENNAI - 600033		ADDRESS	NO.8/16, MANGALAPURAM 3RD STREET, CHETPET, CHENNAI- 600031	
AADHAAR No	5324 5441 4474		AADHAAR No	4193 5043 2495	
Mobile	9940045330		Mobile	9940394179	



Drafted By:
R. Nageswara Rao, B.L.,
Enroll No.1516/2009,
Advocate, No.86, Addl. Law Chambers,
High Court Buildings, Chennai 600 104
9791158846

For Mahindra World City Developers Limited

Authorised Signatory

17105

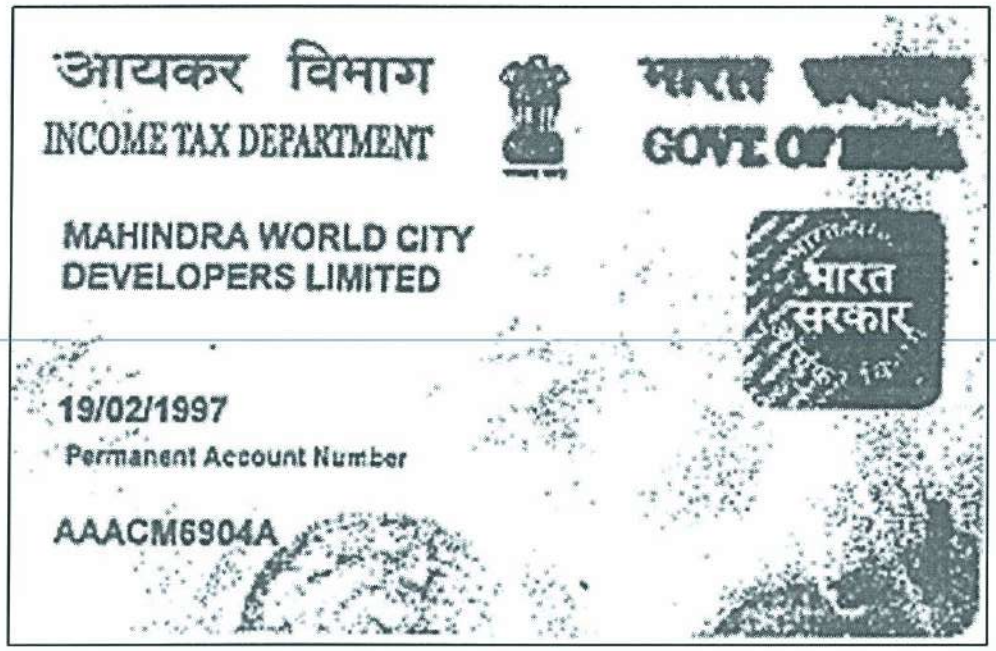
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2020 Sq. Mtrs ...33..... Sheets ...../. Sheet

Registering Officer

Managing Director

VENDOR

PURCHASER



For Mahindra World City Developers Limited

Authorised Signatory

17105

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2023. Contains ...33..... Sheets ...8... Sheet

Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18 - 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES PRIVATE LIMITED *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this TWENTY SIXTH / FIFTH day of DECEMBER / PAUSA

One thousand nine hundred and NINETY FIVE / One thousand nine hundred and SEVENTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(R. SRIDHARAN)
Registrar of Companies
TAMIL NADU

17105

Document No ..... of ...I..... of Book 2023. Contains 33 Sheets 9 Sheet

Registering Officer

Company Number:
U92490TN1997PLC037551

सत्यमेव जयते

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME

In the office of the Registrar of Companies, Tamil Nadu, Chennai-6
(Under the Companies Act, 1956 (I of 1956)

IN THE MATTER OF **MAHINDRA INDUSTRIAL PARK LIMITED**

I hereby certify that **MAHINDRA INDUSTRIAL PARK LIMITED**

which was originally incorporated on **NINETEENTH** day of **FEBRUARY** **1997**

under** Companies Act, 1956/1913 and under the name

MAHINDRA INDUSTRIAL PARK LIMITED

having duly passed the necessary resolution on **23.07.2005** in terms of Section 21 / 22 (1) (e) / 22 (1) (b) / 44 / 43A (4) / 31 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai,

Letter No. **18-37551/S.21/2005** dated **30.08.2005**

the name of the said company in this day changed to

MAHINDRA WORLD CITY DEVELOPERS LIMITED

and this Certificate is issued pursuant to Section 23(1)/44/43A(4)/31 of the said Act.

Given under my hand at CHENNAI this **THIRTIETH** Day of **AUGUST**

Two thousand **FIVE**

One thousand nine hundred and **TWENTYSEVEN** (Saka)

EIGHTH **BHADRAPADA**

SEAL OF THE REGISTRAR OF COMPANIES TAMILNADU

(V.G. SAIHIYAMOORTHY)
ASST. Registrar of Companies
Tamil Nadu, Chennai

* Here give the name of the company as existing prior to the Change.
** Here give the name of the Act(s) under which the company was originally registered and incorporated.

For Mahindra World City Developers Limited

Authorised Signatory

17105

Document No ..... of ...I..... of Book
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Registering Officer

Mahindra WORLD CITY

Mahindra World City Developers Ltd.
Administrative Block, Central Avenue,
Mahindra World City, Chengalpet Taluk,
Kancheepuram Dist. 603 004

Tel: +91 44 49400000
Fax: +91 44 49400032

www.mahindraworldcity.com

Email: cs.mldl@mahindra.com

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA WORLD CITY DEVELOPERS LIMITED AT THEIR MEETING HELD ON 31ST JANUARY, 2023 THROUGH VIDEO CONFERENCE.

AUTHORITY FOR SIGNING / EXECUTION OF DOCUMENTS ON BEHALF OF COMPANY

"RESOLVED THAT any Director (Excluding Independent Directors) or Key Managerial Personnel or Mr. Rajaram Pai or Mr. Sunil Kurian or Mr. KK Viswanathan or Mr. Mukul Nayan or Mr. Prince Gomez be and are hereby severally authorized to act for and on behalf of the Company, in any business, regulatory or other matter generally necessary to file, submit, present, sign, execute or tender, if necessary, for and on behalf of the Company, all applications, forms, documents, letters, deeds, contracts, agreements undertakings, indemnities, guarantees, counter guarantee, writings, papers, such other document in connection with the business of the Company.

RESOLVED FURTHER THAT pursuant to Section 21 of the Companies Act, 2013, for operational convivence, any director or KMP of the Company (in writing, may delegate the authority stated hereinabove (including right to represent) to any person who is employee of the Company / Group Company or to any consultants / agencies.

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect and shall remain valid as long as the employee is in the employment of the Company or Mahindra Group or till withdrawn of Authority in favor of any Consultants / Agencies."

Certified True Copy

For Mahindra World City Developers Limited

ANTARYAMI SAHOO
Digitally signed by ANTARYAMI SAHOO
Date: 2023.02.10 11:27:24 +05'30'

For Mahindra World City Developers Limited

Antaryami Sahoo
Company Secretary
PAN : BXBPS5591

Authorised Signatory

17105
Document No ..... of ...I..... of Book
2023. Contains ....33.... Sheets ....11. Sheet

Registering Officer

Registered Office:
CIN : U92490TN1997PLC037551
Mahindra Towers, Ground Floor,
No.17/18, Pattullous Road,
Anna Salai, Chennai - 600 002.
Phone : 044 - 4001 6161
Fax : 044 - 4001 6100

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 0000/00532/28049

To
Mukul Nayan
C/O Mukul Nayan
Mercury 8k Trinity World Apt
X218 C87, Chittethukara
Chittethukara
Chittethukara
Kakkanad
Kakkanad
Ernakulam Kerala - 682030
9543243430

Download Date: 22/11/2018

Generation Date: 18/09/2018

Signature Not Verified
Digitally signed by GS
UNIQUE IDENTIFICATION AUTHORITY OF INDIA,GI
Date: 2018.11.22 14:15:36 IST

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6613 3100 6310

VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India

Mukul Nayan
Date of Birth/DOB: 01/01/1982
Male/ MALE

6613 3100 6310

VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:
C/O Mukul Nayan, Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Chittethukara, Chittethukara, Kakkanad, Ernakulam, Kerala - 682030

QR Code with Photograph

6613 3100 6310

VID : 9127 4189 7872 2850

1947 | help@uidai.gov.in | www.uidai.gov.in

17105

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets /2... Sheet

Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AABCS4881R

பெயர் /NAME

SHIVANTHI AGRO ESTATES PRIVATE LIMITED

ஒருங்கிணைப்பு நாள் / அமைப்பு நாள் /DATE OF INCORPORATION/FORMATION

25-12-1995

வருமானவரி இயக்குனர் (கணிப்பொறி)

DIRECTOR OF INCOME TAX (SYSTEMS)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book 2023. Contains ...33..... Sheets ...17... Sheet

Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18 - 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES PRIVATE LIMITED *** *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this TWENTY SIXTH day of DECEMBER
FIFTH PAUSA

One thousand nine hundred and NINETY FIVE
One thousand nine hundred and SEVENTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(N.R. SRIDHARAN)
Registrar of Companies,
TAMIL NADU

17105

Document No ..... of ...I..... of Book 2023. Contains ...33... Sheets ..14.. Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

SHIVANTHI AGRO ESTATES PVT.LTD.

Extracts or minutes of the meeting of the Board of Directors of SHIVANTHI AGRO ESTATES PRIVATE LIMITED, held at its registered office at No.48/28, South West Boag Road, T.Nagar, Chennai-600017 on this 26th June 2023.

RESOLVED,

That the Company be and is hereby authorized to purchase Acres 6.97 Cents Vacant Land property from Mahindra World City Developers Limited (PAN NO. AAACM6904A) comprised in Survey Nos.5,7,9,10, 101/1A,2B,2C,2D, 102/1 AND 102/2 situate at No.51, Veerapuram Village, Chengalpet Taluk, Mahindra World City , Kancheepuram District.

And with reference to the above transaction, the board authorizes Mrs.P.Shanthi, Managing Director to make, enter into, execute the sale agreement, sale deed and to sign all transactions in this respect.

The common seal of the company be affixed in the presence of MR.K.SIVASUBRAMANIAN, Director.

"Certified True Copy"

Specimen Signature of Authorized Person:

P.Shanthi, Managing Director
(DIN: 01753262)

K.Sivasubramanian
Director
(DIN: 02009219)

17105

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets 15 Sheet

Registering Officer

No.28/48, Southwest Boag Road, T.Nagar, Chennai -600017.

பதிவேட்டு எண் / Enrollment No.: 0000/00797/58361

To
சாந்தி ப
Shanthi P
W/O KANNAN,
T67A, 2ND FLOOR, 32ND CROSS STREET, ,
COFFY DAY, BESANT NAGAR,
VTC: Besant Nagar,
PO: Besant Nagar,
District: Chennai,
State: Tamil Nadu,
PIN Code: 600090,
Mobile: 9543522459
MC856686122FL

85668612

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

சாந்தி ப
Shanthi P
பிறந்த நாள் / DOB : 01/08/1966
பெண்பால் / Female

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

Government of India

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- பாதுகாப்பான QR குறியீடு/ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ-ஆதார் மற்றும் எம்-ஆதார் போன்ற அனைத்து வகையான ஆதார் சரிபார்ப்பும் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்.
- ஒவ்வொரு 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதார் புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: வ/ஒ கண்ணன், டீகூ எஸ், உந்து எனுவீர், கூஉந்து கிராஸ் ஸ்ட்ரீட், , காஃபி டே, பெசன்ட் நகர், பெசன்ட் நகர், சென்னை, தமிழ் நாடு, 600090

Address: W/O KANNAN, T67A, 2ND FLOOR, 32ND CROSS STREET, , COFFY DAY, BESANT NAGAR, Besant Nagar, Chennai, Tamil Nadu, 600090

Print Date: 30/09/2023

3048 3154 9458

1947 help@uidai.gov.in www.uidai.gov.in

17105

Document No ..... of ...I..... of Book
2023. Contains ..... Sheets ..16.. Sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA

சந்திரசேகரன்
Chandrasekaren
பிறந்த நாள்/ DOB: 28/02/1972
ஆண் / MALE

5324 5441 4474

எனது ஆதார், எனது அடையாளம்



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
கைலாசம், புதிய எண் 110,
பழைய எண் 145, ஏ-2,
அவிக்ஞா அபார்ட்மெண்ட்ஸ்,
2வது தளம், லேக் வியூ ரோடு,
மேற்கு மாம்பலம், சென்னை,
தமிழ் நாடு - 600033

Address
S/O,Kailasam, New No 110,
Old No 145, A-2, Avigna
Apartments, 2nd Floor, Lake
View Road, West
Mambalam, Chennai,
Tamil Nadu - 600033

5324 5441 4474

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001



இந்திய அரசாங்கம்
Government of India

மணி
Mani
பிறந்த நாள் / DOB : 07/11/1968
ஆண்பால் / Male

4193 5043 2495

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: அஞ்சலை,
8/16, மங்களபுரம் 3வது தெரு,
சேத்துப்பட்டு, சென்னை,
சேத்துப்பட்டு, தமிழ் நாடு, 600031

Address:
S/O: Anjalai, 8/16,
MANGALAPURAM 3RD STREET,
Chelpet, Chennai, Chelpet, Tamil
Nadu, 600031

4193 5043 2495

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help@uidai.gov.in
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A-mani

17105

Document No ..... of ...I..... of Book
2023. Contains ...33..... Sheets ...1.... Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : வீராபுரம் பட்டா எண் : 5

உரிமையாளர்கள் பெயர்

1. -- ... மகேந்திரா இன்டஸ்ரியல் பார்க் லிமிடெட், சென்னை -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
106	1	0 - 9.00	0.32	--	--	--	--	---- -- 11-02-2016
106	2	0 - 8.00	0.32	--	--	--	--	---- -- 11-02-2016
106	3	0 - 13.00	0.52	--	--	--	--	---- -- 11-02-2016
106	4A	0 - 6.50	0.26	--	--	--	--	---- -- 11-02-2016
106	4B	0 - 3.00	0.13	--	--	--	--	---- -- 11-02-2016
106	5A	0 - 23.00	0.94	--	--	--	--	---- -- 11-02-2016
106	6A	0 - 26.00	1.04	--	--	--	--	---- -- 11-02-2016
106	6B	0 - 11.50	0.42	--	--	--	--	---- -- 11-02-2016
106	6C	0 - 4.50	0.18	--	--	--	--	---- -- 11-02-2016
106	7A	0 - 5.50	0.21	--	--	--	--	---- -- 11-02-2016
106	7B	0 - 10.50	0.42	--	--	--	--	---- -- 11-02-2016
106	8A	0 - 13.50	0.53	--	--	--	--	---- -- 11-02-2016
106	8B1	0 - 13.00	0.52	--	--	--	--	---- -- 11-02-2016
106	8B2	0 - 12.50	0.50	--	--	--	--	---- -- 11-02-2016
110	1	0 - 27.00	1.08	--	--	--	--	---- -- 11-02-2016
110	2A	0 - 28.00	0.56	--	--	--	--	---- -- 11-02-2016
110	2B	0 - 29.50	0.10	--	--	--	--	---- -- 11-02-2016
110	3A	0 - 8.00	0.10	--	--	--	--	---- -- 11-02-2016
110	3B	0 - 19.50	0.20	--	--	--	--	---- -- 11-02-2016

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

1705

Document No ..... of ...I..... of Book

2025 Contains 33 Sheets 18 Sheet

Registering Officer

								2016
82	-	2 - 30.50	2.88	--	--	--	--	---- -- 11-02-2016
84	-	0 - 95.00	3.81	--	--	--	--	---- -- 11-02-2016
87	-	0 - 65.50	2.62	--	--	--	--	---- -- 11-02-2016
90	1	0 - 82.50	1.00	--	--	--	--	---- -- 11-02-2016
90	2	1 - 19.00	8.07	--	--	--	--	---- -- 11-02-2016
90	3	0 - 54.00	0.68	--	--	--	--	---- -- 11-02-2016
94	1	0 - 37.50	1.50	--	--	--	--	---- -- 11-02-2016
94	2	0 - 86.00	3.44	--	--	--	--	---- -- 11-02-2016
94	3	0 - 90.50	3.62	--	--	--	--	---- -- 11-02-2016
95	2	0 - 30.00	1.22	--	--	--	--	---- -- 11-02-2016
96	-	0 - 58.50	0.75	--	--	--	--	---- -- 11-02-2016
10	-	--	--	0 - 38.00	2.70	--	--	---- -- 19-01-2016
100	1A	--	--	0 - 0.50	0.06	--	--	---- -- 11-02-2016
100	1B	--	--	0 - 27.50	1.95	--	--	---- -- 11-02-2016
100	1C	--	--	0 - 28.00	2.00	--	--	---- -- 11-02-2016
100	2A	--	--	0 - 42.50	3.03	--	--	---- -- 11-02-2016
100	2B	--	--	0 - 20.00	3.59	--	--	---- -- 11-02-2016
100	3	--	--	0 - 50.50	3.59	--	--	---- -- 11-02-2016
100	4A	--	--	0 - 20.00	1.41	--	--	---- -- 11-02-2016
100	4B	--	--	0 - 30.00	2.15	--	--	---- -- 11-02-2016
100	6	--	--	0 - 12.50	0.89	--	--	---- -- 11-02-2016
100	7A	--	--	0 - 15.50	1.10	--	--	---- -- 11-02-2016
100	7B	--	--	0 - 17.00	1.20	--	--	---- -- 11-02-2016
100	8A	--	--	0 - 30.50	2.56	--	--	---- -- 11-02-2016
100	8B	--	--	0 - 20.00	1.73	--	--	---- -- 11-02-2016
100	8C	--	--	0 - 61.00	5.13	--	--	---- -- 11-02-2016
102	2	--	--	0 - 42.00	7.54	--	--	---- -- 11-02-2016
108	1	--	--	0 - 34.00	2.68	--	--	---- -- 11-02-2016
108	2	--	--	0 - 32.50	2.55	--	--	---- -- 11-02-

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17405

Document No ..... of ..... of Book

Sheets ..... Sheet

Registering Officer

District : Chengalpattu

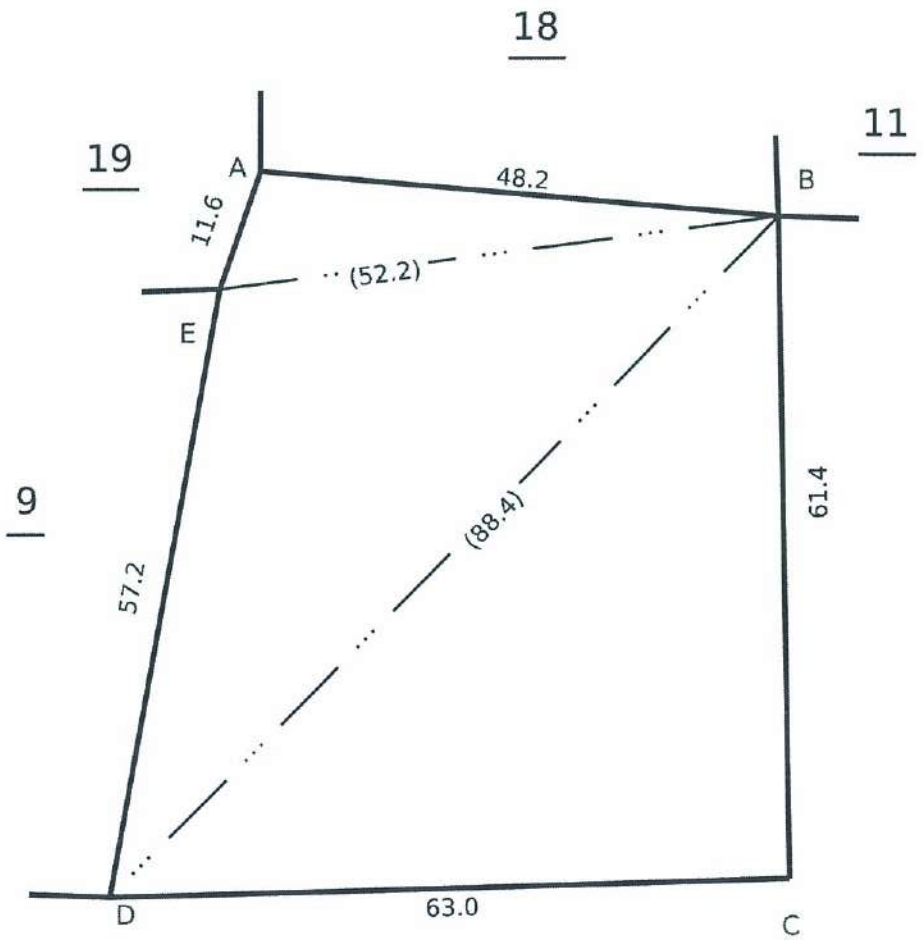
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 10

Area : Hect 00 Ares 38.00

Scale : 1 : 704



For Mahindra World City Developers Limited

Authorised Signatory

17105

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

131

Document No ..... of ...I..... of Book 3. Contains ...33... Sheets ...20... Sheet

Date of Issue: 23-09-2023 13:52:47

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Survey and Settlement Department, Government of TamilNadu

52

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere Anytime
Income Tax Department, Government of India

PAN	:	AABCS4881R
Name	:	SHIVANTHI AGRO ESTATES PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Corporation Tax (0020)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 6,14,145
Amount (in words)	:	Rupees Six Lakh Fourteen Thousand One Hundred Forty Five Only
CIN	:	23101800127629IBKL
Acknowledgement Number	:	AK11162200
Mode of Payment	:	Pay at Bank Counter
Bank Name	:	IDBI Bank
Bank Reference Number	:	202318100630123305
Date of Deposit	:	18-Oct-2023
BSR code	:	6910013
Challan No	:	02343
Tender Date	:	18/10/2023

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book
2023. Contains ...33.. Sheets ...1... Sheet

Registering Officer

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 6,14,14,500
	TDS Amount	₹ 6,14,145
A	Basic Tax	₹ 6,14,145
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 6,14,145
	Total (In Words)	Rupees Six Lakh Fourteen Thousand One Hundred Forty Five Only

Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

Congrats! Here's what you have just achieved by choosing to pay online:

Time	Paper	e-Receipt
Quick and Seamless	Save Environment	Easy Access

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

... of ...I..... of Book

... Contains ...33... Sheets ...2... Sheet

Registering Officer

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)

e-Filing Anywhere Anytime
Income Tax Department, Government of India

Acknowledgement Number: **AK11162200**

Challan Identification Number (CIN): **23101800127629IBKL**

Date of e-Filing: **18-Oct-2023**

PAN: **AABCS4881R**

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Corporation Tax (0020)	TDS on Sale of Property (800)

Residential Status of the Seller	Payment Mode	Bank Name
Resident	Cheque	IDBI Bank

Buyer Details

Name	PAN	Category of PAN
SHIVANTHI AGRO ESTATES PRIVATE LIMITED	AABCS4881R	Company

Mobile Number	Email ID	Whether more than one Buyer
+91 9445544972	vkcs2020@gmail.com	No

Address Details

SS KALYANA MAHAL, DOOR NO. 48/28, , SOUTHWEST BOAG ROAD, , Thyagaraya Nagar, Thygarayanagar H.O, CHENNAI, Tamil Nadu, INDIA, 600017

Seller Details

Name	PAN	Category of PAN
MAHINDRA WORLD CITY DEVELOPERS LIMITED	AAACM6904A	Company

Mobile Number	Email ID	Whether more than one Seller
+91 9543243430	NAYAN.MUKUL@MAHINDRA.COM	No

Address Details

227, ANNA SALAI, Chennai, Anna Road H.O, CHENNAI, Tamil Nadu, INDIA, 600002

17105

Document No ..... of ...I..... of Book 2023. Contains .....33..... Sheets ..23.. Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	26-Jun-2023	₹ 6,14,14,500	10, VEERAPURAM VILLAGE, CHENGALPET TALUK, Mahindra world city, Mahindra World City S.O (Kanchipuram), KANCHIPURAM, Tamil Nadu, INDIA, 603004
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	17-Oct-2023	17-Oct-2023	₹ 6,14,14,500
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	No	₹ 6,14,14,500	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 6,14,14,500
TDS Amount	₹ 6,14,145
(a) Basic Tax	₹ 6,14,145
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 6,14,145
In words	Rupees six lakh fourteen thousand one hundred and forty five Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book 2023. Contains ...33... Sheets 24 Sheet

Registering Officer

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	AABCS4881R
Name	:	SHIVANTHI AGRO ESTATES PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Corporation Tax (0020)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 60
Amount (in words)	:	Rupees Sixty Only
CIN	:	23101800148959IBKL
Acknowledgement Number	:	AK11172265
Mode of Payment	:	Net Banking
Bank Name	:	IDBI Bank
Bank Reference Number	:	733184633
Date of Deposit	:	18-Oct-2023
BSR code	:	6910013
Challan No	:	02747
Tender Date	:	18/10/2023

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17/05

Document No ..... of ...I..... of Book
2023. Contains ...33 Sheets ..25. Sheet

Registering Officer

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 6,000
	TDS Amount	₹ 60
A	Basic Tax	₹ 60
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 60
	Total (In Words)	Rupees Sixty Only

Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

Congrats! Here's what you have just achieved by choosing to pay online:

Time
Quick and Seamless

Paper
Save Environment

e-Receipt
Easy Access

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book
2023. Containing 33 Sheets 26 Sheet

Registering Officer

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)

e-Filing Anywhere Anytime
Income Tax Department, Government of India

Acknowledgement Number: AK11172265

Challan Identification Number (CIN): 23101800148959IBKL

Date of e-Filing: 18-Oct-2023

PAN: AABCS4881R

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Corporation Tax (0020)	TDS on Sale of Property (800)

Residential Status of the Seller	Payment Mode	Bank Name
Resident	Net Banking	IDBI Bank

Buyer Details

Name	PAN	Category of PAN
SHIVANTHI AGRO ESTATES PRIVATE LIMITED	AABCS4881R	Company

Mobile Number	Email ID	Whether more than one Buyer
+91 9445544972	vkcs2020@gmail.com	No

Address Details

SS KALYANA MAHAL, DOOR NO. 48/28, , SOUTHWEST BOAG ROAD, , Thyagaraya Nagar, Thygarayanagar H.O, CHENNAI, Tamil Nadu, INDIA, 600017

Seller Details

Name	PAN	Category of PAN
MAHINDRA WORLD CITY DEVELOPERS LIMITED	AAACM6904A	Company

Mobile Number	Email ID	Whether more than one Seller
+91 9543243430	NAYAN.MUKUL@MAHINDRA.COM	No

Address Details

227, ANNA SALAI, Chennai, Anna Road H.O, CHENNAI, Tamil Nadu, INDIA, 600002

17105

Document No ..... of ...I..... of Book 2023. Contains ...33..... Sheets ...22..... Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	26-Jun-2023	₹ 6,000	SURVEY NO. 10, VEERAPURAM VILLAGE, CHENGALPET TALUK, Mahindra world city, Mahindra World City S.O (Kanchipuram), KANCHIPURAM, Tamil Nadu, INDIA, 603004

Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	17-Oct-2023	17-Oct-2023	₹ 6,000

Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property
No	₹ 6,000

Tax Deposit Details

Amount on which TDS to be deducted	₹ 6,000
TDS Amount	₹ 60
(a) Basic Tax	₹ 60
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 60
In words	Rupees sixty Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

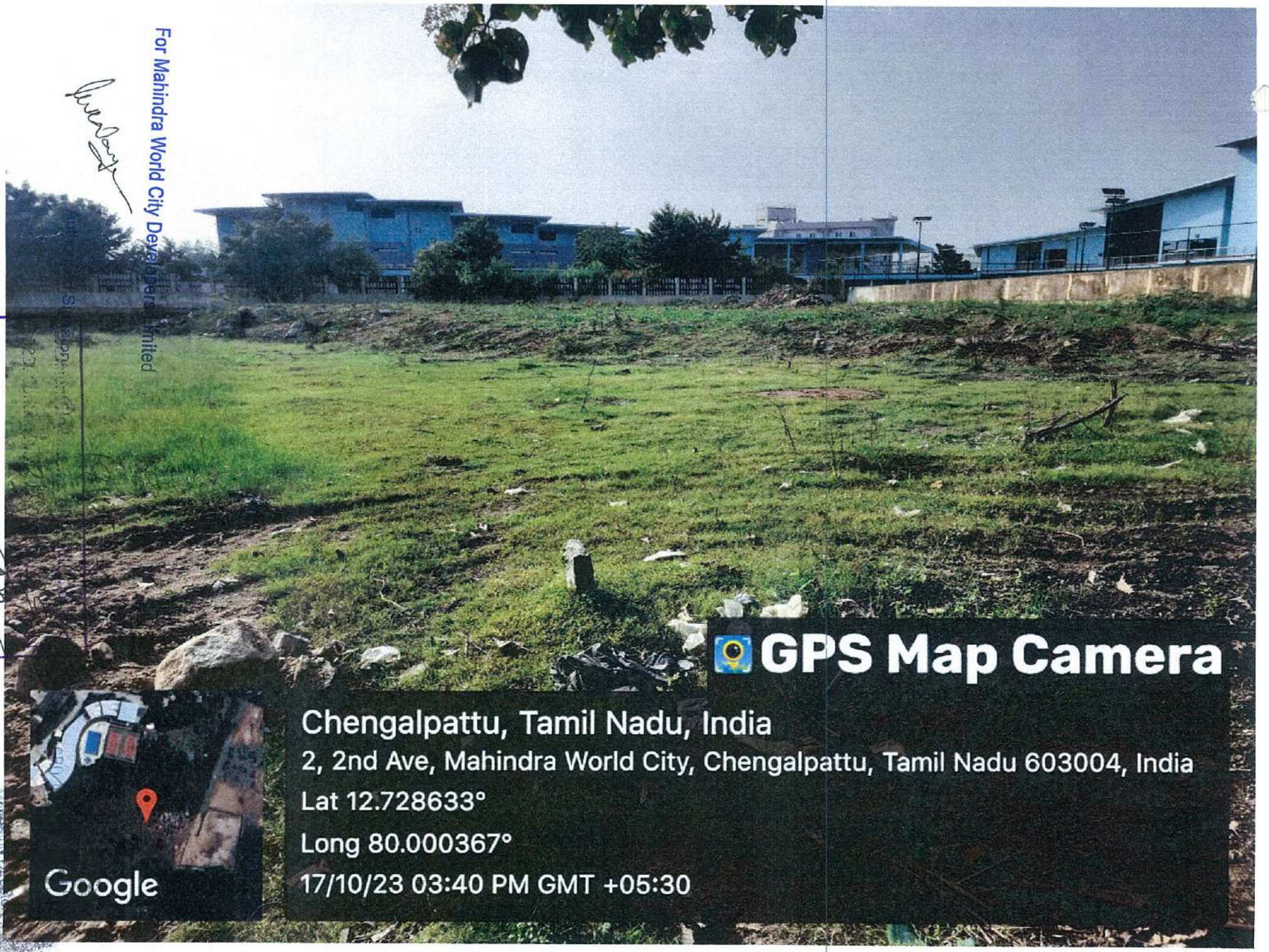
For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17105

Document No ..... of ...I..... of Book 2023. Contains ..33... Sheets ..28 Sheet

Officer


For Mahindra World City Developers Limited
Authorised Signatory
Registering Officer
GPS Map Camera
Chengalpattu, Tamil Nadu, India
2, 2nd Ave, Mahindra World City, Chengalpattu, Tamil Nadu 603004, India
Lat 12.728633°
Long 80.000367°
17/10/23 03:40 PM GMT +05:30
Google

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபோனைஎன் 22163/2016ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For Mahindra World City Developers Limited

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

17105

Document No ..... of ...I..... of Book 2023. Containing 33 Sheets 30 Sheet

Officer

P/ Chengleput Joint II/ 262 / 2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 11479 of 2023

I hereby certify that a sum of ₹ 42,94,435/- (Rupees Fourty Two Lakh Ninty Four Thousand Four Hundred and Thirty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சாந்தி residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Chengleput Joint II
Date: 19/10/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 12,30,720/- paid at 12:56 PM on the 19/10/2023 by

Left Thumb 	Additions as per recitals of document	
Execution admitted by Left Thumb 	9543243430 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:602281e27e26783232424dbcadd24e74596956 **(Details from UIDAI : Mukul Nayan C/O Mukul Nayan, 01-01-1982, xxxxxxxx6310)**	
Claim admitted by Left Thumb 	9445544972 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 17105 UKC:532972f8540279b67b433b9e16964d93fc265b **(Details from UIDAI : Shanthi P W/O KANNAN, 01-**	

Document No ..... of ..... of Book
2023. Contains ..... Sheets ..... Sheet

Registering Officer

	08-1966, xxxxxxxx9458)	

19th day of October 2023

Sathyapriya R
Sub Registrar
Chengleput Joint II

17105

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...32... Sheet

Registering Officer

R/Chengleput Joint II/Book-1/17105/2023

Registered as Number **R/Chengleput Joint II/Book-1/17105/2023**.

Date: 14/11/2023
Chengleput Joint II

Sathyapriya R
Sub Registrar





17105

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...33... Sheet

Registering Officer

P263/2023 17106/23 IT 1624975382319

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

29 SEP 2023

Z 086136

Shivanthi Agro Estates (P) Ltd
Chennai - 600017

K.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SALE DEED

THIS DEED OF SALE executed at CHENNAI on this **19th day** of **OCTOBER, 2023** by

M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED (PAN AAACM6904A), a private limited company incorporated under the provisions of the companies Act 1956, having office at 227, Anna Salai, CHENNAI-600002, represented by its Authorised signatory **Mr. MUKUL NAYAN (AADHAAR 6613 3100 6310)** S/O Mr.Madhusudan Dwivewdi Nayan, aged about 41 Years, residing at Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Kakkanad, Ernakulam, Kerala-682030, hereinafter called the **"VENDOR", Party of the First Part;**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106

Document No ..... of ...1..... of Book
2023. Containing 28 (Twenty Eight) Sheet

Registering Officer

VENDOR

PURCHASER

TO AND IN FAVOUR OF

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED (PAN AABCS4881R), a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Managing Director, **Mrs. P.SHANTHI (Aadhaar No 3048 3154 9458) (Mobile no 9445544972)** Daughter of Late T. Palanivelu, aged about 57 Years, residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, hereinafter called the **'PURCHASER'**. ,

The terms VENDOR and PURCHASER wherever they occur in these presents and the context so permits shall mean and include the said VENDOR and the PURCHASER their heirs, executors, administrators, legal representatives and assigns of their respective parts.

WHEREAS the VENDOR is the sole and absolute owner of Survey Number 7 measuring Acre 1.76 cent, and Survey Number 5 measuring Acre 0.72 cent, Vacant Land comprised in Veerapuram Village, Chengalpet Taluk, Chengalpet District, having purchased from M/s. Natural Synergies Ltd vide **Sale Deed doc no 2811/2000 dated 01.11.2000 and 2599/2000 dated 03.10.2000 at SRO Chengalpet Joint Sub Registrar II.**

S.No.7 - Item: 1

WHEREAS Originally Vacant Land in S. No. 7 measuring Acre 1.76 Cent, owned by Mrs. Adhilakshmi Ammal and said land owner sold Acre 1.76 cent to M/s. Natural Synergies Ltd, represented by its Director Mr. K. Natarajan, vide sale deed doc no 24/1993 dated 07.01.1993 at SRO Chengalpet Joint Sub Registrar II.

For Mahindra World City Developers Limited

Authorised Signatory

17106

Document No ..... of ...I..... of Book 2023. Contains ...28... Sheets ...2... Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

VENDOR

PURCHASER

WHEREAS, said M/s. Natural Synergies Ltd, represented by its Director Mr. K. Natarajan, executed a Sale Deed in favour of M/s. Mahindra Industrial Park Ltd sold Acre 1.76 cent vide deed doc no 2811/2000 dated 01.11.2000 at SRO Chengalpet Joint Sub Registrar II.

S.No.5 - Item: 2

WHEREAS, Originally Vacant Land in S. No.5 measuring Acre 0.72 Cents, owned by (1) Mrs. Rajeshwari, (2) Mr. Vajjiravelu, (3) Mr. Loganathan, and said land owners sold Acre 0.72 cents, to M/s. Natural Synergies Ltd, represented by its Director Mr. K. Natarajan, vide sale deed doc no 579/1993 dated 07.01.1993 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, M/s. Natural Synergies Ltd, duly represented by its Director Dr. I. Irulappan, executed a Sale Deed in favour of M/s. Mahindra Industrial Park Ltd, and sold Acre 0.72 cents vide deed doc no 2599/2000 dated 03.10.2000 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS **MAHINDRA INDUSTRIAL PARK Ltd** name mutated into **M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED. Effective 13.08.2005 as per Registrar of Companies**

The VENDOR is, as on date, in absolute possession and enjoyment of the Scheduled Property without any encumbrances from the date of their purchase.

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106

Document No ..... of ...I..... of Book 2023. Contains ...28... Sheets ...3... Sheet

Registering Officer

VENDOR

PURCHASER

The Purchaser has conducted its diligence and is satisfied with the title and possession of the Schedule Property and the PURCHASER has offered to purchase the **S.No.7 and 5** measuring **Acre 2.48 cents** more particularly described in the Schedule free from all encumbrances and the VENDOR has agreed to sell the same on an as is where is basis for a valuable consideration of **Rs.2,30,56,560/- (Rupees Two Crore Thirty Lakh Fifty-Six Thousand Five Hundred and Sixty Only)** for which the PURCHASER has agreed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Now the VENDOR shall sell and the PURCHASER shall purchase the schedule mentioned property for a total sale consideration of **Rs.2,30,56,560/- (Rupees Two Crore Thirty Lakh Fifty-Six Thousand Five Hundred and Sixty Only)** and the PURCHASER paid **Rs.2,30,56,560/- (Rupees Two Crore Thirty Lakh Fifty-Six Thousand Five Hundred and Sixty Only)** to the **VENDOR** in following manner the receipt of which sum the VENDOR doth hereby acknowledges.

a. **Rs.2,30,56,560/- (Rupees Two Crore Thirty Lakh Fifty-Six Thousand Five Hundred and Sixty Only)** by way of **Account Transfer from Purchaser account to Vendor Account.**

the receipt of which sum/s the VENDOR doth hereby admit and acknowledge and release the PURCHASER from any further payment thereof, the VENDOR doth hereby convey, grant, sell, transfer & assign unto the PURCHASER by way of absolute sale of the schedule mentioned property hereunder together with all easements, privileges and advantages,

For Mahindra World City Developers Limited

Authorised Signatory

17166

Document No ..... of ...I..... of Book 2023. Contains ...28... Sheets ...4... Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER

appurtenances, and all estate, right, title and interest of the VENDOR upon the schedule mentioned property to have and to hold the same unto the PURCHASER absolutely and forever free of all encumbrances.

2. The VENDOR hereby covenants with the PURCHASER that the VENDOR is the absolute owner and are entitled to convey the schedule mentioned property to the PURCHASER and the VENDOR has not done or knowingly suffered any act, deed or thing whereby the property hereby conveyed is encumbered or charged, in any manner and that the schedule mentioned property is/are not subject to any mortgage, charge, lien or other encumbrances of any other revenue or municipal or Panchayat authority, to the best of knowledge of the vendor.

3. The VENDOR further covenant with the PURCHASER that the PURCHASER shall at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or from any one claiming from under or in trust, for the VENDOR, and the VENDOR shall indemnify and save harmless the PURCHASER from any loss, damage or injury or any kind on account of such claim or demand or encumbrance over or in relation to the schedule mentioned property.

4. The VENDOR doth hereby assure that all taxes and other levies and rates on the said schedule mentioned property hereby conveyed has been paid up to date and the VENDOR shall keep the PURCHASER indemnified against all claims, actions, proceedings, demands, costs, charges and expenses whatsoever which the PURCHASER may be put to by reason of any defect in title or any breach of any of the covenants,

For Mahindra World City Developers Limited

Authorised Signatory

17106

Document No ..... of ...I..... of Book 2023. Contains ..... 28 Sheets ....5.. Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER

assurances and representations, contained herein and the VENDOR shall at all times, at the request and at the cost of the PURCHASER execute and register or cause to be executed or registered all such deeds, acts and things as may be reasonably required for further and better assuring the title of the PURCHASER to the schedule mentioned property or any part thereof unto and to the use of the PURCHASER absolutely and forever.

5. The VENDOR has this day put the PURCHASER in possession of the schedule mentioned property and handed over all the original title deeds pertaining to the same.

SCHEDULE

Item-1

All that part and parcel of Vacant Land measuring about **Acre 1.76 Cent** comprised in **S. No.7, part of PATTA NO.5** situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

Bounded on the

North by : S. No. 131
South by : S. No. 5
East by : S. No. 131
West by : S. No. 131

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

For Mahindra World City Developers Limited

Authorised Signatory

17106

Document No ..... of ...I..... of Book
2023. Contains ..28... Sheets ..6... Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR PURCHASER

Item-2

All that part and parcel of Vacant Land measuring about **Acre 0.72 Cent** comprised in **S. No.5, part of PATTA NO.5** situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

Bounded on the

North by : S. No. 7

South by : S. No. 131

East by : S. No. 131

West by : S. No. 131

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

The Present Market Value Property is as per below table

S.No	Property	Survey Nos.	Extent in Cent/Acres	Market value/Cent	Amount Rs.
01.	Item 1	7	176	92970.00	1,63,62,720.00
02.	Item 2	5	0.72	92970.00	66,93,840.00
			Total 2.48	Total	2,30,56,560.00

In witness whereof the **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** have set their hands the day, month and year first above written in the presence of,

For Mahindra World City Developers Limited

Authorised Signatory

17106

Document No ..... of ...I..... of Book
2023. Contains ....28....Sheets ..... Sheet
Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER

For Mahindra World City Developers Limited	For SHIVANTHI AGRO ESTATES PVT. LTD.
VENDOR Authorised Signatory	PURCHASER

WITNESSES:

Signature			Signature		
01	Mr.CHANDRASEKAREN S/o.Mr.KAILASAM		02	Mr.MANI S/o.Mrs. ANJALAI	
Age	51 Years	28.02.1972	Age	54 Years	07.11.1968
ADDRESS	N.NO. 110, O.NO.145, A-2,AVIGNA APARTMENTS, LAKE VIEW ROAD, WEST MAMBALAM, CHENNAI - 600033		ADDRESS	NO.8/16, MANGALAPURAM 3RD STREET, CHETPET, CHENNAI- 600031	
AADHAAR No	5324 5441 4474		AADHAAR No	4193 5043 2495	
Mobile	9940045330		Mobile	9940394179	



Drafted By:
R. Nageswara Rao, B.L.,
Enroll No.1516/2009,
Advocate, No.86, Addl. Law Chambers,
High Court Buildings, Chennai 600 104
9791158846

For Mahindra World City Developers Limited

Authorised Signatory

17106

Document No ..... of ...I..... of Book
2023. Certified ..... 28 Sheets ..... 3 Sheet

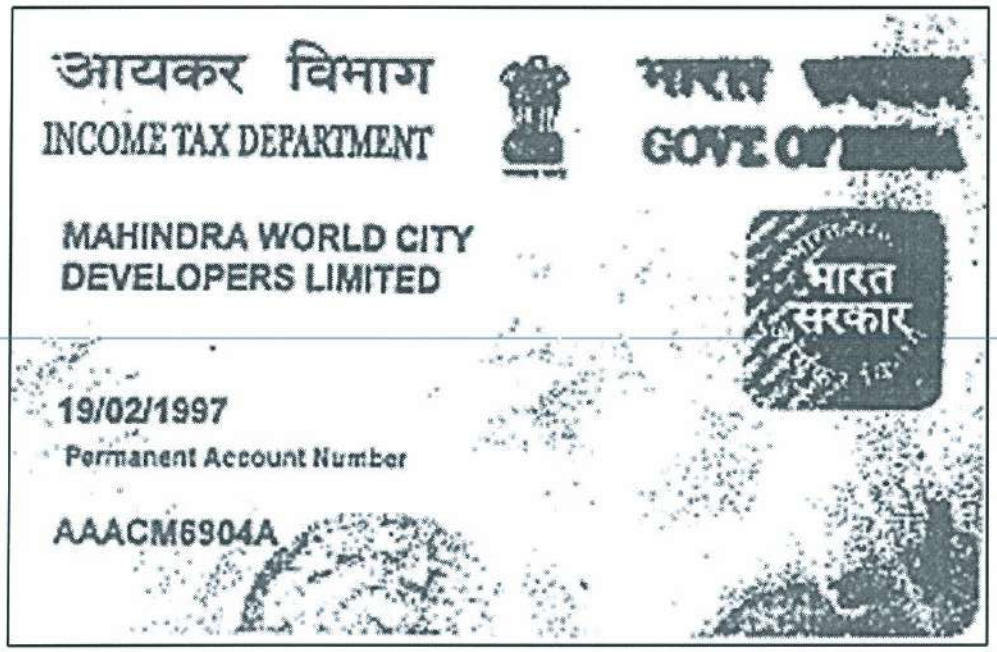
Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER



For Mahindra World City Developers Limited

Authorised Signatory

17106

Document No ..... of ...I..... of Book
2023. Contains ..28..... Sheets ...9... Sheet

Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18-37551 of 1997

I hereby certify that MAHINDRA INDUSTRIAL PARK LIMITED *** *** *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this NINETEENTH day of FEBRUARY

THIRTIETH MAGHA

One thousand nine hundred and NINETY SEVEN

One thousand nine hundred and EIGHTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES ★ TAMIL NADU ★

(P.K. BANSAL)
Registrar of Companies
TAMIL NADU

For Mahindra World City Developers Limited

Authorised Signatory

Document No. 17106 of I of Book 2023. Contains 2 Sheets 10 Sh.

Company Number:
U92490TN1997PLC037551

सत्यमेव जयते

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME

In the office of the Registrar of Companies, Tamil Nadu, Chennai-6
(Under the Companies Act, 1956 (I of 1956)

IN THE MATTER OF ***MAHINDRA INDUSTRIAL PARK LIMITED***

I hereby certify that ***MAHINDRA INDUSTRIAL PARK LIMITED***

which was originally incorporated on NINETEENTH day of FEBRUARY 1997

under** Companies Act, 1956/1913 and under the name

MAHINDRA INDUSTRIAL PARK LIMITED

having duly passed the necessary resolution on 23.07.2005 in terms of Section 21 / 22 (1) (e) / 22 (1) (b) / 44 / 43A (4) / 31 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai,

Letter No. 18-37551/S.21/2005 dated 30.08.2005

the name of the said company in this day changed to

MAHINDRA WORLD CITY DEVELOPERS LIMITED

and this Certificate is issued pursuant to Section 23(1)/44/43A(4)/31 of the said Act.

Given under my hand at CHENNAI this THIRTIETH Day of AUGUST

Two thousand FIVE

EIGHTH BHADRAPADA

One thousand nine hundred and TWENTYSEVEN (Saka)

SEAL OF THE REGISTRAR OF COMPANIES TAMILNADU

(V.G. SATHIYAMOORTHY)
ASST. Registrar of Companies
Tamil Nadu, Chennai

* Here give the name of the company as existing prior to the Change.
** Here give the name of the Act(s) under which the company was originally registered and incorporated.

For Mahindra World City Developers Limited

Authorised Signatory

Document No 1706 of ...I..... of Book
2023. Contains 28 Sheets ...1.. Sheet

Registering Officer

Mahindra WORLD CITY

Mahindra World City Developers Ltd.
Administrative Block, Central Avenue,
Mahindra World City, Chengalpet Taluk,
Kancheepuram Dist. 603 004

Tel: +91 44 49400000
Fax: +91 44 49400032

www.mahindraworldcity.com

Email: cs.mldl@mahindra.com

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA WORLD CITY DEVELOPERS LIMITED AT THEIR MEETING HELD ON 31ST JANUARY, 2023 THROUGH VIDEO CONFERENCE.

AUTHORITY FOR SIGNING / EXECUTION OF DOCUMENTS ON BEHALF OF COMPANY

"RESOLVED THAT any Director (Excluding Independent Directors) or Key Managerial Personnel or Mr. Rajaram Pai or Mr. Sunil Kurian or Mr. KK Viswanathan or Mr. Mukul Nayan or Mr. Prince Gomez be and are hereby severally authorized to act for and on behalf of the Company, in any business, regulatory or other matter generally necessary to file, submit, present, sign, execute or tender, if necessary, for and on behalf of the Company, all applications, forms, documents, letters, deeds, contracts, agreements undertakings, indemnities, guarantees, counter guarantee, writings, papers, such other document in connection with the business of the Company.

RESOLVED FURTHER THAT pursuant to Section 21 of the Companies Act, 2013, for operational convivence, any director or KMP of the Company (in writing, may delegate the authority stated hereinabove (including right to represent) to any person who is employee of the Company / Group Company or to any consultants / agencies.

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect and shall remain valid as long as the employee is in the employment of the Company or Mahindra Group or till withdrawn of Authority in favor of any Consultants / Agencies."

Certified True Copy

For Mahindra World City Developers Limited

ANTARYAMI SAHOO
Digitally signed by ANTARYAMI SAHOO
Date: 2023.02.10 11:27:24 +05'30'

Antaryami Sahoo
Company Secretary
PAN : BXBPS5591

For Mahindra World City Developers Limited

Authorised Signatory

17166

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2023. Contains ..28... Sheets ..12.. Sheet

Registering Officer

Registered Office:
CIN : U92490TN1997PLC037551
Mahindra Towers, Ground Floor,
No.17/18, Pattullous Road,
Anna Salai, Chennai - 600 002.
Phone : 044 - 4001 6161
Fax : 044 - 4001 6100

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0000/00532/28049

To
Mukul Nayan
C/O Mukul Nayan
Mercury 8k Trinity World Apt
X218 C87, Chittethukara
Chittethukara
Chittethukara
Kakkanad
Kakkanad
Ernakulam Kerala - 682030
9543243430

Download Date: 22/11/2018

Generation Date: 18/09/2018

Signature Not Verified
Digitally signed by GS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 03
Date: 2018.11.22 14:15:36
IST

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6613 3100 6310
VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India
Government of India



Mukul Nayan
Date of Birth/DOB: 01/01/1982
Male/ MALE

6613 3100 6310
VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India
AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Mukul Nayan, Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Chittethukara, Chittethukara, Kakkanad, Ernakulam, Kerala - 682030

QR Code with Photograph

6613 3100 6310
VID : 9127 4189 7872 2850

1947 help@uidai.gov.in www.uidai.gov.in

Mukul Nayan

17106

Document No ..... of ...I..... of Book
2023. Contains ...8.... Sheets ...1.... Sheet
Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AABCS4881R

பெயர் /NAME

SHIVANTHI AGRO ESTATES PRIVATE LIMITED

ஒருங்கிணைப்பு நாள் / அமைப்பு நாள் /DATE OF INCORPORATION/FORMATION

25-12-1995

வருமானவரி இயக்குனர் (கணிப்பொறி)

DIRECTOR OF INCOME TAX (SYSTEMS)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106

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Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18 - 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES PRIVATE LIMITED *** *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this TWENTY SIXTH day of DECEMBER
FIFTH PAUSA

One thousand nine hundred and NINETY FIVE
One thousand nine hundred and SEVENTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(N.R.SRIDHARAN)
Registrar of Companies
TAMIL NADU

17106

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2023. Contains ...28... Sheets ...15... Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

SHIVANTHI AGRO ESTATES PVT.LTD.

Extracts or minutes of the meeting of the Board of Directors of SHIVANTHI AGRO ESTATES PRIVATE LIMITED, held at its registered office at No.48/28, South West Boag Road, T.Nagar, Chennai-600017 on this 26th June 2023.

RESOLVED,

That the Company be and is hereby authorized to purchase Acres 6.97 Cents Vacant Land property from Mahindra World City Developers Limited (PAN NO. AAACM6904A) comprised in Survey Nos.5,7,9,10, 101/1A,2B,2C,2D, 102/1 AND 102/2 situate at No.51, Veerapuram Village, Chengalpet Taluk, Mahindra World City , Kancheepuram District.

And with reference to the above transaction, the board authorizes Mrs.P.Shanthi, Managing Director to make, enter into, execute the sale agreement, sale deed and to sign all transactions in this respect.

The common seal of the company be affixed in the presence of MR.K.SIVASUBRAMANIAN, Director.

"Certified True Copy"

Specimen Signature of Authorized Person:

P.Shanthi, Managing Director
(DIN: 01753262)

K.Sivasubramanian
Director
(DIN: 02009219)

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106
Document No ..... of ...I..... of Book
2023. Contains ....28 Sheets .....16 Sheet
Officer

No.28/48, Southwest Boag Road, T.Nagar, Chennai -600017.

பதிவேட்டு எண் / Enrollment No.: 0000/00797/58361

To
சாந்தி ப
Shanthi P
W/O KANNAN,
T67A, 2ND FLOOOR, 32ND CROSS STREET, ,
COFFY DAY, BESANT NAGAR,
VTC: Besant Nagar,
PO: Besant Nagar,
District: Chennai,
State: Tamil Nadu,
PIN Code: 600090,
Mobile: 9543522459
MC856686122FL

85668612

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

சாந்தி ப
Shanthi P
பிறந்த நாள் / DOB : 01/08/1966
பெண்பால் / Female

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

Government of India

INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- பாதுகாப்பான QR குறியீடு/ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ-ஆதார் மற்றும் எம் ஆதார் போன்ற அனைத்து வகையான ஆதார் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதார் புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, e-Aadhaar and m-Aadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: W/O KANNAN, T67A, 2ND FLOOOR, 32ND CROSS STREET, , COFFY DAY, BESANT NAGAR, Besant Nagar, Chennai, Tamil Nadu, 600090

Address: W/O KANNAN, T67A, 2ND FLOOOR, 32ND CROSS STREET, , COFFY DAY, BESANT NAGAR, Besant Nagar, Chennai, Tamil Nadu, 600090

Print Date : 30/09/2023

3048 3154 9458

1947 help@uidai.gov.in www.uidai.gov.in

17106

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2023. Contains ..28..... Sheets ..10... Sheet

Registering Officer


भारत सरकार
GOVERNMENT OF INDIA
சந்திரசேகரன்
Chandrasekaren
பிறந்த நாள்/ DOB: 28/02/1972
ஆண் / MALE
5324 5441 4474
எனது ஆதார், எனது அடையாளம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
கைலாசம், புதிய எண் 110,
பழைய எண் 145, ஏ-2,
அவிக்ஞா அபார்ட்மெண்ட்ஸ்,
2வது தளம், லேக் வியூ ரோடு,
மேற்கு மாம்பலம், சென்னை,
தமிழ் நாடு - 600033
Address
S/O,Kailasam, New No 110,
Old No 145, A-2, Avigna
Apartments, 2nd Floor, Lake
View Road, West
Mambalam, Chennai,
Tamil Nadu - 600033
5324 5441 4474
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001


இந்திய அரசாங்கம்
Government of India
மணி
Mani
பிறந்த நாள் / DOB : 07/11/1968
ஆண்பால் / Male
4193 5043 2495
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
முகவரி:
தந்தை / தாய் பெயர்: அஞ்சலை,
8/16, மங்களபுரம் 3வது தெரு,
சேத்துப்பட்டு, சென்னை,
சேத்துப்பட்டு, தமிழ் நாடு, 600031
Address:
S/O: Anjalai, 8/16,
MANGALAPURAM 3RD STREET,
Chetpet, Chennai, Chetput, Tamil
Nadu, 600031
4193 5043 2495
1947
help@uidai.gov.in
www.uidai.gov.in

17106

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Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : வீராபுரம் பட்டா எண் : 5

உரிமையாளர்கள் பெயர்

1. -- ... மகேந்திரா இன்டஸ்ரியல் பார்க் லிமிடெட், சென்னை -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
106	1	0 - 9.00	0.32	--	--	--	--	---- -- 11-02-2016
106	2	0 - 8.00	0.32	--	--	--	--	---- -- 11-02-2016
106	3	0 - 13.00	0.52	--	--	--	--	---- -- 11-02-2016
106	4A	0 - 6.50	0.26	--	--	--	--	---- -- 11-02-2016
106	4B	0 - 3.00	0.13	--	--	--	--	---- -- 11-02-2016
106	5A	0 - 23.00	0.94	--	--	--	--	---- -- 11-02-2016
106	6A	0 - 26.00	1.04	--	--	--	--	---- -- 11-02-2016
106	6B	0 - 11.50	0.42	--	--	--	--	---- -- 11-02-2016
106	6C	0 - 4.50	0.18	--	--	--	--	---- -- 11-02-2016
106	7A	0 - 5.50	0.21	--	--	--	--	---- -- 11-02-2016
106	7B	0 - 10.50	0.42	--	--	--	--	---- -- 11-02-2016
106	8A	0 - 13.50	0.53	--	--	--	--	---- -- 11-02-2016
106	8B1	0 - 13.00	0.52	--	--	--	--	---- -- 11-02-2016
106	8B2	0 - 12.50	0.50	--	--	--	--	---- -- 11-02-2016
110	1	0 - 87.00	1.08	--	--	--	--	---- -- 11-02-2016
110	2A	0 - 28.00	0.36	--	--	--	--	---- -- 11-02-2016
110	2B	0 - 29.50	0.10	--	--	--	--	---- -- 11-02-2016
110	3A	0 - 8.00	0.10	--	--	--	--	---- -- 11-02-2016
110	3B	0 - 19.50	0.20	--	--	--	--	---- -- 11-02-2016

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106

Document No ..... of ...I..... of Book - 2023, Contains ..28..... Sheets ..19.. Sheet

Registering Officer

								2016
63	5A	--	--	0 - 13.50	0.96	--	--	---- -- 12-02-2016
63	5B	--	--	0 - 1.50	0.10	--	--	---- -- 12-02-2016
63	6	--	--	0 - 15.00	1.06	--	--	---- -- 12-02-2016
63	7	--	--	0 - 25.00	1.78	--	--	---- -- 12-02-2016
64	1	--	--	0 - 33.00	2.34	--	--	---- -- 15-02-2016
64	2	--	--	0 - 34.00	2.40	--	--	---- -- 12-02-2016
65	1	--	--	0 - 11.00	0.78	--	--	---- -- 12-02-2016
65	2	--	--	0 - 18.00	1.29	--	--	---- -- 12-02-2016
66	1	--	--	0 - 13.00	0.91	--	--	---- -- 12-02-2016
66	2	--	--	0 - 13.50	0.96	--	--	---- -- 12-02-2016
67	1A	--	--	0 - 14.50	1.03	--	--	---- -- 12-02-2016
67	1C	--	--	0 - 14.00	1.00	--	--	---- -- 12-02-2016
67	2A	--	--	0 - 1.50	0.10	--	--	---- -- 12-02-2016
67	2B	--	--	0 - 22.50	1.60	--	--	---- -- 12-02-2016
67	2C	--	--	0 - 18.00	1.28	--	--	---- -- 12-02-2016
7	-	--	--	0 - 71.00	12.76	--	--	---- -- 19-01-2016
73	2A	--	--	0 - 28.00	3.20	--	--	---- -- 12-02-2016
73	2B	--	--	0 - 13.50	1.54	--	--	---- -- 12-02-2016
73	2C	--	--	0 - 13.00	1.48	--	--	---- -- 12-02-2016
73	2D	--	--	0 - 5.50	0.62	--	--	---- -- 12-02-2016
75	2A	--	--	0 - 18.50	0.68	--	--	---- -- 19-01-2016
77	1	--	--	0 - 5.50	0.40	--	--	---- -- 11-02-2016
77	3	--	--	0 - 6.50	0.46	--	--	---- -- 11-02-2016
77	4	--	--	0 - 4.50	0.32	--	--	---- -- 11-02-2016
77	5A	--	--	0 - 2.00	0.13	--	--	---- -- 11-02-2016
77	5B	--	--	0 - 1.50	0.11	--	--	---- -- 11-02-2016
77	5C	--	--	0 - 2.00	0.13	--	--	---- -- 11-02-2016
77	6A1	--	--	0 - 4.50	0.33	--	--	---- -- 12-02-2016
77	6A2	--	--	0 - 5.50	0.39	--	--	---- -- 19-01-

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106

Document No ..... of T ..... of Book

2023. Contains ..28.. Sheets ..0.. Sheet

Registering Officer

								2016
46	2C	--	--	0 - 13.50	0.95	--	--	---- -- 11-02-2016
47	-	--	--	0 - 12.50	0.89	--	--	---- -- 11-02-2016
48	1A	--	--	0 - 16.50	1.13	--	--	---- -- 11-02-2016
48	1B	--	--	0 - 0.50	0.06	--	--	---- -- 11-02-2016
48	1C	--	--	0 - 7.00	0.50	--	--	---- -- 11-02-2016
48	2B	--	--	0 - 40.00	2.84	--	--	---- -- 11-02-2016
49	-	--	--	0 - 10.50	0.75	--	--	---- -- 12-02-2016
5	-	--	--	0 - 29.00	5.22	--	--	---- -- 12-02-2016
50	-	--	--	0 - 9.50	0.66	--	--	---- -- 12-02-2016
51	1	--	--	0 - 11.00	0.77	--	--	---- -- 12-02-2016
51	2	--	--	0 - 49.00	3.47	--	--	---- -- 12-02-2016
51	3	--	--	0 - 3.00	0.23	--	--	---- -- 11-02-2016
51	4	--	--	0 - 25.00	1.78	--	--	---- -- 11-02-2016
51	5	--	--	0 - 11.00	0.79	--	--	---- -- 11-02-2016
52	-	--	--	0 - 11.50	0.80	--	--	---- -- 11-02-2016
53	1A	--	--	0 - 1.50	0.11	--	--	---- -- 11-02-2016
53	1B	--	--	0 - 18.00	1.27	--	--	---- -- 12-02-2016
53	2A	--	--	0 - 2.50	0.18	--	--	---- -- 11-02-2016
53	2B	--	--	0 - 18.00	1.27	--	--	---- -- 11-02-2016
53	2C	--	--	0 - 19.00	1.35	--	--	---- -- 11-02-2016
53	2D	--	--	0 - 20.00	1.42	--	--	---- -- 11-02-2016
54	1	--	--	0 - 20.50	1.47	--	--	---- -- 11-02-2016
54	2A	--	--	0 - 8.00	0.57	--	--	---- -- 11-02-2016
54	2B	--	--	0 - 13.00	0.92	--	--	---- -- 11-02-2016
55	1A	--	--	0 - 14.00	0.98	--	--	---- -- 11-02-2016
55	1B	--	--	0 - 27.00	1.92	--	--	---- -- 11-02-2016
55	2A	--	--	0 - 18.00	1.29	--	--	---- -- 11-02-2016
55	2B	--	--	0 - 43.00	3.04	--	--	---- -- 11-02-2016
55	2C	--	--	0 - 28.50	2.01	--	--	---- -- 11-02-

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Document No. ..... of ...1..... of Book 1
2021. Contains ..... Sheets 2 Sheet

Registering Officer

District : Chengalpattu

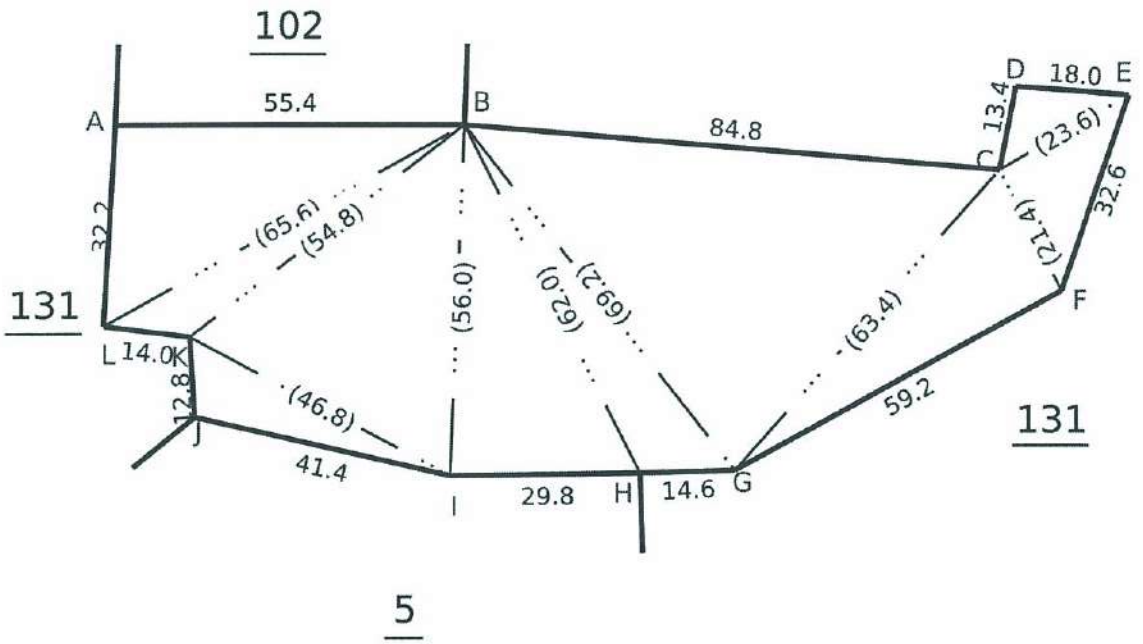
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 7

Area : Hect 00 Ares 71.00

Scale : 1 : 1203



5

For Mahindra World City Developers Limited

Authorised Signatory

for SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

12106.

Document No ..... of ...I..... of Book

2023. Contains ....28.... Sheets .....22..... Sheet

Registering Officer

Date of Issue: 23-09-2023 14:13:33

240 fv.1

Survey and Settlement Department, Government of TamilNadu

District : Chengalpattu

Taluk : Chengalpattu

Village : Veerapuram [220]

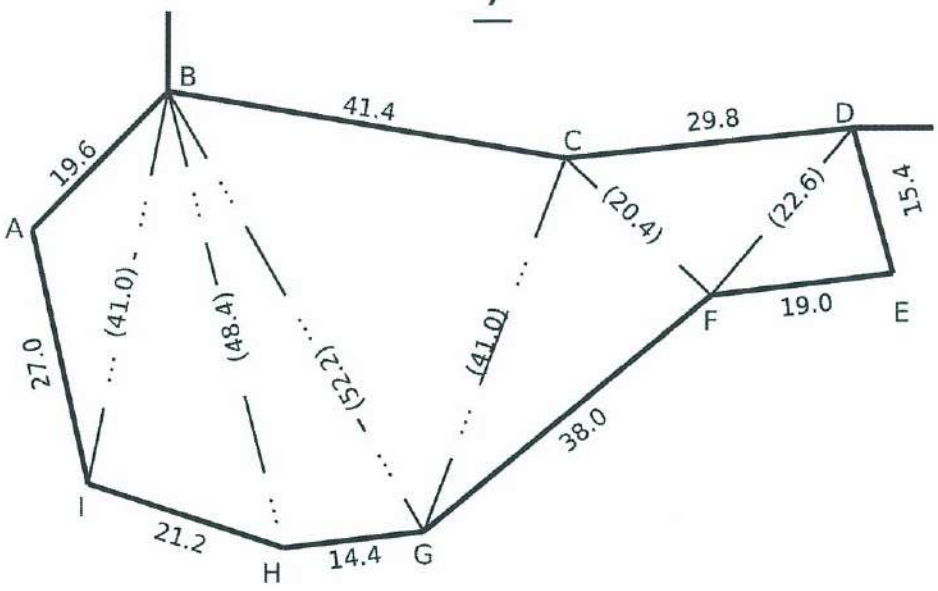
Survey No : 5

Area : Hect 00 Ares 29.00

Scale : 1 : 781

N

7



131

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17106

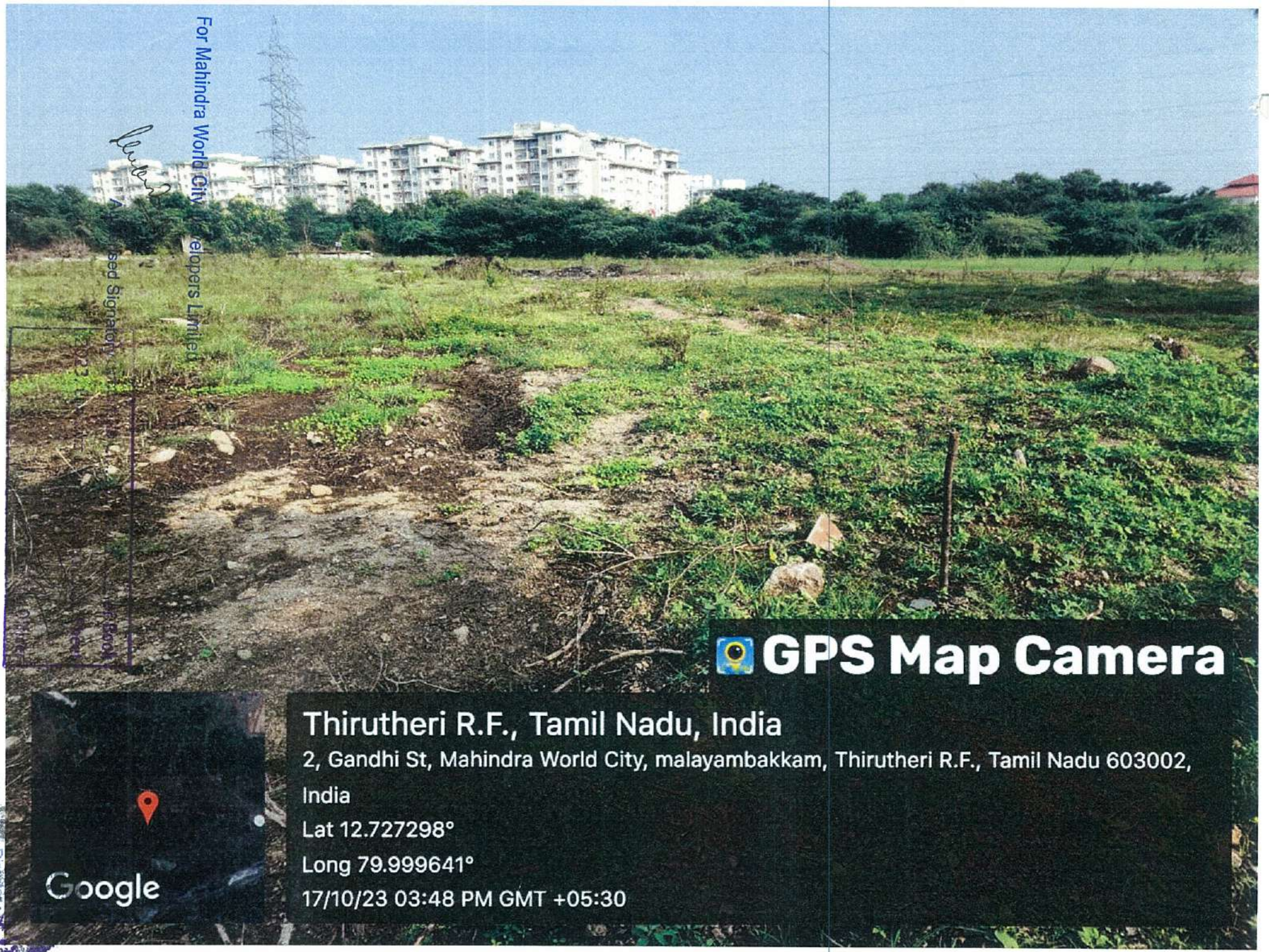
Document No ..... of ...I..... of Book 2023. Contains ...28..... Sheets ...2..... Sheet

Registering Officer

Date of Issue: 23-09-2023 14:55:09

240 fv.1

Survey and Settlement Department, Government of TamilNadu


For Mahindra World City (Developers Limited
Authorised Signatory
GPS Map Camera
Thirutheri R.F., Tamil Nadu, India
2, Gandhi St, Mahindra World City, malayambakkam, Thirutheri R.F., Tamil Nadu 603002, India
Lat 12.727298°
Long 79.999641°
17/10/23 03:48 PM GMT +05:30
Google

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபோணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்பைஎைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For Mahindra World City Developers Limited

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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Registering Officer

P/ Chengleput Joint II/ 263 / 2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 11481 of 2023

I hereby certify that a sum of ₹ 16,08,969/- (Rupees Sixteen Lakh Eight Thousand Nine Hundred and Sixty Nine only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சாந்தி residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Chengleput Joint II
Date: 19/10/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 4,62,951/- paid at 01:00 PM on the 19/10/2023 by

Left Thumb  	Additions as per recitals of document	
Execution admitted by Left Thumb  	9543243430 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:209347c4012ea54db74cd99e24a7a26a1cc609 **(Details from UIDAI : Mukul Nayan C/O Mukul Nayan, 01-01-1982, xxxxxxxx6310)**	
Claim admitted by Left Thumb  	9445544972 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6409152f2b62a28e7441a196b5af761c6f15b8 **(Details from UIDAI : Shanthi P W/O KANNAN, 01-**	

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1 2 Contains ..... Sheets ..... Sheet
Issuing Officer

	08-1966, xxxxxxxx9458)	

19th day of October 2023

Sathyapriya R
Sub Registrar
Chengleput Joint II

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2023. Contains ....2....Sheets ....27.... Sheet

Registering Officer

R/Chengleput Joint II/Book-1/17106/2023

Registered as Number **R/Chengleput Joint II/Book-1/17106/2023**.

Date: 14/11/2023
Chengleput Joint II

Sathyapriya R
Sub Registrar

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2023. Contains ..28..... Sheets 28 Sheet
Registering Officer

P/16249/138/23

P 264/2023 17/07/2023 4 27/9



தமிழ்நாடு TAMILNADU

29 SEP 2023

Z 086137

Shivanthi Agro Estates (P) Ltd
Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SALE DEED

THIS DEED OF SALE executed at CHENNAI on this **19th day** of **OCTOBER, 2023** by

M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED (PAN AAACM6904A), a private limited company incorporated under the provisions of the companies Act 1956, having office at 227, Anna Salai, CHENNAI-600002, represented by its Authorised signatory **Mr. MUKUL NAYAN (AADHAAR 6613 3100 6310)** S/O Mr. Madhusudan Dwivedi Nayan, aged about 41 Years, residing at Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Kakkanad, Ernakulam, Kerala-682030, hereinafter called the **"VENDOR", Party of the First Part;**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

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2023. Contains ...33... Sheets ...1.... Sheet

Registering Officer

VENDOR

PURCHASER

TO AND IN FAVOUR OF

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, (PAN AABCS4881R) a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Managing Director, **Mrs. P.SHANTHI (Aadhaar No 3048 3154 9458) (Mobile no 9445544972)** Daughter of Late T. Palanivelu, aged about 57 Years, residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, hereinafter called the **'PURCHASER'.**

The terms VENDOR and PURCHASER wherever they occur in these presents and the context so permits shall mean and include the said VENDOR and the PURCHASER their heirs, executors, administrators, legal representatives and assigns of their respective parts.

WHEREAS the VENDOR is the sole and absolute owner of below mentioned Vacant Land comprised in Survey number

Survey Nos	101/2A	101/2B	101/2C	101/2D	9	102/1	Total Acre/ Cent
Extent in Acre/ Cent	0.51	0.04	0.37	0.38	0.86	0.35	2.51

Situated at Veerapuram Village, Chengalpet Taluk, Chengalpet District, having purchased following documents from GPOA agent Mr. B. Devarajan vide **Deed doc no 7291/2008 dated 27.08.2008, 7292/2008 dated**

For Mahindra World City Developers Limited

Authorised Signatory

VENDOR

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

PURCHASER

27.08.2008, and 6871/2008 dated 11.08.2008, at SRO Chengalpet Joint Sub Registrar II.

Item: 1

S. No.	Survey No.	Extent in Acres/Cent
1	101/2A	0.51

WHEREAS, Originally Vacant Land in S. No.101/2A measuring Acre 0.51 Cent, owned by (1) Mrs. Radha Ammal, (2) Govindhammal, (3) Varalakshmi, and said land owners sold Acre 0.51 cent, to (1) Mr. E. Sunderraj, (2) Mr. Veeramuthu, vide sale deed doc no 681/1998 dated 04.03.1998 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, said (1) Mr. E. Sunderraj, (2) Mr. Veeramuthu, executed a GPOA in favour of Mr. B. Devarajan, sold Acre 0.51 cent vide doc.no.1080/2008 dated 27.08.2008, at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, (1) Mr. E. Sunderraj, (2) Mr. Veeramuthu, duly represented by their GPOA agent Mr. B. Devarajan, executed a Sale Deed in favour of M/s. Mahindra World City Developers Ltd, sold Acre 0.32 cent vide deed doc no.7291/2008 dated 27.08.2008, at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, (1) Mr. E. Sunderraj, (2) Mr. Veeramuthu, duly represented by their GPOA agent Mr. B. Devarajan, executed a Exchange Deed in favour of M/s. Mahindra World City Developers Ltd, and sold Acre 0.19 cent vide deed doc no.7292/2008 dated 27.08.2008, at SRO Chengalpet Joint Sub Registrar II.

For Mahindra World City Developers Limited

Authorised Signatory

For BHUVANTHI AGRO ESTATES PVT. LTD.

Managing Director

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Registering Officer

VENDOR

PURCHASER

Item: 2

Survey Nos	101/2B	101/2C	101/2D	9	102/1
Extent in Acre/ Cent	0.04	0.37	0.38	0.86	0.35

WHEREAS, Originally Vacant Land mentioned in above table comprised in Survey Number 101/2B measuring Acre 0.04 cent, Survey Number 101/2C measuring Acre 0.37 cent, Survey Number 101/2D measuring Acre 0.38 cent, Survey Number 9 measuring Acre 0.86 cent, Survey Number 102/1 measuring Acre 0.35 Cent, owned by (1) Mr. Munusamy Naicker, (2) Mr. Raji Naicker, and said land owners sold Acre 0.34 cent, to (1) Mr. Elumalai Naicker, vide sale deed doc no 835/1969 dated 02.04.1969 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, Mr. Elumalai Naicker purchased a Vacant Land from (1) Mr. Ranganathan (2) Mr. R. Vajjiravelu S/o Mr. Ranganathan, comprised in

Survey Number 101/2, 102/1, and sold Acre 0.40cent & 0.10cent through Sale Deed 2279/1988 dated 06.09.1988 at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, Mrs. Thaiyalnayagi Ammal W/o Mr. Elumalai Naicker purchased from (1) Mrs. Alamelu Ammal, (2) Mr. S. Ramachandran, (3) Mr. S. Paramasivam S/o Ramachandran, comprised in Survey Number 9, and sold Acre 0.86 cent through Sale Deed 2165/1983 dated at SRO Chengalpet Joint Sub Registrar II.

For Mahindra World City Developers Limited

Authorised Signatory

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Document No ..... of ...I..... of Book 2023. Contains ..33.. Sheets .....4.. Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER

WHEREAS, (1) Mrs. Thaiyalnayagi Ammal (2) Mr. E. Sunderraj, (3) Mr. Veeramuthu, and 4. Mrs. Thangammal, executed a GPOA in favour of Mr. B. Devarajan, and sold 2 Acres vide doc.no.1015/2008 dated 11.08.2008, at SRO Chengalpet Joint Sub Registrar II.

WHEREAS, (1) Mrs. Thaiyalnayagi Ammal (2) Mr. E. Sunderraj, (3) Mr. Veeramuthu, and 4. Mrs. Thangammal, duly represented by their GPOA agent Mr. B. Devarajan, executed a Sale Deed in favour of Mahindra World City Developers Ltd, and sold 2 Acres vide deed doc no.6871/2008 dated 11.08.2008, at SRO Chengalpet Joint Sub Registrar II.

WHEREAS **MAHINDRA INDUSTRIAL PARK Ltd** name mutated into **M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED. Effective 13.08.2005 as per Registrar of Companies**

The VENDOR is, as on date, in absolute possession and enjoyment of the Scheduled Property without any encumbrances from the date of their purchase.

The Purchaser has conducted its diligence and is satisfied with the title and possession of the Schedule Property and the PURCHASER has offered to described in below table

Survey Nos	101/2A	101/2B	101/2C	101/2D	9	102/1	Total Acre/ Cent
Extent in Acre/ Cent	0.51	0.04	0.37	0.38	0.86	0.35	2.51

For Mahindra World City Developers Limited

Authorised Signatory

VENDOR

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

PURCHASER

more particularly described/called as schedule mentioned property free of all encumbrances and the VENDOR agreed to sell the same on an as is where is basis for a valuable consideration same for a valuable consideration of **Rs.2,33,35,440/- (Rupees Two Crore Thirty-Three Lakh Thirty Five Thousand Four Hundred and Forty Only)** for which the PURCHASER agreed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Now the VENDOR shall sell and the PURCHASER shall purchase the schedule mentioned property for a total sale consideration of **Rs.2,33,35,440/- (Rupees Two Crore Thirty-Three Lakh Thirty Five Thousand Four Hundred and Forty Only)** and the PURCHASER paid **Rs.2,33,35,440/- (Rupees Two Crore Thirty-Three Lakh Thirty Five Thousand Four Hundred and Forty Only)** to the **VENDOR** in following manner the receipt of which sum the VENDOR doth hereby acknowledges.

   a. **Rs.2,33,35,440/- (Rupees Two Crore Thirty-Three Lakh Thirty Five Thousand Four Hundred and Forty Only)** by way of **Account Transfer from Purchaser account to Vendor Account.**

the receipt of which sum/s the VENDOR doth hereby admit and acknowledge and release the PURCHASER from any further payment thereof, the VENDOR doth hereby convey, grant, sell, transfer & assign unto the PURCHASER by way of absolute sale of the schedule mentioned property hereunder together with all easements, privileges and advantages,

For Mahindra World City Developers Limited

Authorised Signatory

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER

appurtenances, and all estate, right, title and interest of the VENDOR upon the schedule mentioned property to have and to hold the same unto the PURCHASER absolutely and forever free of all encumbrances.

2. The VENDOR hereby covenants with the PURCHASER that the VENDOR is the absolute owner and are entitled to convey the schedule mentioned property to the PURCHASER and the VENDOR has not done or knowingly suffered any act, deed or thing whereby the property hereby conveyed is encumbered or charged, in any manner and that the schedule mentioned property is/are not subject to any mortgage, charge, lien or other encumbrances of any other revenue or municipal or Panchayat authority, to the best of knowledge of the vendor.

3. The VENDOR further covenant with the PURCHASER that the PURCHASER shall at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or from any one claiming from under or in trust, for the VENDOR, and the VENDOR shall indemnify and save harmless the PURCHASER from any loss, damage or injury or any kind on account of such claim or demand or encumbrance over or in relation to the schedule mentioned property.

4. The VENDOR doth hereby assure that all taxes and other levies and rates on the said schedule mentioned property hereby conveyed has been paid up to date and the VENDOR shall keep the PURCHASER indemnified against all claims, actions, proceedings, demands, costs, charges and expenses whatsoever which the PURCHASER may be put to by reason of any defect in title or any breach of any of the covenants,

For Mahindra World City Developers Limitec

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for SHIVALIK AGRO ESTATES PVT. LTD.

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Registering Officer

Authorised Signatory

Managing Director

VENDOR

PURCHASER

assurances and representations, contained herein and the VENDOR shall at all times, at the request and at the cost of the PURCHASER execute and register or cause to be executed or registered all such deeds, acts and things as may be reasonably required for further and better assuring the title of the PURCHASER to the schedule mentioned property or any part thereof unto and to the use of the PURCHASER absolutely and forever.

5. The VENDOR has this day put the PURCHASER in possession of the schedule mentioned property and handed over all the original title deeds pertaining to the same.

SCHEDULE

Item-1

All that part and parcel of Vacant Agriculture Land measuring about **Acre 0.51 Cent** comprised in **S. No.101/2A, part of PATTA NO.389** situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

Bounded on the

North by : S. No. 101/1

South by : S. No. 101/2B, 2C, 2D

East by : S. No. 9

West by : S. No. 131

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

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VENDOR

PURCHASER

Item-2 Agriculture

All that part and parcel of Vacant Land measuring about **2 Acres** comprised in

Survey Nos	101/2B	101/2C	101/2D	9	102/1
Extent in Acre/ Cent	0.04	0.37	0.38	0.86	0.35

part of PATTA NO.389 situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

Bounded on the

S. No / Direction	North	South	East	West
101/2B	101/2A	101/2C	101/2C	131
101/2C	101/2B, 2A	102/1	101/2D	131
101/2D	101/2A	102/1	9	101/2C &131
9	19/3	131	10	102/1, 101/2D
102/1	101/2C,2D	102/2	131	131

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

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Registering Officer

VENDOR

PURCHASER

The Present Market Value of Property is as per below table

S.No	Property	Survey Nos.	Extent in Cent/Acres	Market value/Cent	Amount Rs.
01.	Item 1	101/2A	0.51	92970.00	47,41,470.00
02.	Item 2	101/2B	0.04	92970.00	3,71,880.00
03.	Item 2	101/2C	0.37	92970.00	34,39,890.00
04.	Item 2	101/2D	0.38	92970.00	35,32,860.00
05.	Item 2	9	0.86	92970.00	79,95,420.00
06.	Item 2	102/1	0.35	92970.00	32,53,950.00
			Total 2.51	Total	2,33,35,440.00

In witness whereof the **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** have set their hands the day, month and year first above written in the presence of,

For Mahindra World City Developers Limited Authorised Signatory	For SHIVANTHI AGRO ESTATES PVT. LTD. Managing Director
VENDOR	PURCHASER

For Mahindra World City Developers Limited

Authorised Signatory

VENDOR

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

PURCHASER

WITNESSES:

Signature			Signature	A - mani	
01	Mr.CHANDRASEKAREN S/o.Mr.KAILASAM		02	Mr.MANI S/o.Mrs. ANJALAI	
Age	51 Years	28.02.1972	Age	54 Years	07.11.1968
ADDRESS	N.NO. 110, O.NO.145, A-2,AVIGNA APARTMENTS, LAKE VIEW ROAD, WEST MAMBALAM, CHENNAI - 600033		ADDRESS	NO.8/16, MANGALAPURAM 3RD STREET, CHETPET, CHENNAI- 600031	
AADHAAR No	5324 5441 4474		AADHAAR No	4193 5043 2495	
Mobile	9940045330		Mobile	9940394179.	



Drafted By:

R. Nageswara Rao, B.L.,
Enroll No.1516/2009,
Advocate, No.86, Addl. Law Chambers,
High Court Buildings, Chennai 600 104
9791158846

For Mahindra World City Developers Limited

Authorised Signatory

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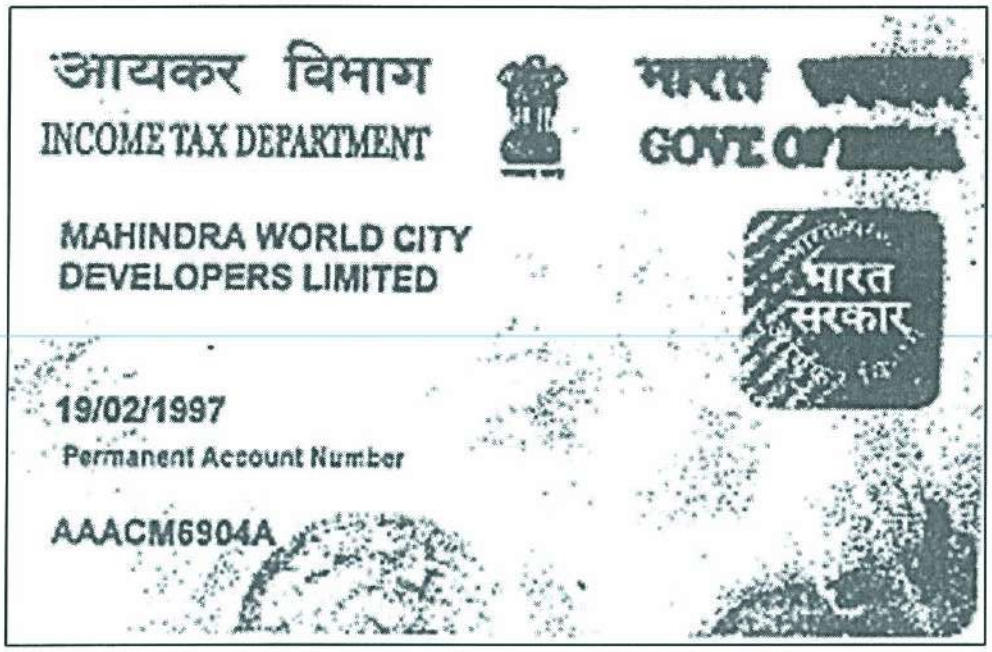
Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

VENDOR

PURCHASER



For Mahindra World City Developers Limited

Authorised Signatory

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Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18-37551 of 1997

I hereby certify that MAHINDRA INDUSTRIAL PARK LIMITED *** ***
*** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this NINETEENTH day of FEBRUARY
THIRTIETH MAGHA

One thousand nine hundred and NINETY SEVEN
One thousand nine hundred and EIGHTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES ★ TAMIL NADU ★

(P.K. BANSAL)
Registrar of Companies
TAMIL NADU

For Mahindra World City Developers Limited

Authorised Signatory

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2023. Contains 33 Sheets 13 Sheet
Registering Officer

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Company Number:
U92490TN1997PLC037551

सत्यमेव जयते

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME

In the office of the Registrar of Companies, Tamil Nadu, Chennai-6
(Under the Companies Act, 1956 (I of 1956)

IN THE MATTER OF *****MAHINDRA INDUSTRIAL PARK LIMITED*****

I hereby certify that *****MAHINDRA INDUSTRIAL PARK LIMITED*****

which was originally incorporated on NINETEENTH day of FEBRUARY 1997

under** Companies Act, 1956/1913 and under the name

*****MAHINDRA INDUSTRIAL PARK LIMITED*****

having duly passed the necessary resolution on 23.07.2005 in terms of Section 21 / 22 (1) (e) / 22 (1) (b) / 44 / 43A (4) / 31 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai,

Letter No. 18-37551/S.21/2005 dated 30.08.2005

the name of the said company in this day changed to *****

*****MAHINDRA WORLD CITY DEVELOPERS LIMITED*****

and this Certificate is issued pursuant to Section 23(1)/44/43A(4)/31 of the said Act.

Given under my hand at CHENNAI this THIRTIETH Day of AUGUST

Two thousand FIVE

EIGHTH BHADRAPADA

One thousand nine hundred and TWENTYSEVEN (Saka)

SEAL OF THE REGISTRAR OF COMPANIES TAMILNADU

(V.G. SATHIYAMOORTHY)
ASST. Registrar of Companies
Tamil Nadu, Chennai

* Here give the name of the company as existing prior to the Change.
** Here give the name of the Act(s) under which the company was originally registered and incorporated.

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For Mahindra World City Developers Limited

Authorised Signatory

Document No ..... of ...I..... of Book
2023, Cont'd ..... 33 ..... Sheets 14

Mahindra WORLD CITY

Mahindra World City Developers Ltd.
Administrative Block, Central Avenue,
Mahindra World City, Chengalpet Taluk,
Kancheepuram Dist. 603 004

Tel: +91 44 49400000
Fax: +91 44 49400032

www.mahindraworldcity.com

Email: cs.mldl@mahindra.com

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA WORLD CITY DEVELOPERS LIMITED AT THEIR MEETING HELD ON 31ST JANUARY, 2023 THROUGH VIDEO CONFERENCE.

AUTHORITY FOR SIGNING / EXECUTION OF DOCUMENTS ON BEHALF OF COMPANY

"RESOLVED THAT any Director (Excluding Independent Directors) or Key Managerial Personnel or Mr. Rajaram Pai or Mr. Sunil Kurian or Mr. KK Viswanathan or Mr. Mukul Nayan or Mr. Prince Gomez be and are hereby severally authorized to act for and on behalf of the Company, in any business, regulatory or other matter generally necessary to file, submit, present, sign, execute or tender, if necessary, for and on behalf of the Company, all applications, forms, documents, letters, deeds, contracts, agreements undertakings, indemnities, guarantees, counter guarantee, writings, papers, such other document in connection with the business of the Company.

RESOLVED FURTHER THAT pursuant to Section 21 of the Companies Act, 2013, for operational convivence, any director or KMP of the Company (in writing, may delegate the authority stated hereinabove (including right to represent) to any person who is employee of the Company / Group Company or to any consultants / agencies.

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect and shall remain valid as long as the employee is in the employment of the Company or Mahindra Group or till withdrawn of Authority in favor of any Consultants / Agencies."

Certified True Copy

For Mahindra World City Developers Limited

ANTARYAMI SAHOO
Digitally signed by ANTARYAMI SAHOO
Date: 2023.02.10 11:27:24 +05'30'

For Mahindra World City Developers Limited

Antaryami Sahoo

Company Secretary

Authorised Signatory

PAN : BXBPS5591

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2023. Contains ...33.... Sheets ..1..5.. Sheet

Registering Officer

Registered Office:
CIN : U92490TN1997PLC037551
Mahindra Towers, Ground Floor,
No.17/18, Pattullous Road,
Anna Salai, Chennai - 600 002.
Phone : 044 - 4001 6161
Fax : 044 - 4001 6100

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0000/00532/28049

To
Mukul Nayan
C/O Mukul Nayan
Mercury 8k Trinity World Apt
X218 C87, Chittethukara
Chittethukara
Chittethukara
Kakkanad
Kakkanad
Ernakulam Kerala - 682030
9543243430

Download Date: 22/11/2018

Generation Date: 18/09/2018

Signature Not Verified
Digitally signed by CS UNIQUE IDENTIFICATION AUTHORITY OF INDIA,O,3 Date: 2018.11.22 14:15:35 IST

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6613 3100 6310
VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India
भारत सरकार



Mukul Nayan
Date of Birth/DOB: 01/01/1982
Male/ MALE

6613 3100 6310
VID : 9127 4189 7872 2850

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Mukul Nayan, Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Chittethukara, Chittethukara, Kakkanad, Ernakulam, Kerala - 682030

QR Code with Photograph

6613 3100 6310
VID : 9127 4189 7872 2850

help@uidai.gov.in
www.uidai.gov.in

17107
Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets ...16... Sheet
Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AABCS4881R

பெயர் /NAME

SHIVANTHI AGRO ESTATES PRIVATE LIMITED

ஒருங்கிணைப்பு நாள்/அமைப்பு நாள் /DATE OF INCORPORATION/FORMATION

25-12-1995

வருமானவரி இயக்குனர் (கணிப்பொறி)

DIRECTOR OF INCOME TAX (SYSTEMS)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

17107

Document No ..... of ...I..... of Book 2023. Contains 33 Sheets 17 Sheet

Registering Officer

FORM I R,

CERTIFICATE OF INCORPORATION

No. 18 - 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES PRIVATE LIMITED *** *** *** *** *** ***

is this day incorporated under the Companies Act 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at MADRAS

this TWENTY SIXTH day of DECEMBER
FIFTH PAUSA

One thousand nine hundred and NINETY FIVE
One thousand nine hundred and SEVENTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(N. R. SRIDHARAN)
Registrar of Companies
TAMIL NADU

17107

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2023. Contains ...33... Sheets ...13... Sheet

Executing Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

SHIVANTHI AGRO ESTATES PVT.LTD.

Extracts or minutes of the meeting of the Board of Directors of SHIVANTHI AGRO ESTATES PRIVATE LIMITED, held at its registered office at No.48/28, South West Boag Road, T.Nagar, Chennai-600017 on this 26th June 2023.

RESOLVED,

That the Company be and is hereby authorized to purchase Acres 6.97 Cents Vacant Land property from Mahindra World City Developers Limited (PAN NO. AAACM6904A) comprised in Survey Nos.5,7,9,10, 101/1A,2B,2C,2D, 102/1 AND 102/2 situate at No.51, Veerapuram Village, Chengalpet Taluk, Mahindra World City , Kancheepuram District.

And with reference to the above transaction, the board authorizes Mrs.P.Shanthi, Managing Director to make, enter into, execute the sale agreement, sale deed and to sign all transactions in this respect.

The common seal of the company be affixed in the presence of MR.K.SIVASUBRAMANIAN, Director.

"Certified True Copy"

Specimen Signature of Authorized Person:

P.Shanthi, Managing Director
(DIN: 01753262)

K.Sivasubramanian
Director
(DIN: 02009219)

17107

Document No ..... of ...I..... of Book
2023, Contains ...33... Sheets ...19... Sheet

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

No.28/48, Southwest Boag Road, T.Nagar, Chennai -600017.

பதிவேட்டு எண் / Enrollment No.: 0000/00797/58361

To
சாந்தி ப
Shanthi P
W/O KANNAN,
T67A, 2ND FLOOR, 32ND CROSS STREET, ,
COFFY DAY, BESANT NAGAR,
VTC: Besant Nagar,
PO: Besant Nagar,
District: Chennai,
State: Tamil Nadu,
PIN Code: 600090,
Mobile: 9543522459

85568612

MC856686122FL

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

சாந்தி ப
Shanthi P
பிறந்த நாள் / DOB : 01/06/1966
பெண்பால் / Female

3048 3154 9458

எனது ஆதார், எனது அடையாளம்

Government of India

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- பாதுகாப்பான QR குறியீடு/ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், இ-ஆதார், மற்றும் எம் ஆதார் போன்ற அனைத்து வகையான ஆதார் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்.
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதார் புதுப்பிக்கவும்
- பலவேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like e-Aadhaar letter, PVC Cards, mAadhaar and m-Aadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: W/O KANNAN, T67A, 2ND FLOOR, 32ND CROSS STREET, , COFFY DAY, BESANT NAGAR, Besant Nagar, Chennai, Tamil Nadu, 600090

Address: W/O KANNAN, T67A, 2ND FLOOR, 32ND CROSS STREET, , COFFY DAY, BESANT NAGAR, Besant Nagar, Chennai, Tamil Nadu, 600090

Print Date : 30/09/2023

3048 3154 9458

1947 help@uidai.gov.in www.uidai.gov.in

17107

Document No ..... of ...I..... of Book
2023. Contains ...33... Sheets 20 Sheet
Registering Officer


भारत सरकार
GOVERNMENT OF INDIA
சந்திரசேகரன்
Chandrasekaren
பிறந்த நாள்/ DOB: 28/02/1972
ஆண் / MALE
5324 5441 4474
எனது ஆதார், எனது அடையாளம்


आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
கைலாசம், புதிய எண் 110,
பழைய எண் 145, ஏ-2,
அவிக்ஞா அபார்ட்மெண்ட்ஸ்,
2வது தளம், லேக் வியூ ரோடு,
மேற்கு மாம்பலம், சென்னை,
தமிழ் நாடு - 600033
Address
S/O,Kailasam, New No 110,
Old No 145, A-2, Avigna
Apartments, 2nd Floor, Lake
View Road, West
Mambalam, Chennai,
Tamil Nadu - 600033
5324 5441 4474
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001


இந்திய அரசாங்கம்
Government of India
மணி
Mani
பிறந்த நாள் / DOB : 07/11/1968
ஆண்பால் / Male
4193 5043 2495
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
முகவரி:
தந்தை / தாய் பெயர்: அஞ்சலை,
8/16, மங்களபுரம் 3வது தெரு,
சேத்துப்பட்டு, சென்னை,
சேத்துப்பட்டு, தமிழ் நாடு, 600031
Address:
S/O: Anjalai, 8/16,
MANGALAPURAM 3RD STREET,
Chelpet, Chennai, Chelpul, Tamil
Nadu, 600031
4193 5043 2495
1947
help@uidai.gov.in
www.uidai.gov.in

17/07

Document No ..... of ...I..... of Book
2023. Contains ...33.. Sheets ...21... Sheet
Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : வீராபுரம்

பட்டா எண் : 389

உரிமையாளர்கள் பெயர்

1. - ... மகேந்திரா வேர்ல்ட் சிட்டி டெவெலப்பர்ஸ் லிமிடெட் -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
101	2A	--	--	0 - 20.50	1.41	--	--	2019/0103/03/147935---- 14-11-2019
101	2B	--	--	0 - 1.50	0.10	--	--	2019/0103/03/147935---- 14-11-2019
101	2C	--	--	0 - 15.00	1.06	--	--	2019/0103/03/147935---- 14-11-2019
101	2D	--	--	0 - 15.50	1.16	--	--	2019/0103/03/147935---- 14-11-2019
102	1	--	--	0 - 14.00	2.47	--	--	2019/0103/03/147935---- 14-11-2019
9	-	--	--	0 - 35.00	2.47	--	--	2019/0103/03/147935---- 14-11-2019
				1 - 1.50	8.67			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/04/220/00389/60030** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 18-10-2023 அன்று 07:45:32 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Mahindra World City Developers Limited

17107

Document No ..... of ...I..... of Book 2023. Contains ...33..... Sheets 22..... Sheet

Registering Officer

For SHIVANTH AGRO ESTATES PVT. LTD.

Authorised Signatory

Managing Director

District : Chengalpattu

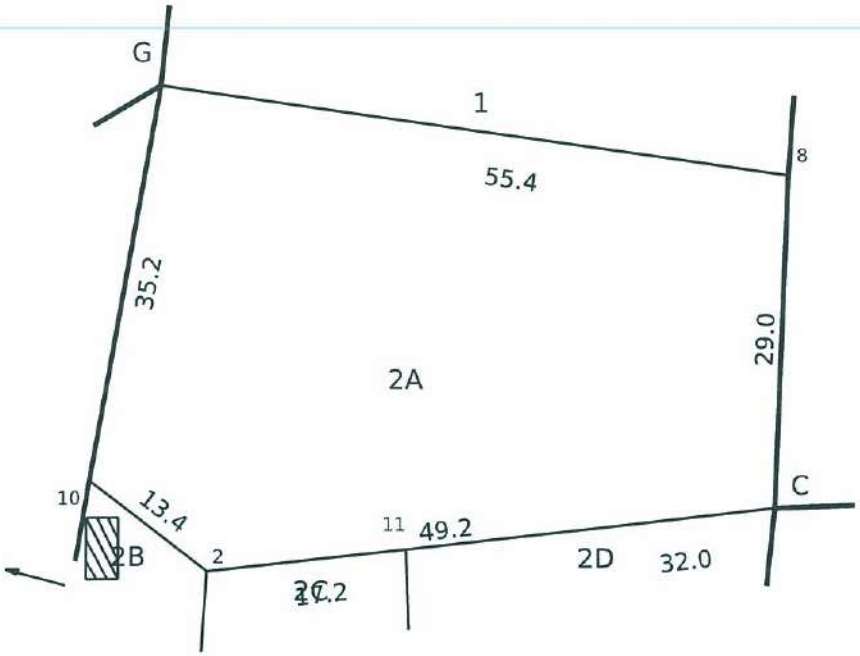
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 101/2A

Area : Hect 00 Ares 20.50

Scale : 1 : 665



For Mahindra World City Developers Limited

Authorised Signatory

17107 For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Document No ..... of ...I..... of Book

2023. Contains ..33.... Sheets 23. Sh

Date of Issue: 23-09-2023 14:14:29

240 fv.1

Survey and Settlement Department, Government of TamilNadu

District : Chengalpattu

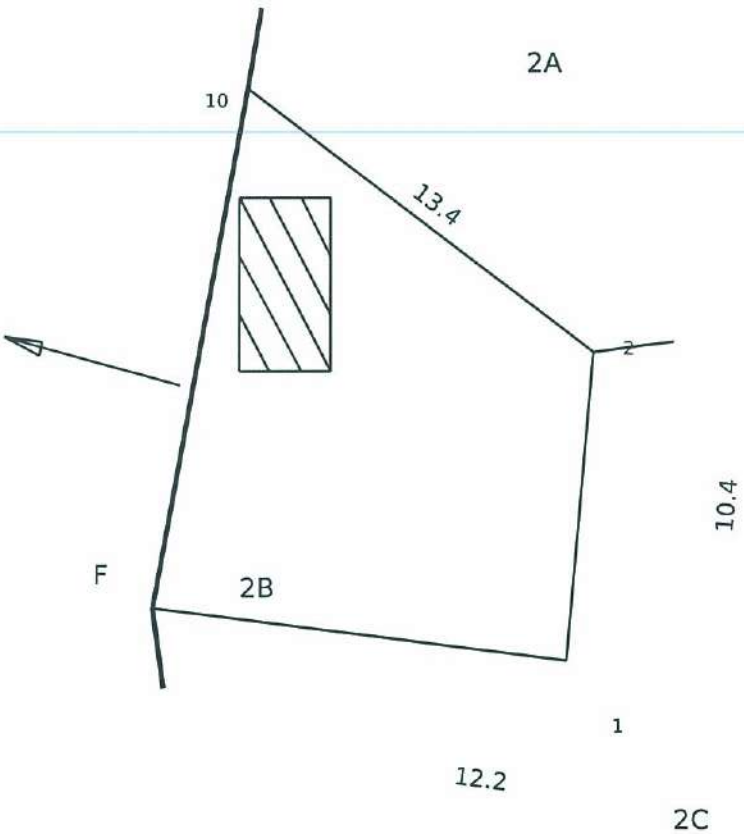
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 101/2B

Area : Hect 00 Ares 1.50

Scale : 1 : 229



For Mahindra World City Developers Limited

Authorised Signatory

17107

Document No ..... of ...I..... of Book 2023. Contains ...33... Sheets .....24 Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Date of Issue: 23-09-2023 14:15:19

240 fv.1

Survey and Settlement Department, Government of TamilNadu

District : Chengalpattu

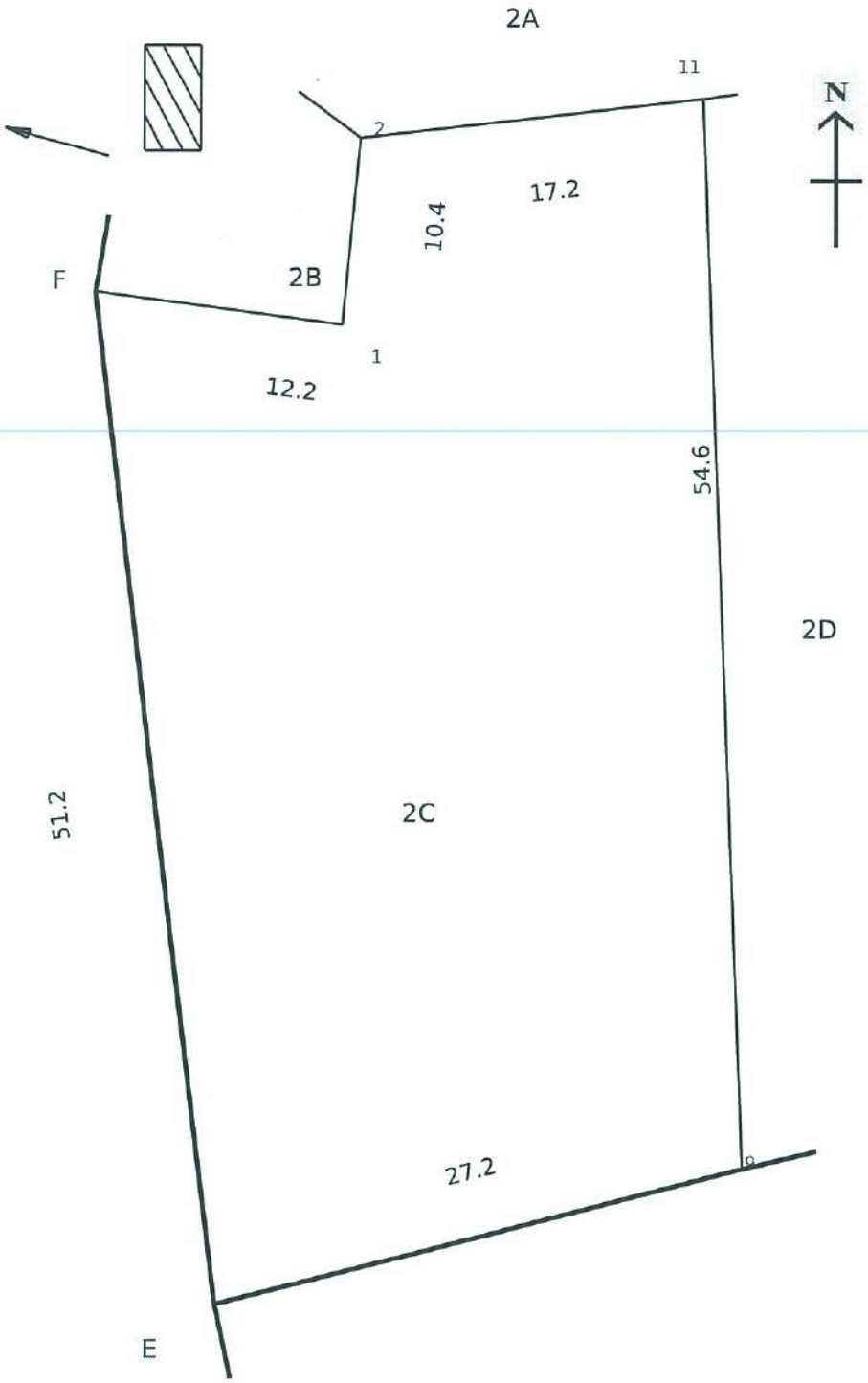
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 101/2C

Area : Hect 00 Ares 15.00

Scale : 1 : 364



17107 102

For Mahindra World City Developers Limited

Authorised Signatory

Document No ..... of ...I..... of Book
2023. Contains ..33..... Sheets ..2..5 Sheet

Registering Officer

FOR SHIVANTHE AGRO ESTATES PVT. LTD.

Managing Director

Date of Issue: 23-09-2023 14:16:07

240 fv.1

Survey and Settlement Department, Government of TamilNadu

District : Chengalpattu

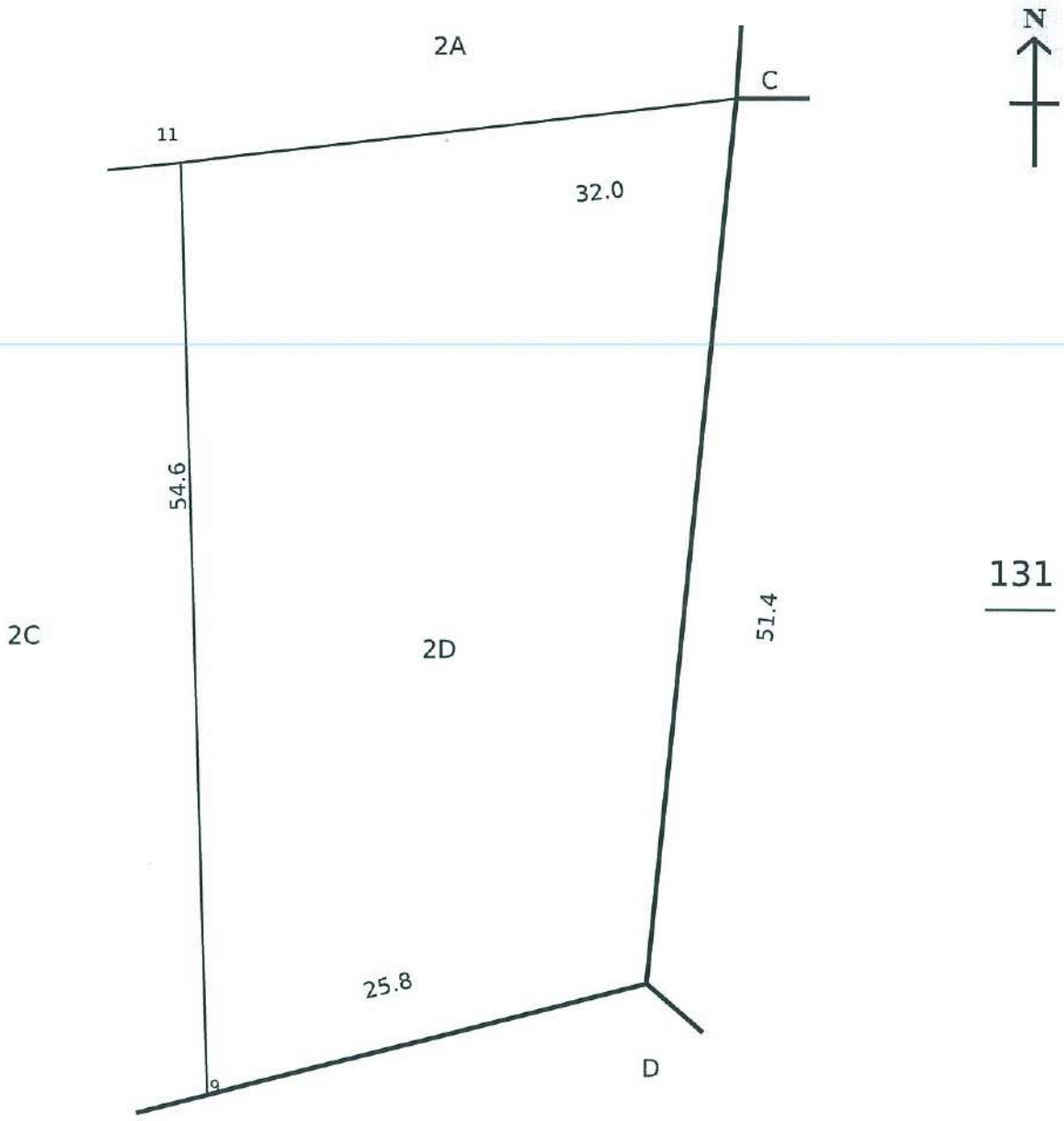
Taluk : Chengalpattu

Village : Veerapuram [220]

Survey No : 101/2D

Area : Hect 00 Ares 15.50

Scale : 1 : 401



For Mahindra World City Developers Limited

Authorised Signatory

17107

Document No ..... of ...I..... of Book 2023. Contains .....33. Sheets .....26..... Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Date of Issue: 23-09-2023 14:28:37

240 fv.1

Survey and Settlement Department, Government of TamilNadu

District : Chengalpattu

Taluk : Chengalpattu

Village : Veerapuram [220]

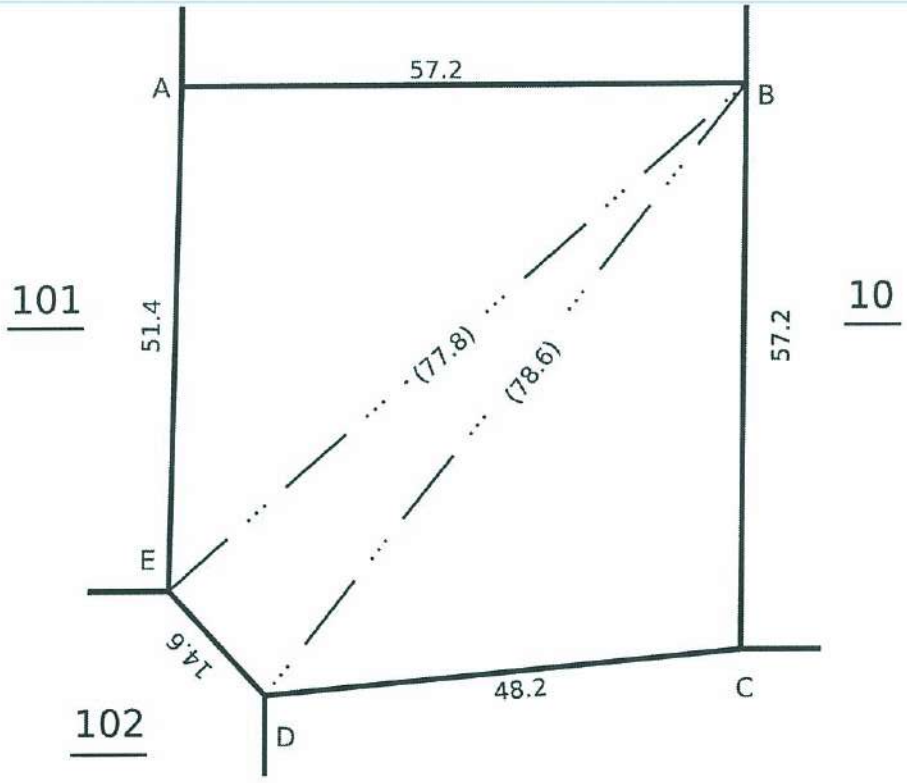
Survey No : 9

Area : Hect 00 Ares 35.00

Scale : 1 : 771



19



101

10

102

131

For Mahindra World City Developers Limited

Authorised Signatory

17107

Document No ..... of ...I..... of Book 2023. Contains .....33..... Sheets .2..... Sheet

Registering Officer

FOR SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Date of Issue: 23-09-2023 14:30:53

240 fv.1

Survey and Settlement Department, Government of TamilNadu

District : Chengalpattu

Taluk : Chengalpattu

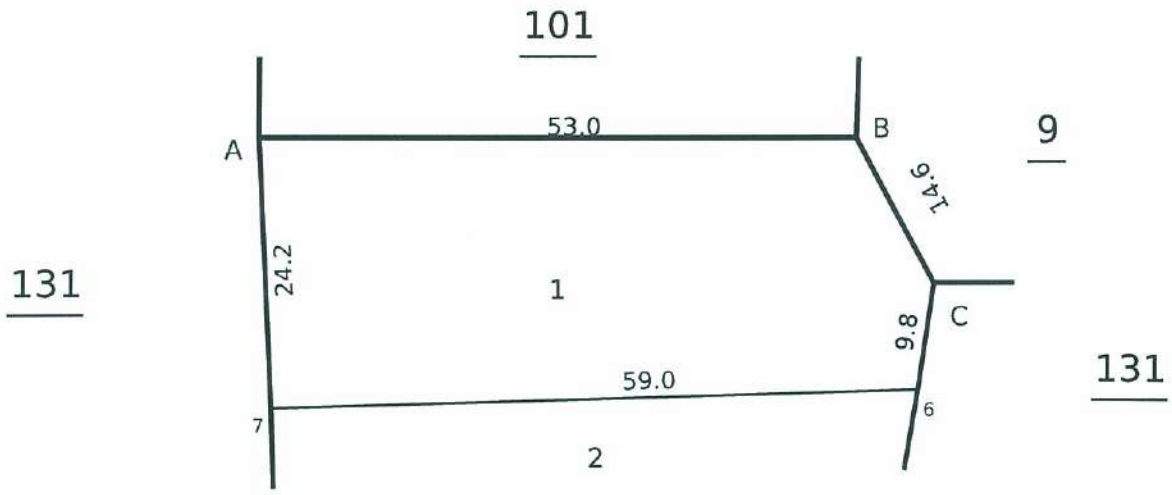
Village : Veerapuram [220]

Survey No : 102/1

Area : Hect 00 Ares 14.00

Scale : 1 : 675





For Mahindra World City Developers Limited

Authorised Signatory

17107

Document No ..... of ...I..... of Book

2023. Contains ...3... Sheets ...2... Sheet

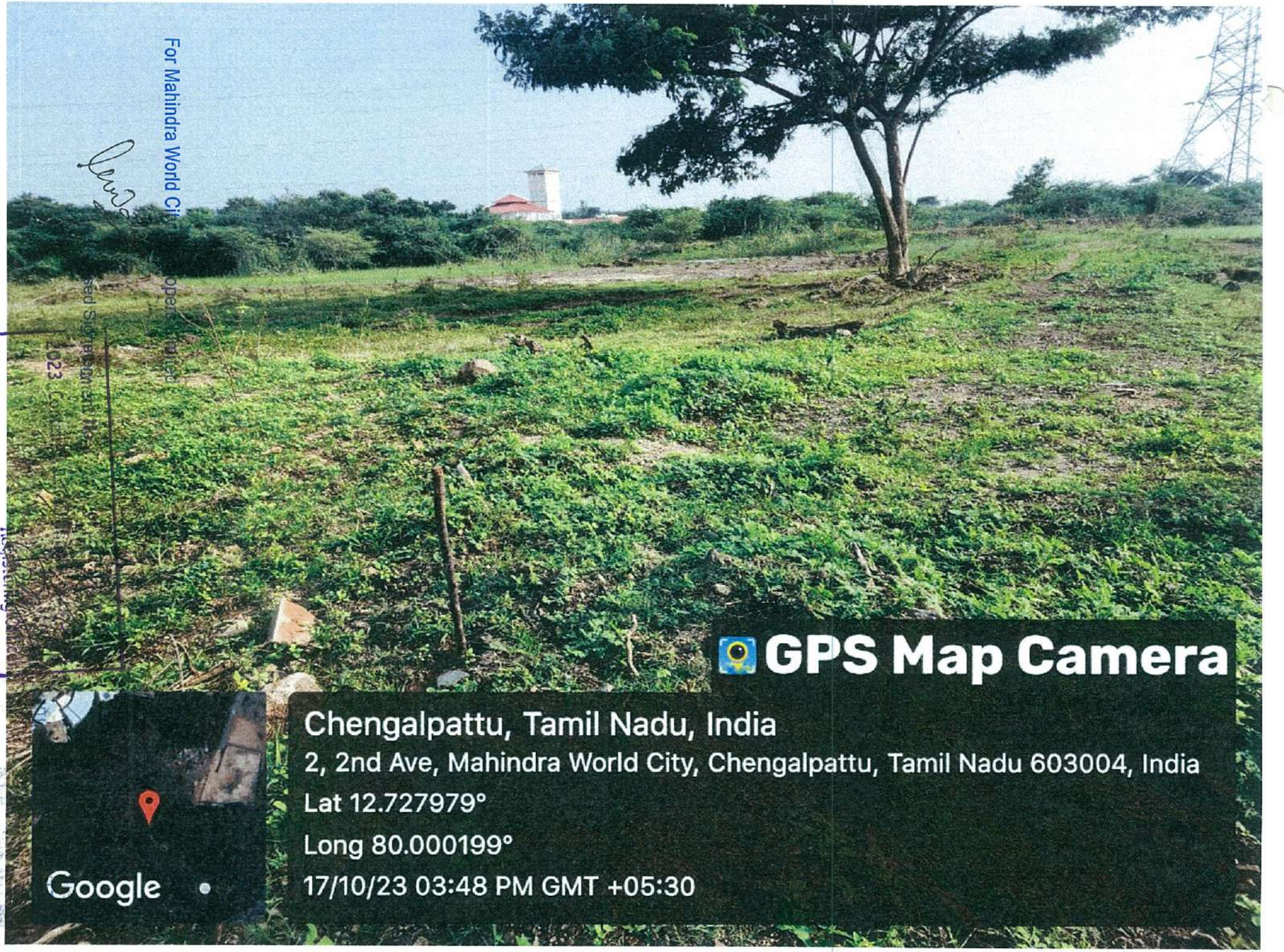
Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Date of Issue: 23-09-2023 14:31:32

240 fv.1


For Mahindra World City
Authorised Signatory
GPS Map Camera
Chengalpattu, Tamil Nadu, India
2, 2nd Ave, Mahindra World City, Chengalpattu, Tamil Nadu 603004, India
Lat 12.727979°
Long 80.000199°
17/10/23 03:48 PM GMT +05:30
Google
Managing Director

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபோணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For Mahindra World City Developers Limited

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

17107

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Registering Officer

P/ Chengleput Joint II/ 264 / 2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 11482 of 2023

I hereby certify that a sum of ₹ 16,28,485/- (Rupees Sixteen Lakh Twenty Eight Thousand Four Hundred and Eighty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சாந்தி residing at T67A, 2nd Floor, 32nd Cross Street, Coffy Day, Besant Nagar, Chennai-600090, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Chengleput Joint II
Date: 19/10/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 4,69,020/- paid at 01:05 PM on the 19/10/2023 by

Left Thumb





Additions as per recitals of document

Execution admitted by
Left Thumb





9543243430

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 1710
UKC:309015053de721111848b5a045402ff8d95063
(Details from UIDAI : Mukul Nayan C/O Mukul Nayan, 01-01-1982, xxxxxxxx6310)



Book
Sheets 31 Sheet

Claim admitted by
Left Thumb





9445544972

Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. :
UKC:5747249f610848f6a445bc95e4d43ac25bf4fb
(Details from UIDAI : Shanthi P W/O KANNAN,



	01-08-1966, xxxxxxxx9458)	

19th day of October 2023

Sathyapriya R
Sub Registrar
Chengleput Joint II

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Registering Officer

R/Chengleput Joint II/Book-1/17107/2023

Registered as Number **R/Chengleput Joint II/Book-1/17107/2023.**

Date: 14/11/2023
Chengleput Joint II

Sathyapriya R
Sub Registrar

17107

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Registering Officer

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
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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.