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# RERA Document

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# பதிவுத்துறை

## இரசீது - ஆவணப்பதிவு

இரசீது எண் : 30246/2023

ஆவண எண் : R/ Thiruporur/ BOOK-1/ 24472 / 2023

திரு எம் ஆபிரகாம் ராய் அவர்களிடமிருந்து ₹ 17,17,998 (ரூபாய் பதினேழு இலட்சத்து பதினேழாயிரத்து தொள்ளாயிரத்து தொண்ணூற்றெட்டு மட்டும்) [இணைய வழி: REG202309286308328 ₹ 1717998] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

| வ.எண் | விவரம் | தொகை (₹) |
|---|---|---|
| 1 | முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி) | 2,00,000 |
| 2 | பதிவுக் கட்டணம் | 15,15,888 |
| 3 | கணினிக் கட்டணம் | 2,000 |
| 4 | குறுந்தகடுக் கட்டணம் | 100 |
| 5 | ஆவண எழுத்தர் நலநிதி | 10 |
| | செலுத்தப்பட்ட மொத்தத் தொகை | 17,17,998 |

சார்பதிவாளர் அலுவலகம் 04 OCT 2023 திருப்போரூர்-603110

**குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு எம் ஆபிரகாம் ராய் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.**

திருப்போரூர் அலுவலகம்

நாள்: 04/10/2023 9840957563

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர் திருப்போரூர்

| உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள் | | | |
|---|---|---|---|
| பயனர் பெயர் | முழுப் பெயர் | கைப்பேசி எண் | உருவாக்கப்பட்ட நாள் |
| asltchennai (குடிமக்கள்) | Senthil Kumar A | 9710800900 | 27-09-23 10:41:45 PM |

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி

24472/2023

TP/160939918/2023



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

30/09/23

CX 845424

Sobha Limited

G. SIVAKUMMAR
Stamp Vendor
LIC No : 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile: 9381004109

**GENERAL POWER OF ATTORNEY**

**THIS GENERAL POWER OF ATTORNEY EXECUTED ON THE FOURTH DAY OF OCTOBER, TWO THOUSAND TWENTY-THREE (04.10.2023) AT CHENNAI:**

**BY**

**M/s. Alpha Industries (PAN: AAAFA1233B),** a registered partnership firm constituted under the provisions of Indian Partnership Act, 1932 and represented herein by its Partners, **(i) M Abraham Roy** (Aadhar No: 332032776405 and PAN: AAEPR6607A), son of Mr. KM Vaidyan, aged about 70 years, **(ii) Prema Roy** (Aadhar No: 609734165384 and PAN: AAGPP9694K), wife of Mr. M Abraham Roy, aged about 68 years and **(iii) Anju Sarah Mathew** (Aadhar

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

24472/2023

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Registering Officer

For ALPHA INDUSTRIES

Partner

THE SEAL OF THE SUB REGISTRAR

No:905449019727), daughter in law of Mr. M Abraham Roy and wife of Mr. A Mathew Vaidyan, aged about 31 years, having office at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Chennai 600029, herein after referred to as PRINCIPAL (which term shall unless the context otherwise requires, mean and include its representatives, executors, successors in title, and assigns) of the **One Part**;

**IN FAVOUR OF**

**M/s. Sobha Limited**, (CIN:L45201KA1995PLC018475) (PAN: AABCS7723E), a Public Limited Company registered under the Companies Act, 1956 having its registered office at the 'Sobha', Sarjapur-Marthahalli Outer Ring Road, Bellandur, Bangalore 560 103 and its Regional office at No. 5th Floor, Polyhose Towers, 86-88, Anna Salai Guindy, Chennai 600 032 represented by its Regional Head, **K.R. Ravi** (Aadhar No. 648079369903), aged about 51 years, son of Mr. K.R Raman, duly authorized *vide* Board Resolution dated **01.08.2018,** (hereinafter referred to as the "**ATTORNEY**") which expression shall wherever the context so require or admit, mean and include its successors in interest of the **Other Part**

**WITNESSES AS FOLLOWS:**

I. Whereas the PRINCIPAL is the sole and absolute Owner of the immovable properties described hereunder:

All that piece and parcel of land admeasuring 3 Acre and 48 cents, comprised in **Survey No. 47/3** situated in Pudupakam Village, Chengalpattu Taluk (Presently Vandaloor Taluk), Chengalpattu District, more particularly described in the Schedule hereunder, purchased by the PRINCIPAL vide Deed of Sale dated 11.09.2002 registered as Document No.2047 of 2002, in the office of the Sub-Registrar, Thiruporur, hereinafter referred to as the **SCHEDULE PROPERTY**.

II. WHEREAS the PRINCIPAL, in pursuance to the purchase of the SCHEDULE PROPERTY, effected mutation of revenue records, in which its name, has been registered as Pattadar, vide Patta No.1687

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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Registering Officer

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III. Whereas the PRINCIPAL and ATTORNEY have agreed that the ATTORNEY would develop the SCHEDULE PROPERTY into plots in order to sell the plots after obtaining necessary approvals and permissions from the authorities concerned and government bodies.

IV. Whereas, the PRINCIPAL does not have infrastructure and sufficient resources to carry out the proposed development of the SCHEDULE PROPERTY personally and hence appointed the ATTORNEY to do all such acts, deeds and things set out hereunder

NOW KNOW ALL MEN BY THESE PRESENTS THAT, in consideration of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** paid by the ATTORNEY to the PRINCIPAL, which the PRINCIPAL doth hereby admit and acknowledge receipt of the same, the PRINCIPAL , doth hereby nominate, constitute and appoint the ATTORNEY as our true and lawful Attorney, in our name and on our behalf, to do all or any of the following acts, deeds and things, in respect of the SCHEDULE PROPERTY:-

1. To appear for and represent us before the Revenue Inspector, Tahsildhar, District Collector, Directorate of Town and Country Planning (DTCP), Chennai Metropolitan Development Authority (CMDA), Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO), Chennai Metro Rail Limited (CMRL), Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Greater Chennai Municipal Corporation, Police Department, Local Body, Airport Authority of India, Fire Force Authorities, State Environment Impact Assessment Authority, Tamil Nadu State Pollution Control Board, Village Panchayats, Town Planning Department, Municipal Councils, Municipal Corporation, any Other Authority and in all other Offices of State or Central Government authorities and other Statutory Authorities etc. and apply for and obtain necessary and appropriate orders for conversion and change of Land use of the SCHEDULE PROPERTY from the existing to any other purpose, sanction of plans, building approvals, renewals, licenses, permits and any other orders required for construction and development of the SCHEDULE PROPERTY into a plotted layout and/or any other residential and commercial development and also for Power/Water Supply and other infrastructure and other connected utilities and purpose as the ATTORNEY may deem it fit from time to time without any limitation and pay the prescribed fees, premiums, conversion fee, charges, fines, levies, and other sums that may be demanded both for sanction and for renewal by the authorities. For the said and other purposes incidental thereto, to sign and execute necessary petitions, applications, forms,

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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For ALPHA INDUSTRIES

Partner

THE SEAL OF THE REGISTRAR

affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required to secure the aforesaid, and to do all such acts, deeds and things that may be required to achieve the aforementioned purpose and also apply for renewals thereof and pay necessary charges, fines, levies, premium and other sums thereof that may be demanded both for sanction and for renewal .

2. To fully develop the SCHEDULE PROPERTY into plotted layout and/or any other residential and commercial development, or any Limited Common area, attached to such Units in a Building/s, along with Common areas, amenities etc. and for the said purposes, take steps as are required for commencement and completion of the construction, development and providing infrastructure therein.

3. To reconstitute the SCHEDULE PROPERTY along with any other adjacent properties and to divide and sub divide any part, as the ATTORNEY deems fit.

4. To apply for and secure electricity, water and sanitary connections and all other amenities and facilities, whether temporary or permanent and other incidental requirements which may be required in the SCHEDULE PROPERTY and/or to the building/s to be constructed, from the authorities concerned from time to time and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

5. To deal and correspond with the Tamil Nadu Generation and Distribution Corporation Limited and/or other service providers for obtaining electricity connection or connections including making or putting up sub-station/s for and/or in respect of or relating to the Building/s which will be constructed hereafter on the SCHEDULE PROPERTY and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

6. To deal and correspond with the Chennai Metropolitan Water Supply and Sewerage Board and/or other service providers for obtaining water and sanitary services in respect of or relating to the project, building/s, plots, which will be constructed hereafter on the

For SOBHA LIMITED
Authorised Signatory

For ALPHA INDUSTRIES
Partner

For ALPHA INDUSTRIES
Partner

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Registering Officer

For ALPHA INDUSTRIES
Partner

THE SEAL OF THE SUB REGISTRAR

SCHEDULE PROPERTY and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

7. To apply for and obtain required approvals, no objection certificates, permissions, licenses, and certificates in respect of the construction and development of the SCHEDULE PROPERTY from time to time, from the authorities concerned.

8. To appear for and represent the PRINCIPAL before any and all authorities concerned and parties as may be necessary, required or advisable for or in connection with securing all the permissions, sanctions, connections as stated in the foregoing paragraphs and to make and arrive at such arrangements as may be necessary for the SCHEDULE PROPERTY and to sign and execute necessary papers, documents, affidavits, undertakings, indemnities, petitions etc.

9. To appear on our behalf, in our name and to represent our interest before the City Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities and Municipal Offices, Greater Chennai Municipal Corporation, Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Chennai Metro Rail Limited, and other Government and Semi-Government Offices, for securing any approvals, licenses, plans, permissions and orders and for renewal of the same or for any other purposes as may be necessary under any Local Acts, Rules or Regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the SCHEDULE PROPERTY.

10. To appear for and represent us before any and all authorities concerned, and parties as may be necessary, required or advisable for or in connection with the development of the SCHEDULE PROPERTY and to make/ arrive at such arrangements as may be conducive to the development of the SCHEDULE PROPERTY.

11. To appear for and represent the PRINCIPAL before the Regulatory Authority appointed under the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Tamil Nadu Real Estate (Regulation and Development) Rules 2017, (together referred to as RERA) and any appellate authority under RERA. To make all the necessary

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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Registering Officer

applications for registration of the project and/or the phases of development, to be executed on the SCHEDULE PROPERTY. To file appeal(s) before any appellate authority under RERA pertaining to any matter(s) of registration of the project(s).

12. Only after obtaining the necessary plans, permissions, sanctions, approvals and on registration with TNRERA, to sign and execute any agreement/s to sell, in favour of third-party purchaser/s and/or transferee/s or his/her/their nominees/s or assignee/s on such terms and conditions as the ATTORNEY deems fit in respect of the sale of plots in the SCHEDULE PROPERTY and/or sale of undivided share in the SCHEDULE PROPERTY corresponding to the Saleable Area plotted out in the Project.

13. Only after obtaining the necessary plans, permissions, sanctions, approvals and on registration with TNRERA, to present any agreement/s to sell, in respect of the SCHEDULE PROPERTY or any portions thereof, for registration, admit execution thereof and to acknowledge receipts of consideration thereunder before the concerned Sub-Registrar Office and to get the same registered and to do all acts, deeds and things which the ATTORNEY shall consider necessary in favour of the third party purchaser/s and/or his/her/their nominee/s or assignee/s, or in any other manner as the ATTORNEY may deem fit as fully and effectually in all respects as the PRINCIPAL could do themselves.

14. Only after obtaining the necessary plans, permissions, sanctions, approvals and on registration with TNRERA, to transfer and convey by way of sale of the SCHEDULE PROPERTY or portions thereof and for the said purpose to execute necessary deeds of sale/ transfer/ conveyance or any other deeds including but not limited to construction agreements and do everything necessary for completing the sale/conveyance/transfer or any other mode of transfer of the SCHEDULE PROPERTY or portions thereof, including the presentation and admitting execution of such sale deed/s / transfer / conveyance or any other deeds, as required for this clause and to sign and execute all forms, affidavits, applications/statements/declarations/ forms/ returns for the completion of the registration of such sale/transfer/conveyance or any other deeds as per the agreed terms between the Parties.

15. Only on obtaining RERA, do marketing and advertising to sell the SCHEDULE PROPERTY as plotted layout and/or any other residential and commercial development, fix the rates,

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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charges, and other expenses and to make payment schedules for all the units in the plotted layout and/or any other residential and commercial development in the SCHEDULE PROPERTY; offer discounts to the intending purchasers/ applicants/ allottees /purchasers.

16. To sign and execute all forms, affidavits, applications/ statements/declarations and other necessary documents, permissions, tripartite agreements with the bankers for approval of the project, and with the banker(s) of the third-party purchasers without creating any liability on the PRINCIPAL.

17. To receive advance and balance of sale consideration in our Attorney's name or otherwise as deemed fit by our ATTORNEY under any agreement for sale, sale deed/conveyance/transfer deed or construction agreement, maintenance agreement or any other deed or agreement, from any purchaser/s, transferee/s or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefor in respect of the SCHEDULE PROPERTY or any portion thereof in such documents mentioned herein.

18. To deliver possession of the SCHEDULE PROPERTY and/or portions of the same to the prospective purchaser/s, transferee/s and other persons with whom the ATTORNEY may deem fit in respect of the SCHEDULE PROPERTY or part thereof.

19. To apply for and obtain transfer of Patta in the name/s of the prospective purchaser/s before jurisdictional authorities to the extent of the SCHEDULE PROPERTY or part thereof.

20. To sign and execute necessary documents required for the completion of agreement for sale, deeds of sale/transfer/conveyance/gift/ or any other deeds of sale and /or transfer and/or alienation of the SCHEDULE PROPERTY or part thereof in terms of the agreements between the PRINCIPAL and the ATTORNEY and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

21. To appear for and represent PRINCIPAL before the Income Tax Department and its Offices and to apply for and obtain necessary Income Tax Clearance Certificates, No Objection certificates and other permissions required for completion of sale of the SCHEDULE PROPERTY or part

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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thereof and for the said and other purposes sign and execute necessary documents, affidavits, declarations, indemnities etc.

22. Without creating any charge on the SCHEDULE PROPERTY or the Owner's Revenue Share, to raise, borrow funds from lenders in the name of ATTORNEY by pledging to the extent of Developers Revenue Share with corresponding Saleable Area in the Project in the SCHEDULE PROPERTY and to sign and execute requisite hypothecation and mortgage deeds and other conveyances required therefor on such terms and conditions as our ATTORNEY deem fit and in accordance with the terms of the written agreements and get the same registered before the jurisdictional Sub Registrar in the manner prescribed under law and for the said purposes to present and admit execution of such mortgage deeds and other conveyances required therefor and to sign and execute necessary forms, declarations and affidavits etc. necessary for completing the registration thereof, without any liability on the PRINCIPAL for the repayment of such loan.

23. To sign and execute any Rectification Deeds, Modification Deeds and Confirmation Deeds and other documents in relation to the documents executed by the ATTORNEY based on this Power of Attorney and get the same registered in the manner required under law.

24. To sign and execute any deeds of cancellation of any agreements and or deeds and other documents executed by the ATTORNEY under this Power of Attorney and get the same registered in the manner required under law by executing, presenting and admitting execution thereof and to sign and execute necessary forms, declarations, and affidavits etc. necessary for completing the registration thereof.

25. If required under any statute to release / relinquish / gift to any statutory authority/local body/ government towards public road, open space reservation area, parks, and for any other required public purposes in relation to the grant of master development plan sanction, roads, and or building sanction for the development of the Project on the SCHEDULE PROPERTY and to execute necessary Deed of release / relinquishment / gift and to do all such things necessary for completing such transfer by way of release, relinquishment including execution of such Deed/s and for presentation and admitting execution thereof before the concerned Sub-Registrar, as well as to sign and execute all

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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forms, affidavits, applications/ statements/ declarations/ forms/ returns for completing the registration formalities.

26. To execute deed/s of declaration or any association document for the formation of Owners' Association of the Project on the SCHEDULE PROPERTY and to complete all the formalities required under the provisions of law for the registration of such association. Further, to carry out any amendments to such deed/s of declaration or association documents from time to time and to have the said amendments registered in the office of the Sub-Registrar concerned and/or any other authority as may be required under the applicable law including presenting and admitting execution thereof before the Sub-Registrar concerned, as well as to sign and execute all forms, affidavits, applications/ statements/ declarations/ forms/ returns for completing the registration formalities.

27. To present and admit execution before the Sub-Registrar Office concerned or any authority, any agreements, documents deeds, transfer deeds, sale deed/s, release deed/s, relinquishment deed/s or any other document and deeds executed by the PRINCIPAL and to do all such things necessary in this regard including signing all the required forms for completion of the registrations of the documents executed by the PRINCIPAL by virtue of this clause pertaining to the SCHEDULE PROPERTY.

28. To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any court anywhere in its Civil, Criminal, Revenue, Revision or before any Tribunal or Arbitration, to execute Power of Attorney, Vakalathnama, and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other legal agents etc. in connection with the approvals, permissions, construction, and development of the SCHEDULE PROPERTY, as the ATTORNEY thinks fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to be non-suited and to receive delivery of documents from any court, office or opposite party either

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

24/12/2023

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THE SEAL OF THE SUB REGISTRAR TIRUPPUR

in execution of decree or order or otherwise as it shall deem fit and proper and do all acts, deeds and things, that may be necessary or requisite in connection therewith.

29. And generally, to do all such lawful acts, deeds and things in connection with the above matters that is necessary for the aforementioned purpose.

30. And we, the PRINCIPAL does hereby agree at all times to hereafter ratify and confirm all and whatever other act or acts, the ATTORNEY shall lawfully do or cause to be done in pursuance of this Power of Attorney.

31. The ATTORNEY has been authorized under this power of attorney to act on behalf of the PRINCIPAL and it has been specifically stated that K.R. RAVI is authorized by the ATTORNEY to act on the ATTORNEY'S behalf vide resolution dated 01-08-2018, it is hereby clarified that the ATTORNEY shall be entitled to depute any other officer of the ATTORNEY to sign on behalf of the ATTORNEY, upon passing board resolution to such effect by the ATTORNEY.

32. And the PRINCIPAL hereby acknowledges, confirms, and declares that this General Power of Attorney is irrevocable, since it is coupled with interest.

33. The ATTORNEY shall produce all accounts and copies of registered documents as and when required by the PRINCIPAL.

**SCHEDULE PROPERTY**

All that piece and parcel of lands comprised in **Survey No. 47/3** admeasuring **3 Acre and 48 cents**, situated in Pudupakam Village, Chengalpattu Taluk (Presently Vandaloor Taluk), Chengalpattu District, within the Registration district of Chengalpattu and Sub-Registration district of Thiruporur and bounded on the;

| | | |
|---|---|---|
| East By | : | Land in Survey Nos.45 & 46. |
| West By | : | Land in Survey No.47/2 |
| North By | : | Land in Survey Nos.46 & 48 |
| South By | : | Land in Survey No.22, (Vandaloor Kelambakkam Main Road) |

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

IN WITNESS WHEREOF, all the partners of the PRINCIPAL have executed this GENERAL POWER OF ATTORNEY in the presence of the Witnesses attesting hereunder:

WITNESSES:

1) A. MATHEW VAIDYAN
S/o M.A. ROY
HO I Railway Colony 2nd Street
Chennai - 600029

2) Mathew Kumar MP
S/o. N. Devadurangan
No.88 Mount Road
Guindy, Chennai - 32

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

PRINCIPAL Partner

For SOBHA LIMITED

Authorised Signatory

ATTORNEY

DRAFTED BY:



*Arockia Anto Sujin S G*
*Advocate*
*Enrolment No. MS-1383/2018*
*No.11,Venkataraman Street,*
*T.Nagar, Chennai – 600017*
*Contact : +91 44 4354 6600*

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Registering Officer

THE SEAL OF THE SUB REGISTRAR

/PERMANENT ACCOUNT NUMBER

AAAFA1233B

NAME

ALPHA INDUSTRIES

/DATE OF INCORPORATION/FORMATION

01-04-1986

DIRECTOR OF INCOME TAX (SYSTEMS)

/PERMANENT ACCOUNT NUMBER

AAEPR6607A

NAME

MATHEW ABRAHAM ROY

/FATHER'S NAME

KOSHY MATHEW VAIDYAN

/DATE OF BIRTH

30-05-1952

/SIGNATURE

DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAGPP9694K

नाम / Name

PREMA ROY

पिता का नाम / Father's Name

PULICOTTIL KURIAPPAN

जन्म की तारीख / Date of Birth

06/08/1954

हस्ताक्षर / Signature

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

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Registering Officer

For ALPHA INDUSTRIES

Partner

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 1110/20045/03431

To
Roy
S/O: Mathew Vaidyan
1/1
RAILWAY COLONY 2ND STREET
N M ROAD
Aminjikarai
Aminjikarai,Chennai
Tamil Nadu - 600029
9840957863

26/08/2013

KL276604069FT

27660406

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**3320 3277 6405**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

Roy

DOB: 30/05/1962
Male

**3320 3277 6405**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For ALPHA INDUSTRIES

Partner

2447/2023
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Registering Officer

THE SEAL OF THE SUB REGISTRAR



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்.எண்ணம் / Enrollment No. : 1110/20045/03432

To
Prema Roy
திருமதி ரோய்
W/O: Roy
1/1
RAILWAY COLONY 2ND STREET
1 M ROAD
Aminjikarai
Aminjikarai,Chennai
Tamil Nadu - 600029
9840957863

27/06/2013

KL276605529FT

27660552

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**6097 3416 5384**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

திருமதி ரோய்
Prema Roy

பிறந்த நாள்/DOB: 06/08/1954

பெண் / Female

6097 3416 5384

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For ALPHA INDUSTRIES

Partner

24472/2023

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Registering Officer

THE SEAL OF THE SUB REGISTRAR







For ALPHA INDUSTRIES

Partner

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THE SEAL OF THE SUB REGISTRAR

இந்திய அரசாங்கம்
GOVERNMENT OF INDIA



ரவி கே ர்
Ravi K R
பிறந்தவருடம் / Year of Birth : 1971
ஆண்பால் / Male

6480 7936 9903

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

அடையாள ஆணையமைப்பு
IDENTIFICATION AUTHORITY OF INDIA

முகவரி:S/O ராமன் கே ர், கடக்கவட்டது ஹவுஸ், ஸ் நோ அபஉ, சர்ஜபூர் ரோடு, ஜனத கொலனி, டோட்டகன்நல்லி, கார்மேலறம், பெங்களூர், கர்நாடகா, 560035

Address:S/O Raman K R, KATACKAVATTATHU HOUSE, S NO BP2, SARJAPUR ROAD, JANATHA COLONY, Doddakannalli, Carmelaram, Bangalore, Karnataka, 560035

Aadhaar - Saadhaarana Manidhanin Adhikaaram

For SOBHA LIMITED

Authorised Signatory

24/12/2023
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Registering Officer

THE SEAL OF THE SUB REGISTRAR

SOBHA

PASSION AT WORK

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON WEDNESDAY THE 1ST DAY OF AUGUST 2018 AT THE REGISTERED OFFICE OFTHE COMPANY SITUATED AT 'SOBHA', SARJAPUR - MARATHALLI OUTER RING ROAD (ORR), DEVARBISANAHALLI, BELLANDUR POST, BANGALORE - 560103 WHICH COMMENCED AT 11.00 A.M. AND CONCLUDED AT 11.30 A.M.**

**"RESOLVED THAT** Mr. Ravi K. R., Executive Vice President Projects, Chennai be and is hereby empowered to act as an authorized representative of the Company relating to the Projects and Properties and authorized to perform the following functions for and on behalf of the Company:

1. To identify and select land parcels, negotiate and fix the price with the landlords and brokers, and to take steps to purchase, jointly develop, take on lease, rental, such land parcels, and enter in to Term Sheet, MOU, agreements, Sale deed, Joint Development agreement, Power of Attorney, other type of documents as deemed appropriate for the business requirement of the Company and all kinds of plan approvals.

2. To obtain permission from local authorities, planning authorities and from other authorities pertaining to projects on behalf of the Company.

3. To appear before the Registrar General of any District or Sub-Registrar of Assurances appointed under any act or law for the time being in force for the registration of deeds & Documents entered into by the Company and admit execution thereof and to pay such fees as shall be necessary for the registration of such Deeds & Documents.

4. To do all acts, deeds, matters and things that are necessary to complete the registration of the documents in the matter required by law and to receive such Deeds and Documents after being duly registered, and to give proper receipt and acknowledgement for the same.

5. To act as the authorised person of the Company and appear & represent before all statutory authorities including Central or State Government, Corporation, Local authorities, Income tax department, Pollution Control Board, Airport Authorities, Fire department and before any statutoryor non-statutory authorities etc. Courts, Quasi-Judicial Authorities, Tribunals on behalf of the Company and sign and file necessary papers and documents and pleadings etc. as may be required and plead before such Courts, Quasi- Judicial Authorities as regards the cases filed by and/or against the Company from time to time.

6. To engage Advocates, Counsels, Solicitors and/ or remove/ substitute such Advocates, Counsels and Solicitors as may be required from time *to* time as regards the litigations and/ or legal matters relating to the Company.

7. To sign and file Plaints, Petitions, Revisions, Complaints, Written Statements, Counters, Objections Affidavits, Declarations, Applications, Memos, Vakalatnama, Sale deeds, Agreements and such other documents and papers as may be required to be filed in the Courts, in the cases filed by and/ or against the Company from time to time.

For SOBHA LIMITED

Authorised Signatory

SOBHA LIMITED

REGD & CORPORATE OFFICE : SOBHA, SARJAPUR - MARATHALLI OUTER RING ROAD, BELLANDUR POST, BANGALORE - 560103, INDIA

CIN: L45201KA1

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8. To do any/ all other acts, deeds & things which are of bonafide & in the interest of the Company and which shall deem necessary and expedient for smooth operation of the business activities of the Company in Chennai, Tamil Nadu.

**RESOLVED FURTHER THAT** a certified true copy of this resolution be delivered to the aforementioned personnel to take necessary action and discharge the responsibilities and functions as detailed above for and on behalf of the Company."

**-//CERTIFIED TRUE COPY//-**

**FOR SOBHA LIMITED**

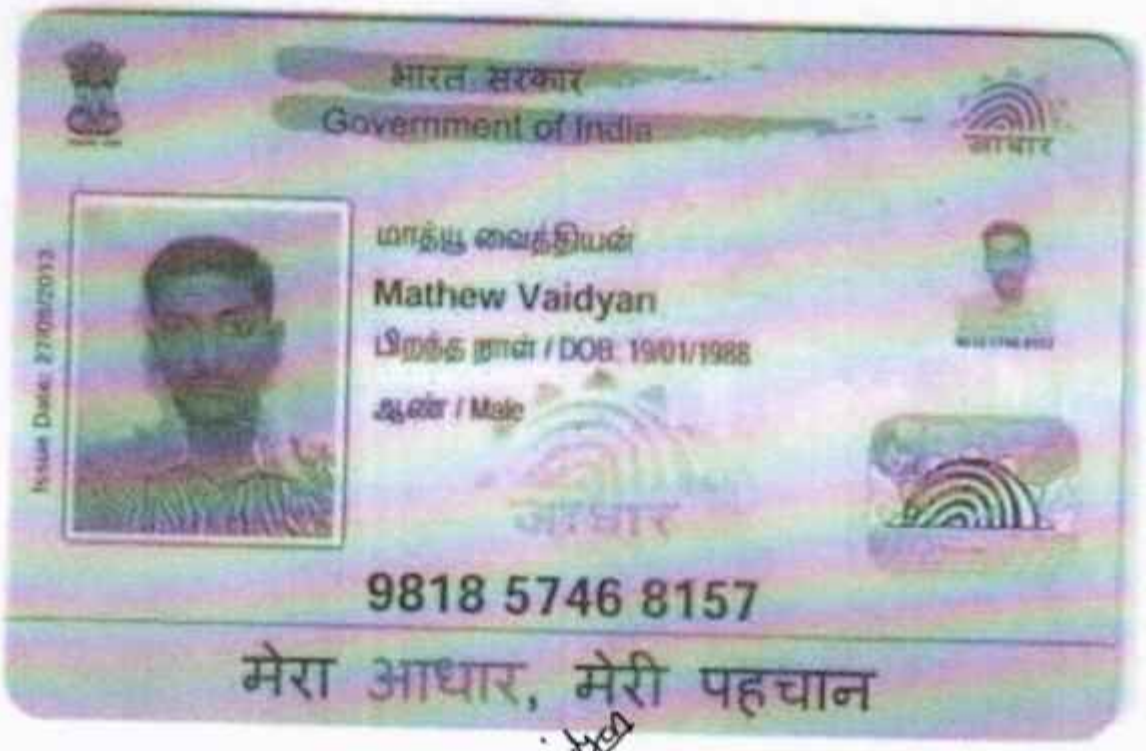
**VIGHNESHWAR G BHAT**
**COMPANY SECRETARY AND COMPLIANCE OFFICER**
**MEMBERSHIP NO.: ACS16651**

For SOBHA LIMITED

Authorised Signatory

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For SOBHA LIMITED

Authorised Signatory

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THE SEAL OF THE SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2043/66322/01645

To
ಮುತ್ತು ಕುಮಾರ ಎನ್ ಪಿ
Muthu Kumar N P
S/O Pandurangan
k2 gf k block ruby grand appt
agaram main road
Tiruvancheri
Kancheepuram Tamil Nadu - 600126
9994409959

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7418 9421 3198

VID : 9170 0593 2531 9049

எனது ஆதார், எனது அடையாளம்

Issue Date: 12/10/2013

ಮುತ್ತು ಕುಮಾರ ಎನ್ ಪಿ
Muthu Kumar N P
பிறந்த நாள்/DOB: 09/11/1982
ஆண்/ MALE

7418 9421 3198

VID : 9170 0593 2531 9049

எனது ஆதார், எனது அடையாளம்

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

For SOBHA LIMITED

Authorised Signatory

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Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : புதுப்பாக்கம் பட்டா எண் : 1687

உரிமையாளர்கள் பெயர்

1. நிர்வாகி எம். ஏ.ராய் த-பெ. கே.எம். வைதியன் ... அல்பா இண்டஸ்ட்ரீஸ்

| 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 | |
| 47 | 3 | 1 - 41.00 | 2.61 | -- | -- | -- | -- | D2004/643--- - - 08-06-2004 |
| | | 1 - 41.00 | 2.61 | | | | | |

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/15/041/01687/60122** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 30-09-2023 அன்று 02:39:09 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SOBHA LIMITED

Authorised Signatory

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

24472/2023

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 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.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For SOBHA LIMITED

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

For ALPHA INDUSTRIES

Partner

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Registering Officer

THE SEAL OF THE SUB REGISTRAR

R/Thiruporur/Book-1/24472/2023

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 19984 of 2023

I hereby certify that a sum of ₹ 2,00,000/- (Rupees Two Lakh only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எம் ஆபிரகாம் ராய் residing at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Aminjikarai[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600029.

Sub Registrar: Thiruporur
Date: 04/10/2023

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

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 15,17,998/- paid at 12:09 PM on the 04/10/2023 by

Left Thumb





9840957863

Additions as per recitals of document

Execution admitted by

Left Thumb



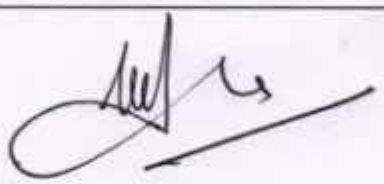
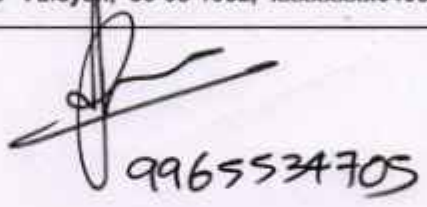


Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2810595797eec63a85463fa09d9cbe7ff57237
**(Details from UIDAI : Anju Sarah Mathew W/O Mathew Vaidyan A, 01-04-1992, xxxxxxxx9727)**



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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

| | | |
|---|---|---|
| Execution admitted by<br>Left Thumb<br>  | <br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:017275c7df32d34ade45f4ae0b9fd58d64a8cd<br>**(Details from UIDAI : Prema Roy W/O: Roy, 06-08-1954, xxxxxxxx5384)** |  |
| Execution admitted by<br>Left Thumb<br>  | <br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:651004a60494e154fa4457a3b2d94eaafae7cf<br>**(Details from UIDAI : Mathew Abraham Roy S/O: Mathew Vaidyan, 30-05-1952, xxxxxxxx6405)** |  |
| Claim admitted by<br>Left Thumb<br>  | <br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:581211ccf588c41cd347d2b8d6340598eb0e27<br>**(Details from UIDAI : Ravi K R S/O RAMAN, 22-03-1971, xxxxxxxx9903)** |  |

4th day of October 2023

SAKTHIPRAKASH D
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

24472/2023
Document No.....of.....of Book
Contains 26 Sheets 24 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/24472/2023**

Date: 04/10/2023
Thiruporur

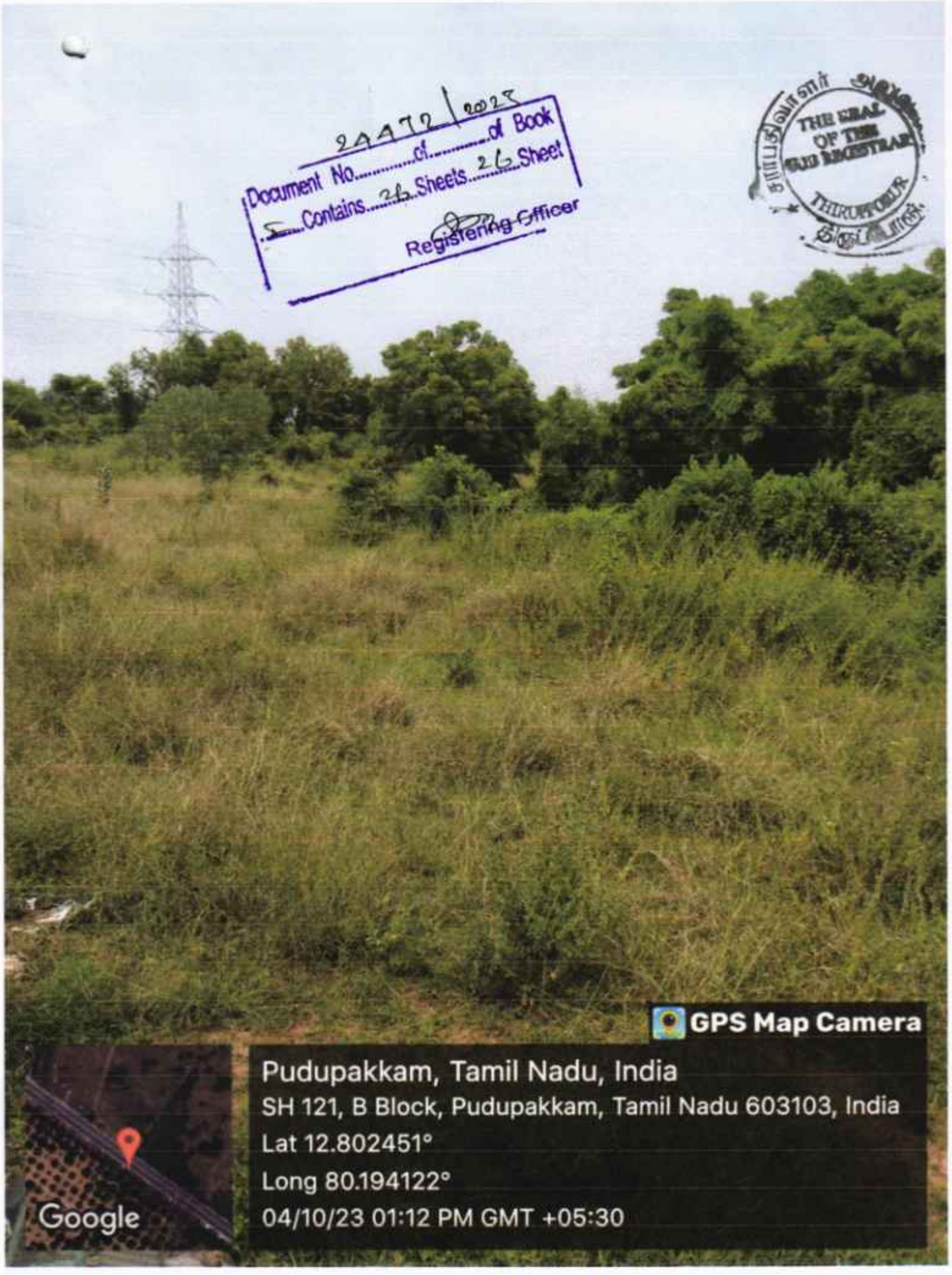
SAKTHIPRAKASH D
Sub Registrar

SUB REGISTRAR
THIRUPORUR

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

24472/2023
Document No.....of.....of Book
Contains 26 Sheets 25 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR


Document No. 29972 / 2023 of Book 1
Contains 26 Sheets 26 Sheet
Registering Officer
THE SEAL OF THE SUB REGISTRAR
THIRUPORUR
GPS Map Camera
Pudupakkam, Tamil Nadu, India
SH 121, B Block, Pudupakkam, Tamil Nadu 603103, India
Lat 12.802451°
Long 80.194122°
04/10/23 01:12 PM GMT +05:30
Google

# பதிவுத்துறை

## இரசீது - ஆவணப்பதிவு

இரசீது எண் : 30247/2023

ஆவண எண் : R/ Thiruporur/ BOOK-1/ 24473 / 2023

திரு எம் ஆபிரகாம் ராய் அவர்களிடமிருந்து ₹ 17,17,998 (ரூபாய் பதினேழு இலட்சத்து பதினேழாயிரத்து தொள்ளாயிரத்து தொண்ணூற்றெட்டு மட்டும்) [இணைய வழி: REG202309286308338 ₹ 1717998] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

| வ.எண் | விவரம் | தொகை (₹) |
|---|---|---|
| 1 | முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி) | 2,00,000 |
| 2 | பதிவுக் கட்டணம் | 15,15,888 |
| 3 | கணினிக் கட்டணம் | 2,000 |
| 4 | குறுந்தகடுக் கட்டணம் | 100 |
| 5 | ஆவண எழுத்தர் நலநிதி | 10 |
| | செலுத்தப்பட்ட மொத்தத் தொகை | 17,17,998 |

04 OCT 2023

**குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திருமதி பிரேமா ராய் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.**

திருப்போரூர் அலுவலகம்

நாள்: 04/10/2023 9840957563

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர்
திருப்போரூர்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்

| பயனர் பெயர் | முழுப் பெயர் | கைப்பேசி எண் | உருவாக்கப்பட்ட நாள் |
|---|---|---|---|
| asifchennai (குடிமக்கள்) | Senthil Kumar A | 9710800900 | 27-09-23 11:16:01 PM |

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி

24473/2023

भारतीय गैर न्यायिक



एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

30/9/23

CX 845423

Sobha Limited

G. SIVAKUMMAR
Stamp Vendor
LIC No : 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile: 9381004109

**GENERAL POWER OF ATTORNEY**

**THIS GENERAL POWER OF ATTORNEY EXECUTED ON THE FOURTH DAY OF OCTOBER, TWO THOUSAND TWENTY-THREE (04.10.2023) AT CHENNAI:**

**BY**

1. **M Abraham Roy** (PAN: AAEPR6607A and Aadhaar No.332032776405), son of Mr. K.M. Vaidyan, aged about 70 years, residing at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Chennai 600029, herein after referred to as PRINCIPAL NO.1,

For SOBHA LIMITED

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR

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2. **Prema Roy (PAN AAGPP9694K and Aadhaar No.6097-3416-5384)**, wife of Mr. M Abraham Roy, aged about 68 years, residing at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Chennai 600029, herein after referred to as PRINCIPAL NO.2

The terms PRINCIPAL No. 1 and PRINCIPAL No. 2 shall unless the context otherwise requires, mean and include their legal heirs, legal representatives, executors, successors, and assigns. The terms PRINCIPAL NO.1, and PRINCIPAL NO.2 are collectively hereinafter referred to as **PRINCIPALS** of the **One Part**;

**IN FAVOUR OF**

**M/S. SOBHA LIMITED**, (CIN:L45201KA1995PLC018475) (PAN: AABCS7723E), a Public Limited Company registered under the Companies Act, 1956 having its registered office at the 'Sobha', Sarjapur-Marthahalli Outer Ring Road, Bellandur, Bangalore 560 103 and its Regional office at No. 5th Floor, Polyhose Towers, 86-88, Anna Salai Guindy, Chennai 600 032 represented by its Regional Head, **K.R. Ravi** (Aadhar No. 648079369903), aged about 51 years, son of Mr. K.R.Raman, duly authorized *vide* Board Resolution dated **01.08.2018** (hereinafter referred to as the "**ATTORNEY**"), which expression shall wherever the context so require or admit, mean and include its successors in interest of the **Other Part**.

**WITNESSES AS FOLLOWS:**

I. WHEREAS the Principals are the sole and absolute Owners of their respective immovable properties described hereunder:

a. under a Deed of Sale dated 16.10.1996, registered as Document No.2826 of 1996, in the office of the Sub-Registrar, Thiruporur, PRINCIPAL No. 1 purchased all that piece and parcel of southern portion of land measuring 1.74 acres, out of 3.48 acres comprised in Survey No.47/2, situated at Pudhupakkam Village, Vandaloor Taluk, Chengalpattu District, more particularly described as **Item No. 1** in the Schedule hereunder and hereinafter referred to as Item No. 1.

b. under a Deed of Sale dated 16.10.1996, registered as Document No.2827 of 1996, in the office of the Sub-Registrar, Thiruporur, PRINCIPAL No. 2 purchased all that piece and parcel of northern portion of land measuring 1.74 acres, out of 3.48 acres comprised in Survey No.47/2, situated at Pudhupakkam Village, Vandaloor

For SOBHA LIMITED

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR

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Taluk, Chengalpattu District, more particularly described as **Item No. 2** in the Schedule hereunder and hereinafter referred to as Item No. 2. The said Item No. 1 and Item No. 2 are hereinafter collectively referred as **SCHEDULE PROPERTY**.

II. In pursuance of the purchases as stated above, the PRINCIPALS effected mutation of revenue records with regard to, their respective items and have been registered as Joint Pattadars with regard to said SCHEDULE PROPERTY, vide Patta No.1173.

III. Whereas the PRINCIPALS and ATTORNEY agreed that the ATTORNEY would develop the SCHEDULE PROPERTY into plots in order to sell the plots after obtaining necessary approvals and permissions from the authorities concerned and government bodies.

IV. Whereas, the PRINCIPALS do not have infrastructure and sufficient resources to carry out the proposed development of the SCHEDULE PROPERTY personally and hence appointed the ATTORNEY to do all such acts, deeds and things set out herein below:

NOW KNOW ALL MEN BY THESE PRESENTS THAT, in consideration of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** paid by the ATTORNEY to the PRINCIPALS, which the PRINCIPALS do hereby jointly and severally admit and acknowledge the receipt of the same, the PRINCIPALS, do hereby jointly and severally nominate, constitute and appoint the ATTORNEY as our true and lawful ATTORNEY, in our name and on our behalf, to do all or any of the following acts, deeds and things, in respect of the SCHEDULE PROPERTY:-

1. To appear for and represent us before the Revenue Inspector, Tahsildhar, District Collector, Directorate of Town and Country Planning (DTCP), Chennai Metropolitan Development Authority (CMDA), Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO), Chennai Metro Rail Limited (CMRL), Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Greater Chennai Municipal Corporation, Police Department, Local Body, Airport Authority of India, Fire Force Authorities, State Environment Impact Assessment Authority, Tamil Nadu State Pollution Control Board, Village Panchayats, Town Planning Department, Municipal Councils, Municipal Corporation, any Other Authority and in all other Offices of State or Central Government authorities and other Statutory Authorities etc. and apply for and obtain necessary and appropriate orders for conversion and change of Land use of the SCHEDULE PROPERTY from the existing to any other purpose, sanction of plans, building approvals, renewals, licenses, permits and any other orders required for construction and development of the SCHEDULE PROPERTY

For SOBHA LIMITED

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into a plotted layout and/or any other residential and commercial development and also for Power/Water Supply and other infrastructure and other connected utilities and purpose as the ATTORNEY may deem it fit from time to time without any limitation and pay the prescribed fees, premiums, conversion fee, charges, fines, levies, and other sums that may be demanded both for sanction and for renewal by the authorities. For the said and other purposes incidental thereto, to sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required to secure the aforesaid and to do all such acts, deeds and things that may be required to achieve the aforementioned purpose and also apply for renewals thereof and pay necessary charges, fines, levies, premium and other sums thereof that may be demanded both for sanction and for renewal .

2. To fully develop the SCHEDULE PROPERTY into plotted layout and/or any other residential and commercial development, or any Limited Common area, attached to such Units in a Building/s, along with Common areas, amenities etc. and for the said purposes, take steps as are required for commencement and completion of the construction, development and providing infrastructure therein.

3. To reconstitute the SCHEDULE PROPERTY along with any other adjacent properties and to divide and sub divide any part, as the ATTORNEY deems fit.

4. To apply for and secure electricity, water and sanitary connections and all other amenities and facilities, whether temporary or permanent and other incidental requirements which may be required in the SCHEDULE PROPERTY and/or to the building/s to be constructed, from the authorities concerned from time to time and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

5. To deal and correspond with the Tamil Nadu Generation and Distribution Corporation Limited and/or other service providers for obtaining electricity connection or connections including making or putting up sub-station/s for and/or in respect of or relating to the Building/s which will be constructed hereafter on the SCHEDULE PROPERTY and for the said and other purposes, sign and execute all letters, applications, undertakings,

For SOBHA LIMITED

Authorised Signatory

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declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

6. To deal and correspond with the Chennai Metropolitan Water Supply and Sewerage Board and/or other service providers for obtaining water and sanitary services in respect of or relating to the project, building/s, plots, which will be constructed hereafter on the SCHEDULE PROPERTY and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

7. To apply for and obtain required approvals, no objection certificates, permissions, licenses, and certificates in respect of the construction and development of the SCHEDULE PROPERTY from time to time, from the authorities concerned.

8. To appear for and represent the PRINCIPALS before all authorities concerned and parties as may be necessary, required or advisable for or in connection with securing all the permissions, sanctions, connections as stated in the foregoing paragraphs and to make and arrive at such arrangements as may be necessary for the SCHEDULE PROPERTY and to sign and execute necessary papers, documents, affidavits, undertakings, indemnities, petitions etc.

9. To appear on our behalf, in our name and to represent our interest before the City Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities and Municipal Offices, Greater Chennai Municipal Corporation, Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Chennai Metro Rail Limited, and other Government and Semi-Government Offices, for securing any approvals, licenses, plans, permissions and orders and for renewal of the same or for any other purposes as may be necessary under any Local Acts, Rules or Regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the SCHEDULE PROPERTY.

10. To appear for and represent us before all authorities concerned, and parties as may be necessary, required or advisable for or in connection with the development of the SCHEDULE PROPERTY and to make arrive at such arrangements as may be conducive to the development of the SCHEDULE PROPERTY.

For SOBHA LIMITED

Authorised Signatory

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11. To appear for and represent the PRINCIPALS before the Regulatory Authority appointed under the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Tamil Nadu Real Estate (Regulation and Development) Rules 2017, (together referred to as RERA) and any appellate authority under RERA. To make all the necessary applications for registration of the project and/or the phases of development, to be executed on the SCHEDULE PROPERTY. To file appeal(s) before any appellate authority under RERA pertaining to any matter(s) of registration of the project(s).

12. Only after obtaining the necessary plans, permissions, sanctions, approvals and on registration with TNRERA, to sign and execute any agreement/s to sell, in favour of third-party purchaser/s and/or transferee/s or his/her/their nominees/s or assignee/s on such terms and conditions as the ATTORNEY deems fit in respect of the sale of plots in the SCHEDULE PROPERTY and/or sale of undivided share in the SCHEDULE PROPERTY corresponding to the Saleable Area plotted out in the Project.

13. Only after obtaining the necessary plans, permissions, sanctions, approvals and on registration with TNRERA, to present any agreement/s to sell, in respect of the SCHEDULE PROPERTY or any portions thereof, for registration, admit execution thereof and to acknowledge receipts of consideration thereunder before the concerned Sub-Registrar Office and to get the same registered and to do all acts, deeds and things which the ATTORNEY shall consider necessary in favour of the third party purchaser/s and/or his/her/their nominee/s or assignee/s, or in any other manner as the ATTORNEY may deem fit as fully and effectually in all respects as the PRINCIPAL could do themselves.

14. Only after obtaining the necessary plans, permissions, sanctions, approvals and on registration with TNRERA, to transfer and convey by way of sale of the SCHEDULE PROPERTY or portions thereof and for the said purpose to execute necessary deeds of sale/ transfer/ conveyance or any other deeds including but not limited to construction agreements and do everything necessary for completing the sale/conveyance/transfer or any other mode of transfer of the SCHEDULE PROPERTY or portions thereof, including the presentation and admitting execution of such sale deed/s / transfer / conveyance or any other deeds, as required for this clause and to sign and execute all forms, affidavits, applications/statements/declarations/ forms/ returns for the completion of the registration of such sale/transfer/conveyance or any other deeds as per the agreed terms between the Parties.

For SOBHA LIMITED

Authorised Signatory

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15. Only on obtaining RERA, do marketing and advertising to sell the SCHEDULE PROPERTY as plotted layout and/or any other residential and commercial development, fix the rates, charges, and other expenses and to make payment schedules for all the units in the plotted layout and/or any other residential and commercial development in the SCHEDULE PROPERTY; offer discounts to the intent purchasers/applicants/allottees /purchasers.

16. To sign and execute all forms, affidavits, applications/ statements/declarations and other necessary documents, permissions, tripartite agreements with the bankers for approval of the project, and with the banker(s) of the third-party purchasers without creating any liability on the PRINCIPALS.

17. To receive advance and balance of sale consideration in our Attorney's name or otherwise as deemed fit by our ATTORNEY under any agreement for sale, sale deed/conveyance/transfer deed or construction agreement, maintenance agreement or any other deed or agreement, from any purchaser/s, transferee/s or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefor in respect of the SCHEDULE PROPERTY or any portion thereof in such documents mentioned herein.

18. To deliver possession of the SCHEDULE PROPERTY and/or portions of the same to the prospective purchaser/s, transferee/s and other persons with whom the ATTORNEY may deem fit in respect of the SCHEDULE PROPERTY or part thereof.

19. To apply for and obtain transfer of Patta in the name/s of the prospective purchaser/s before jurisdictional authorities to the extent of the SCHEDULE PROPERTY or part thereof

20. To sign and execute necessary documents required for the completion of agreement for sale, deeds of sale/transfer/conveyance/gift/ or any other deeds of sale and /or transfer and/or alienation of the SCHEDULE PROPERTY or part thereof in terms of the agreements between the PRINCIPALS and the ATTORNEY and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

21. To appear for and represent PRINCIPALS before the Income Tax Department and its Offices and to apply for and obtain necessary Income Tax Clearance Certificates, No Objection certificates and other permissions required for completion of sale of the SCHEDULE PROPERTY or part

For SOBHA LIMITED

Authorised Signatory

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thereof and for the said and other purposes sign and execute necessary documents, affidavits, declarations, indemnities etc.

22. Without creating any charge on the SCHEDULE PROPERTY or the Owner's Revenue Share, to raise, borrow funds from lenders in the name of ATTORNEY by pledging to the extent of Developers Revenue Share with corresponding Saleable Area in the Project in the SCHEDULE PROPERTY and to sign and execute requisite hypothecation and mortgage deeds and other conveyances required therefor on such terms and conditions as our attorney deem fit and in accordance with the terms of the written agreements and get the same registered before the jurisdictional Sub Registrar in the manner prescribed under law and for the said purposes to present and admit execution of such mortgage deeds and other conveyances required therefor and to sign and execute necessary forms, declarations and affidavits etc. necessary for completing the registration thereof, without any liability on the PRINCIPALS for the repayment of such loan.

23. To sign and execute any Rectification Deeds, Modification Deeds and Confirmation Deeds and other documents in relation to the documents executed by the ATTORNEY based on this Power of Attorney and get the same registered in the manner required under law.

24. To sign and execute any deeds of cancellation of any agreements and or deeds and other documents executed by the ATTORNEY under this Power of Attorney and get the same registered in the manner required under law by executing, presenting and admitting execution thereof and to sign and execute necessary forms, declarations, and affidavits etc. necessary for completing the registration thereof.

25. If required under any statute to be released / relinquished / gift to any statutory authority/local body/ government towards public road, open space reservation area, parks, and for any other required public purposes in relation to the grant of master development plan sanction, roads, and or building sanction for the development of the Project on the SCHEDULE PROPERTY and to execute necessary Deed of release / relinquishment / gift and to do all such things necessary for completing such transfer by way of release, relinquishment including execution of such Deed/s and for presentation and admitting execution thereof before the concerned Sub-Registrar, as well as to sign and execute all forms, affidavits, applications/ statements/ declarations/ forms/ returns for completing the registration formalities.

For SOBHA LIMITED

Authorised Signatory

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THE SEAL OF THE SUB REGISTRAR THIRUVALLUR

26. To execute deed/s of declaration or any association document for the formation of the Owners' Association of the Project on the SCHEDULE PROPERTY and to complete all the formalities required under the provision of law for the registration of such association. Further, to carry out any amendments to such deed/s of declaration or association documents from time to time and to have the said amendments registered in the office of the Sub-Registrar concerned and/or any other authority as may be required under the applicable law including presenting and admitting execution thereof before the Sub-Registrar concerned, as well as to sign and execute all forms, affidavits, applications/ statements/ declarations/ forms/ returns for completing the registration formalities.

27. To present and admit execution before the Sub-Registrar Office concerned or any authority, any agreements, documents deeds, transfer deeds, sale deed/s, release deed/s, relinquishment deed/s or any other document and deeds executed by the PRINCIPAL and to do all such things necessary in this regard including signing all the required forms for completion of the registrations of the documents executed by the Owner by virtue of this clause pertaining to the SCHEDULE PROPERTY.

28. To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any court anywhere in its Civil, Criminal, Revenue, Revision or before any Tribunal or Arbitration, to execute Power of Attorney, Vakalathnama, and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other legal agents etc. in connection with the approvals, permissions, construction, and development of the SCHEDULE PROPERTY, as the ATTORNEY thinks fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to be non-suited and to receive delivery of documents from any court, office or opposite party either in execution of decree or order or otherwise as it shall deem fit and proper and do all acts, deeds and things, that may be necessary or requisite in connection therewith.

29. And generally, to do all such lawful acts, deeds, and things in connection with the above matters that is necessary for the aforementioned purpose.

For SOBHA LIMITED

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR

30. And we, the PRINICPALS, does hereby agree at all times to hereafter ratify and confirm all and whatever other act or acts, the ATTORNEY shall lawfully do or cause to be done in pursuance of this Power of Attorney.

31. The ATTORNEY has been authorized under this power of attorney to act on behalf of the PRINCIPALS and it has been specifically stated that K.R. RAVI is authorized by the ATTORNEY to act on the ATTORNEY'S behalf vide resolution dated 01-08-2018, it is hereby clarified that the ATTORNEY shall be entitled to depute any other officer of the ATTORNEY to sign on behalf of the ATTORNEY, upon passing board resolution to such effect by the ATTORNEY.

32. And the Principals hereby acknowledges, confirms, and declare that this General Power of Attorney is irrevocable since it is coupled with interest.

33. The ATTORNEY shall produce all accounts and copies of registered documents as and when required by the PRINCIPALS.

**SCHEDULE PROPERTY**

All that piece and parcel of land in all measuring 3.48 Acres, situated at Pudhupakkam Village, Vandaloor Taluk, Chengalpattu District, comprising of the following lands,

**Item No. 1**

Southern portion of land measuring 1.74 Acres, out of 3.48 acres comprised in Survey No.47/2, bounded on the

East by : Land in Survey No. 47/3
West by : Land in Survey No. 47/1
North by : Remaining land in Survey No. 47/2 purchased by Mrs. Prema Roy
South by : Land in Survey No.22, Vandaloor Kelambakkam Main Road

**Item No. 2**

Northern portion of land measuring 1.74 acres, out of 3.48 acres comprised in Survey No.47/2, bounded on the

For SOBHA LIMITED

Authorised Signatory

Prema Roy

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East by : Survey Nos. 46 and 47/3
West by : Survey No. 47/1
North by : Survey Nos. 46 and 48
South by : Remaining land in Survey No. 47/2 purchased by Mr. M Abraham Roy

IN WITNESS WHEREOF, the PRINCIPALS have executed this GENERAL POWER OF ATTORNEY in the presence of the Witnesses attesting hereunder:

PRINCIPALS

WITNESSES:

1) A. MATHEW VAIDYAN
S/o M.A. ROY
No1 Railway colony 2nd street
Chennai - 600029

2) Muthu Kumar N P
S/o. N Pandurangan
No. 88 mount Road
Guindy. Chennai 32

For SOBHA LIMITED

Authorised Signatory
ATTORNEY

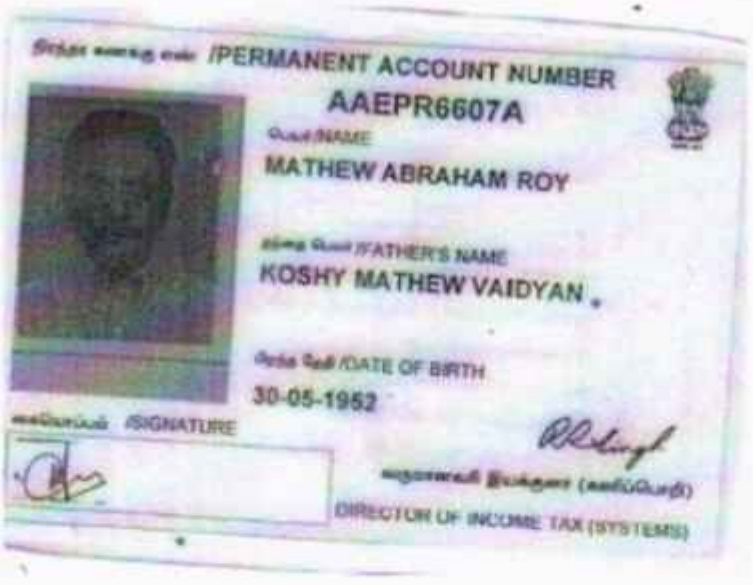
DRAFTED BY:



*Arockia Anto Sujin S G*
*Advocate*
*Enrolment No. MS-1383/2018*
*No.11,Venkataraman Street,*
*T.Nagar, Chennai – 600017*
*Contact : +91 44 4354 6600*

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Registering Officer

THE SEAL OF THE SUB REGISTRAR TIRUPPUR


/PERMANENT ACCOUNT NUMBER

AAEPR6607A

NAME

MATHEW ABRAHAM ROY

FATHER'S NAME

KOSHY MATHEW VAIDYAN

DATE OF BIRTH

30-05-1952

SIGNATURE

DIRECTOR OF INCOME TAX (SYSTEMS)


आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAGPP9694K

नाम / Name

PREMA ROY

पिता का नाम / Father's Name

PULICOTTIL KURIAPPAN

जन्म की तारीख / Date of Birth

06/08/1954

हस्ताक्षर / Signature

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THE SEAL OF THE SUB REGISTRAR TIRUPPUR

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 1110/20045/03431

To
Roy
S/O: Mathew Vaidyan
1/1
RAILWAY COLONY 2ND STREET
N M ROAD
Aminjikarai
Aminjikarai,Chennai
Tamil Nadu - 600029
9840957883

20/09/2013

KL27660406SFT
27660406

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**3320 3277 6405**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

Roy

DOB: 30/05/1952
Male

**3320 3277 6405**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

2023

94473

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Registering Officer

THE SEAL OF THE SUB REGISTRAR
THURAIYUR



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrollment No. : 1110/20045/03432

To
Prema Roy
W/O: Roy
1/1
RAILWAY COLONY 2ND STREET
I M ROAD
Aminjikarai
Aminjikarai,Chennai
Tamil Nadu - 600029
9840957863

27/06/2013

KL2768055291FT
27960552

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**6097 3416 5384**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

Prema Roy

DOB: 06/08/1954
Female

6097 3416 5384

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Prema Roy 24/4/13 2013

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THE SEAL OF THE SUB REGISTRAR

இந்திய அரசாங்கம்
GOVERNMENT OF INDIA



ரவி கே ர்
Ravi K R
பிறந்தவருடம் / Year of Birth : 1971
ஆண்பால் / Male

6480 7936 9903

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

அடையாள ஆணையமைப்பு
IDENTIFICATION AUTHORITY OF INDIA

முகவரி:S/O ராமன் கே ர், கடக்கவட்டது ஹவுஸ், ஸ் நோ அபஉ, சர்ஜபூர் ரோடு, ஜனத கொலனி, டோட்டகன்நல்லி, கார்மேலறம், பெங்களூர், கர்நாடகா, 560035

Address:S/O Raman K R, KATACKAVATTATHU HOUSE, S NO 8P2, SARJAPUR ROAD, JANATHA COLONY, Doddakannalli, Carmelaram, Bangalore, Karnataka, 560035

Aadhaar - Saadhaarana Manidhanin Adhikaaram

For SOBHA LIMITED

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

SOBHA

PASSION AT WORK

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON WEDNESDAY THE 1ST DAY OF AUGUST 2018 AT THE REGISTERED OFFICE OFTHE COMPANY SITUATED AT 'SOBHA', SARJAPUR - MARATHALLI OUTER RING ROAD (ORR), DEVARBISANAHALLI, BELLANDUR POST, BANGALORE - 560103 WHICH COMMENCED AT 11.00 A.M. AND CONCLUDED AT 11.30 A.M.**

**"RESOLVED THAT** Mr. Ravi K. R., Executive Vice President Projects, Chennai be and is hereby empowered to act as an authorized representative of the Company relating to the Projects and Properties and authorized to perform the following functions for and on behalf of the Company:

1. To identify and select land parcels, negotiate and fix the price with the landlords and brokers, and to take steps to purchase, jointly develop, take on lease, rental, such land parcels, and enter in to Term Sheet, MOU, agreements, Sale deed, Joint Development agreement, Power of Attorney, other type of documents as deemed appropriate for the business requirement of the Company and all kinds of plan approvals.

2. To obtain permission from local authorities, planning authorities and from other authorities pertaining to projects on behalf of the Company.

3. To appear before the Registrar General of any District or Sub-Registrar of Assurances appointed under any act or law for the time being in force for the registration of deeds & Documents entered into by the Company and admit execution thereof and to pay such fees as shall be necessary for the registration of such Deeds & Documents.

4. To do all acts, deeds, matters and things that are necessary to complete the registration of the documents in the matter required by law and to receive such Deeds and Documents after being duly registered, and to give proper receipt and acknowledgement for the same.

5. To act as the authorised person of the Company and appear & represent before all statutory authorities including Central or State Government, Corporation, Local authorities, Income tax department, Pollution Control Board, Airport Authorities, Fire department and before any statutoryor non-statutory authorities etc. Courts, Quasi-Judicial Authorities, Tribunals on behalf of the Company and sign and file necessary papers and documents and pleadings etc. as may be required and plead before such Courts, Quasi- Judicial Authorities as regards the cases filed by and/or against the Company from time to time.

6. To engage Advocates, Counsels, Solicitors and/ or remove/ substitute such Advocates, Counsels and Solicitors as may be required from time *to* time as regards the litigations and/ or legal matters relating to the Company.

7. To sign and file Plaints, Petitions, Revisions, Complaints, Written Statements, Counters, Objections Affidavits, Declarations, Applications, Memos, Vakalatnama, Sale deeds, Agreements and such other documents and papers as may be required to be filed in the Courts, in the cases filed by and/ or against the Company from time to time.

For SOBHA LIMITED

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR

SOBHA LIMITED

REGD & CORPORATE OFFICE : 'SOBHA', SARJAPUR - MARATHAHALLI OUTER RING ROAD, BELLANDUR POST, BANGALORE - 560103, INDIA

CIN: L45201KA1995PLC018475 | TEL: +91 [illegible] | FAX: +91 80 40220444 | WWW.SOBHA.IN

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8. To do any/ all other acts, deeds & things which are of bonafide & in the interest of the Company and which shall deem necessary and expedient for smooth operation of the business activities of the Company in Chennai, Tamil Nadu.

**RESOLVED FURTHER THAT** a certified true copy of this resolution be delivered to the aforementioned personnel to take necessary action and discharge the responsibilities and functions as detailed above for and on behalf of the Company."

**-//CERTIFIED TRUE COPY//-**

**FOR SOBHA LIMITED**

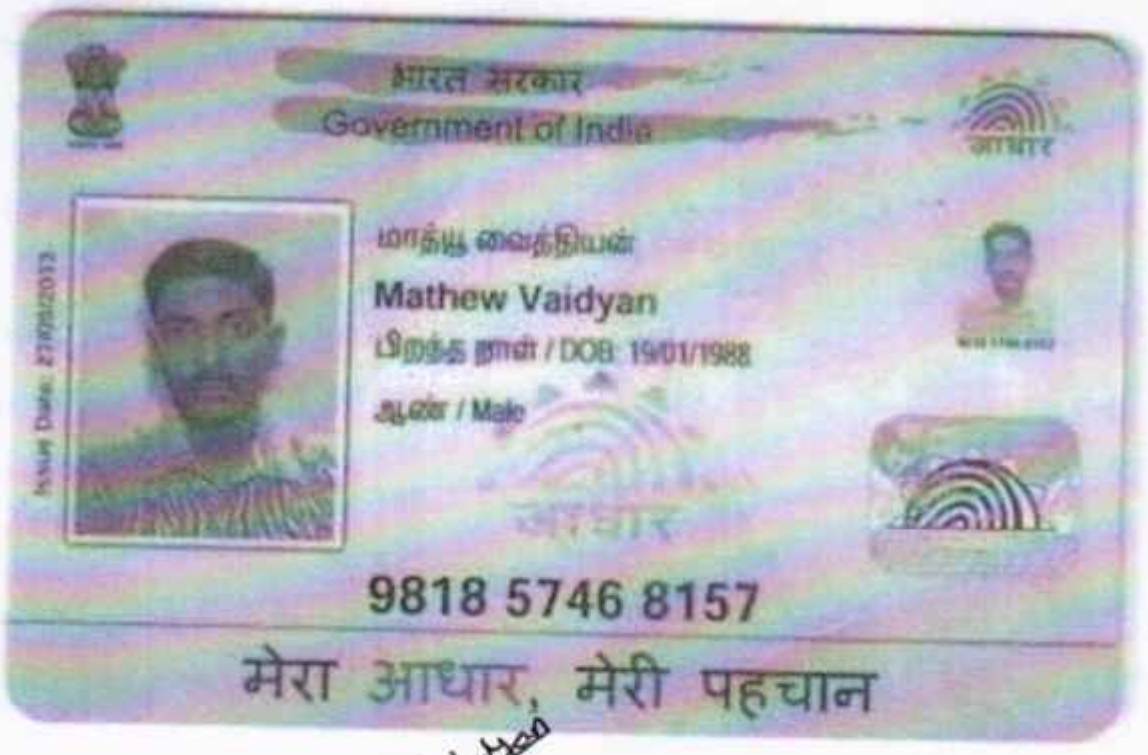
**VIGHNESHWAR G BHAT**
**COMPANY SECRETARY AND COMPLIANCE OFFICER**
**MEMBERSHIP NO.: ACS16651**

For SOBHA LIMITED

Authorised Signatory

2447/3/2022
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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR







For SOBHA LIMITED

Authorised Signatory

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இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2043/66322/01645

To
முத்து குமார் என் பி
Muthu Kumar N P
S/O Pandurangan
k2 gf k block ruby grand appt
agaram main road
Tiruvancheri
Kancheepuram Tamil Nadu - 600126
9994409959





உங்கள் ஆதார் எண் / Your Aadhaar No. :

7418 9421 3198

VID : 9170 0593 2531 9049

எனது ஆதார், எனது அடையாளம்

Issue Date: 12/10/2013



முத்து குமார் என் பி
Muthu Kumar N P
பிறந்த நாள்/DOB: 09/11/1982
ஆண்/ MALE

7418 9421 3198

VID : 9170 0593 2531 9049

எனது ஆதார், எனது அடையாளம்

For SOBHA LIMITED

Authorised Signatory

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தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : புதுப்பாக்கம் பட்டா எண் : 1173

உரிமையாளர்கள் பெயர்

1. வைத்தியன் மகன் ஆபிரகாம் ராவ்

2. ஆபிரகாம்ராய் மனைவி பிரேமாராய்

| 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 | |
| 47 | 2 | 1 - 41.00 | 2.61 | -- | -- | -- | -- | ---- -- 10-04-2001 |
| | | 1 - 41.00 | 2.61 | | | | | |

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/15/041/01173/60182** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 30-09-2023 அன்று 02:36:35 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SOBHA LIMITED

Authorised Signatory

24473 / 2023

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For

Registering Officer

THE SEAL OF THE SUB REGISTRAR

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 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.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For SOBHA LIMITED

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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R/Thiruporur/Book-1/24473/2023

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 19985 of 2023

I hereby certify that a sum of ₹ 2,00,000/- (Rupees Two Lakh only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எம் ஆபிரகாம் ராய் residing at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Aminjikarai[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600029.

Sub Registrar: Thiruporur
Date: 04/10/2023

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

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 15,17,998/- paid at 12:11 PM on the 04/10/2023 by

Left Thumb





9840957863

Additions as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:942756bb8675d78a80497d81838806822882be
**(Details from UIDAI : Mathew Abraham Roy S/O: Mathew Vaidyan, 30-05-1952, xxxxxxxx6405)**



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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

| | | |
|---|---|---|
| Execution admitted by<br>Left Thumb<br> | Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:35611656738a370c2540acafb32acc270a8bb5<br>**(Details from UIDAI : Prema Roy W/O: Roy, 06-08-1954, xxxxxxxx5384)** |  |
| Claim admitted by<br>Left Thumb<br> | 9965534705<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:24993674800bc299834dcd99208cbddd89a82e<br>**(Details from UIDAI : Ravi K R S/O RAMAN, 22-03-1971, xxxxxxxx9903)** |  |

4th day of October 2023

SAKTHIPRAKASH D
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/24473/2023**.

Date: 04/10/2023
Thiruporur

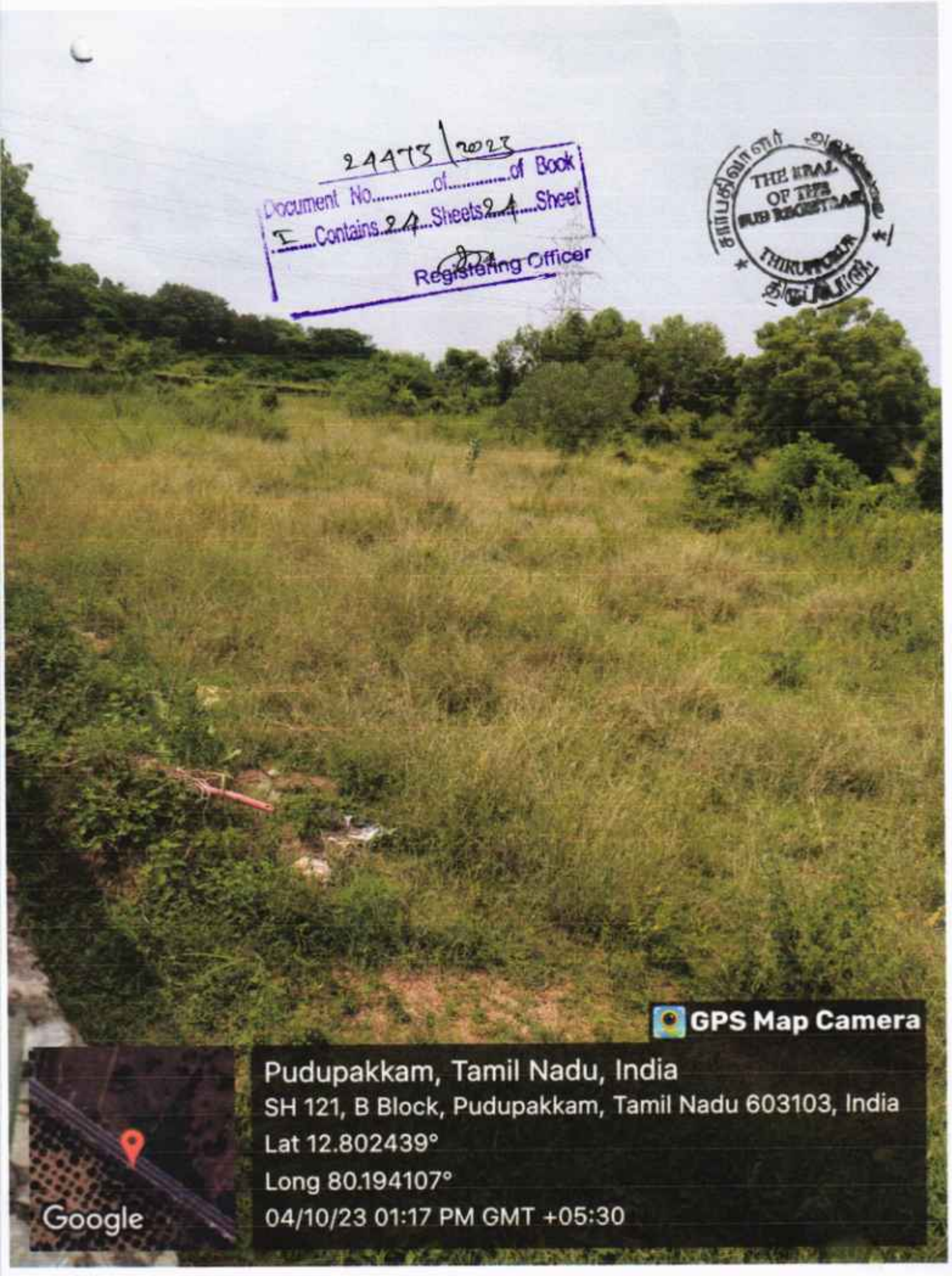
SAKTHIPRAKASH D
Sub Registrar

SUB REGISTRAR
THIRUPORUR

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

24473/2023
Document No.....of.....of Book
I Contains 2 1 Sheets 2 3 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR


24473/2023
Document No.....of.....of Book
I Contains 24 Sheets 24 Sheet
Registering Officer
THE SEAL OF THE SUB REGISTRAR
THIRUPPOOR
GPS Map Camera
Pudupakkam, Tamil Nadu, India
SH 121, B Block, Pudupakkam, Tamil Nadu 603103, India
Lat 12.802439°
Long 80.194107°
04/10/23 01:17 PM GMT +05:30
Google

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.