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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

22 AUG 2025 Arun Excello Homes Pvt Ltd

CY 476405

1. SARASWATHI
S.V.L. No. 30/B3/97
14, Mandapam Street, 1st Lane
KILPAUK GARDEN,
CHENNAI-10. Cell: 93828 98801

To
The Director,
Town and Country Planning
Office of Town and Country Planning
2nd, 3rd and 4th Floor, CMDA Complex,
E & C Market Road,
Koyambedu, Chennai - 600 107

Sub: Proposed Residential Building (Below-18.3M)-Property at S.No.220/6, 221/14A1A2, 221/14A1A5 in Perumaleri Village, Vadakadambadi Panchayat, Thirukazhukundram Union, Chengalpet District - reg.

AFFIDAVIT

We are the absolute owner of the following piece and parcel of land comprising S.No. 220/6, 221/14A1A2 in Perumaleri Village, Vadakadambadi Panchayat, Thirukazhukundram Union, Chengalpet District for an extent of 8,091.29 sq.mtrs. S.No.221/14A1A5 for an extent of 870 sq.mtrs already gifted to Local Body towards OSR.

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

Sl. No.	Survey Nos.	Extent In Sq.Mtrs	Patta No.
1	220/6	1229.00	4119
2	221/14A1A2	6021.00	4041
3.	221/14A1A5 (OSR Already gifted to Local Body	870.00	3702

For ARUN EXCELLO HOMES PVT LTD

AUTHORISED SIGNATORY

TP/1741417752024 BC-1/1062/2024



தமிழ்நாடு தமிலநாடு TAMILNADU

12 FEB 2024

ARUN EXCELLO HOMES PVT. LTD

BD 020404
I. SARASWATHI
S.V.L. No.30 / B3 / 17
14, Mandapam Street, 1st Lane,
KILPAUK GARDEN,
CHENNAI-10. Cell: 93828 98011

SALE DEED

THIS **DEED OF ABSOLUTE SALE** executed at Thirukazhukundram on this the **16th day of February, 2024.**

BY

M/s. ARUN EXCELLO REALTY PVT. LTD, (PAN: AAFCA8363E) a Company incorporated under the Companies Act, 1956 having their office at No. 18, Bhattad Towers, West Cott Road, Royapettah, Chennai-600014, duly represented herein by its Authorized Signatory **Mr.M.SENTHIL KUMAR,** (Aadhaar No. 8562 9211 5471) S/o. Mr. Mani, aged about 42 years, authorized by way of Board Resolution dated 14.02.2024 (which expression shall whenever the context so requires or admits, mean and include his/her/their respective legal heirs, successors in title, executors or anyone claiming through or under them) hereinafter called the **VENDOR** of the First Part.

Document No. 1062 of 2024 of B.
Contains 19 Sheets 1 Front Sheet
Registering Officer
Thirukazhukundram

For ARUN EXCELLO HOMES PVT. LTD. For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY
PURCHASER

AUTHORIZED SIGNATORY
VENDOR

178.43

TO AND IN FAVOUR OF

M/s. ARUN EXCELLO HOMES PVT. LTD., (PAN: AAGCA6559H) a Company registered under the Companies Act,1956 having its registered office at No.18, West Cott Road, Royapettah, Chennai-600014, duly represented herein by its authorized signatory **Mr.PREMANAND SURESH,** (Aadhar No.9986 0537 4065) S/o. Mr.P.Suresh, aged about 35 years, authorized by way of Board Resolution dated 14.02.2024 (which expression shall whenever the context so requires or admits, mean and include his/her/their respective legal heirs, successors in title, executors or anyone claiming through or under them) called the **PURCHASER** of the Second Part..

The terms VENDOR & PURCHASER wherever the context so permits shall mean & include themselves, executors, administrators & assigns:

WHEREAS the vacant land measuring 769 Cents in Survey No.220 and 840 cents in Survey No.221/14, inter alia, situated in Old No.158, New No.51, Perumaleri Village, Thirukazhukundram Taluk, Chengalpet District (formerly Kancheepuram District) were owned & possessed by M/s. Bashyam Properties Private Limited, they having acquired through Sale Deed dated 05.03.2007 and registered as Doc.No.1760 of 2007 in the office of the Sub Registrar, Thirukalukundram, free from all encumbrances.

WHEREAS the name of M/s. Bashyam Properties Private Limited has been subsequently changed to M/s. ETA Star Bashyam Properties Private Limited, pursuant to the fresh certificate of incorporation issued on 01.05.2007 by the Registrar of Companies, Tamil Nadu, Chennai.

WHEREAS in view of the above, the Vendor herein has become the absolute owners of the above said property and subsequently subdivided as S.No.220/2A & S.No.221/14A1A with full powers of alienation by virtue of Patta No.2981.

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

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Registering Officer
Thirukalzhukundram

WHEREAS the Vendor herein had proposed to develop a portion of the above said property, which is more fully described in the schedule 'A' hereunder and as per the direction of the President, Vadakadampadi Panchayat in Na.Ka.No.18/2023 dated 10.02.2023, gifted a portion of Schedule 'A' property, comprised in Survey No.221/14A1A part measuring 21.51 cents, which is more fully described in the Schedule 'B' hereunder, vide Gift Deed dated 14.03.2023 and Registered as Doc.No.1682 of 2023 in the office of the Sub Registrar, Thirukazhukundram and retaining the balance land measuring 148.43 cents in Survey No.221/14A1A part and 30 cents in Survey No.220/2A1part and totally admeasuring 178.43 cents, which is more fully described in the Item I & II of the Schedule 'C' hereunder and subsequent to gift deed, balance land in S.No.221/14A1A part is sub divided as S.No.221/14A1A2.

WHEREAS since the Vendor is unable to develop on its own the schedule property as planned and has approached the PURCHASER with an offer to sell the schedule 'C' property for a total sale consideration of **Rs.3,88,62,100/- (Rupees Three Crores Eighty Eight Lakhs Sixty Two Thousand One Hundred only)** and whereas the PURCHASER, relying on the various covenants, representations and warranties set forth herein, has accepted the offer and came forward to purchase the Schedule 'C' Property absolutely.

Discussions and deliberations have taken place amongst both VENDOR & PURCHASER, pursuant to which it was decided between VENDOR & PURCHASER that VENDOR shall sell and PURCHASER shall buy the property for carrying out further development on the land parcel situated at Schedule C hereunder.

VENDOR has agreed to sign all deeds and / or documents in favour of the Purchaser or its identified nominees for effecting transfer of land parcel situated at Schedule C hereunder in favour of PURCHASER.

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

Document No.1662 of 2024 of Book I Contains 19 Sheets 3 Sheet
Registering Officer
Thirukazhukundram

NOW THIS DEED OF SALE NOW WITHNESSETH AS FOLLOWS:

That in consideration of the aforesaid recitals and in consideration of the sum of **Rs.3,88,62,100/- (Rupees Three Crores Eighty Eight Lakhs Sixty Two Thousand One Hundred only)** paid by the purchaser, to the VENDOR after deducting the TDS @ 1% the receipt of which sum the VENDOR doth hereby admits and acknowledges and acquits the PURCHASER from the payment of any further amount, the VENDOR doth hereby grants, transfers, conveys, sells and assigns UNTO the PURCHASER, by way of absolute sale the property more fully described in the Schedule 'C' hereunder together with all the ways, water, water courses, liberties, privileges, advantages, rights of way and appurtenances to the same or any part thereof belonging to or in any manner appertaining or usually held or occupied therewith or reputed to belong to or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the VENDOR to and upon the said Schedule 'C' Property, and every part thereof TO HAVE AND TO HOLD the said property hereby sold, conveyed, transferred and assigned and every part thereof UNTO and to the use of the PURCHASER absolutely and forever, free from all encumbrances whatsoever and puts the PURCHASER in immediate vacant possession of the same.

The VENDOR doth hereby covenants that the VENDOR has full and absolute indefeasible proprietary right to sell the Schedule 'C' Property to the PURCHASER and no one else other than the VENDOR has any right, vested or contingent, which can in any way derogate from the absolute indefeasible proprietary right and interest hereby conveyed.

The VENDOR doth hereby further assures the PURCHASER that the Schedule 'C' Property is free from all encumbrances and mortgages (except for the charge created in favour of M/s.SBICAP Trustee Company Limited by Memorandum of

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

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Registering Officer
Thirukalznukundram

Deposit of Title Deed (hereinafter referred to as "MODT") dated 28.09.2018 & 29.03.2021 and registered as Doc.No.4083 of 2018 & 1826/2021 respectively in the office of the Sub Registrar, Thirukazhukundram and M/s.SBICAP Trustee Company Limited had issued NOC dated 15.02.2024 to execute this sale deed) and that there is no other charge, acquisition/requisition proceedings, lien, pending litigations, attachments, maintenance, claim or any encumbrance whatsoever on the Schedule 'C' Property.

The VENDOR also doth hereby assures that the VENDOR has not done or knowingly suffered any act, deed or thing by which the VENDOR'S title to the said property is/was in any manner affected.

The VENDOR doth hereby agrees and covenants with the PURCHASER that the PURCHASER shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the Schedule 'C' property hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under the VENDOR or any of those from whom the VENDOR derived title or interest.

The VENDOR further covenants with the PURCHASER that all taxes and rates and other charges and outgoings in respect of the Schedule 'C' Property have been paid up to the date and the PURCHASER herein shall only be liable to pay the said charges and taxes hereafter payable in respect of the Schedule 'C' Property hereby conveyed.

The VENDOR further agrees and covenants with the PURCHASER that the VENDOR shall at all times do, execute and cause to be done or executed at the request of the PURCHASER all such reasonable acts, deeds or things as may be necessary for the purpose of better securing the title of the PURCHASER to the property at the cost of the PURCHASER.

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

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The VENDOR represents that there is no claim, mortgage (except created by way of MODT referred above), charge, lien, attachment, pending, threatened or anticipated litigation, requisition or acquisition or notice in pursuance thereof in respect of the schedule 'C' mentioned property and further assure that there is no prior agreement to sell in respect of the schedule 'C' mentioned property and that the VENDOR can convey an indefeasible right, title and interest in the schedule 'C' mentioned property to the PURCHASER;

The Vendor hereby further represents, warrants, declares and covenants that:

It has neither done nor will in future do any act/s, deed/s or thing/s, which are likely to curtail, restrict or prejudice its right to convey or prevent it from conveying the Schedule 'C' Property or any part thereof to the PURCHASER in terms of this Deed;

The sale consideration is at market value and is adequate consideration for the sale and for execution of sale deed in respect of the Schedule 'C' Property;

There is no impediment in law for the transfer of the same to PURCHASER in terms of this Deed;

There is no restriction or prohibition on the Vendor from selling the Schedule 'C' Property to PURCHASER in terms of this Deed;

The Schedule 'C' Property has not been given as security or surety under any proceedings of any kind in any court of law;

The Vendor has not received any notice or order issued under any law affecting the Schedule 'C' Property or any part thereof or the sale thereof;

That no part of the Schedule 'C' Property is subject to any easementary right given by the Vendor or its predecessors-in-title;

There are no tenancy claims in regard to the Schedule 'C' Property, either by grant of the Vendor or under the provisions of any law, rule or regulation;

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

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Thirukalizhukundram

VENDOR has an absolute, valid and marketable title to the Property situated at Schedule C and is in actual and physical possession and enjoyment of the same and is competent to sell the same in favour of the PURCHASER.

VENDOR hereby indemnifies the PURCHASER towards the past liability, charges of whatsoever nature as on date of the transfer of the property situated at Schedule C and shall keep the PURCHASER indemnified towards the same. Any past liabilities / charges pertaining to the property situated at Schedule C hereunder as on the date of transfer shall be exclusively borne by the VENDOR.

VENDOR has unfettered right and power to convey the Schedule C Property to the PURCHASER and that they have not done or committed or knowingly suffered or be a party or privy to any act or deed whereby the right to deal with the Schedule C property in the manner hereby done have been to any extent impeached, encumbered or affected otherwise.

In the event any right, title and interest in the Schedule 'C' Property are found to be subsisting with the Vendor, the same are hereby deemed to have been conveyed to PURCHASER under this Deed for all intents and purposes, and that no consideration other than as specified herein need be paid for the same by PURCHASER .

The VENDOR doth hereby covenant with the PURCHASER that the VENDOR shall and will at all times indemnify and keep indemnified and save harmless the PURCHASER against all claims and demands, whatsoever, that may be made on the PURCHASER on the ground of any defect in the title of the VENDOR in respect of the SCHEDULE 'C' PROPERTY hereby sold and conveyed and make good the PURCHASER of all losses, damages, costs and expenses to which the PURCHASER may be put to, incur or suffer by reason of any mistake or deficiency in the title, extent, description or other particulars of the SCHEDULE 'C' PROPERTY.

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

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For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

The VENDOR doth hereby agree and undertake to indemnify and keep the PURCHASER well and sufficiently indemnified at all times against all losses, expenses, costs and damages, which the PURCHASER may incur, put to or suffer, by reason of the failure of any of the covenants, representations and warranties herein contained.

The PURCHASER is entitled to effect without any reference to the VENDOR mutation of name in their favour in all public records including Permanent Land Register and all Revenue Records in respect of the Schedule 'C' Property.

The VENDOR has this day delivered vacant possession of the Schedule 'C' Property to the PURCHASER. The VENDOR has also delivered the Original Sale deeds pertaining to the Schedule 'C' Property to the PURCHASER.

SCHEDULE OF PROPERTY
SCHEDULE-'A'
(Total proposed area)

All that piece and parcel of vacant lands Comprised in S.No.221/14A1A part measuring 169.94 cents and S.No.220/2A1 part measuring 30 cents and totally admeasuring 199.94 cents, situated Perumaleri Village, Thirukalukundram Taluk, Chengalpet District (formerly Kancheepuram District) and bounded on the:

North by : State Highway (SH49B) & Survey No.202

South by : Survey No.220/2A1A Part

East by : Survey Nos.221/14A1A3 & Survey No.220/2A1B

West by : Survey Nos.221/14A1A1 & Survey No.220/2A1A Part

and situate within the Sub-Registration District of Thirukazhukundram and Registration District of Chengalpattu.

SCHEDULE-'B'

(Portion of Schedule 'A'-gifted to Vadakadampadi Panchayat)

"All that piece and parcel of vacant lands Comprised in S.No.221/14A1A Part measuring 21.51 cents (R.S.No.221/14A1A5), situated Perumaleri Village, Thirukalukundram Taluk, Chengalpet District (formerly Kancheepuram District) and bounded on the:

For ARUN EXCELLO HOMES PVT. LTD For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY AUTHORIZED SIGNATORY

PURCHASER **VENDOR**

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Thirukazhukundram

North by : SH-49B Road

South by : Survey No.221/14A1A2

East by : Survey No.221/14A1A2 Part

West by : Survey No.221/14A1A1 Part

and situate within the Sub-Registration District of Thirukazhukundram and Registration District of Chengalpattu.

SCHEDULE-'C'
(Portion of Schedule 'A'- Conveyed by this deed)

Item No.I

All that piece and parcel of vacant lands Comprised in **S.No.221/14A1A Part** measuring **148.43 cents (R.S.No.221/14A1A2),** situated **Perumaleri Village**, Thirukalukundram Taluk, Chengalpet District (formerly Kancheepuram District) and bounded on the

North by : SH-49B Road and Survey.No.221/14A1A5 (OSR)

South by : Survey.No.220/2A1A part

East by : Survey.No.221/14A1A3

West by : Survey.No.221/14A1A1

and situate within the Sub-Registration District of Thirukazhukundram and Registration District of Chengalpattu.

Item No.II

All that piece and parcel of vacant lands Comprised in **S.No.220/2A1A part** measuring **30 cents,** situated **Perumaleri Village**, Thirukalukundram Taluk, Chengalpet District (formerly Kancheepuram District) and bounded on the

North by : Survey.No.221/14A1A2

South by : Survey.No.220/2A1A part

East by : Survey.No.220/2A1B

West by : Survey.No.220/2A1A part

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

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and situate within the Sub-Registration District of Thirukazhukundram and Registration District of Chengalpattu.

Item No. I & II totally admeasuring 178.43 cents,

Market value of the property hereby conveyed is **Rs.3,88,62,100/-**

IN WITNESS WHEREOF THE VENDOR & PURCHASER ABOVE NAMED HAVE SET THEIR HANDS AND SIGNATURES ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

WITNESSES:

1. **K. SATHISH KUMAR** S/o. KUNCHITAPATHAM,
   No.25B/7, Rajeswari 2nd Street, Gokulapuram,
   Chengalpattu-603001.

2. **S.E.Gopinath** S/o. S.G. EAGACHARI
   No.30 Chengan street, Mettupalayam,
   Chennai – 600012.



Drafted by

C.MURUGAN,BSc.,B.L.,
ADVOCATE, E.No.552/98
5/547, 16th Street,
4th Sector, KK.Nagar,
Chennai-78, 9841456746

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Contains 19 Sheets 10 Sheet
Registering Officer
Thirukalzhukundram



STATEMENT UNDER RULE 3 (1) OF THE MADRAS STAMP ACT (Prevention of under valuation of instruments) Rules 1968

PERUMALERI VILLAGE, THIRUKALUKUNDRAM TALUK, CHENGALPET DISTRICT

Item No.	Survey No.	Extent (Cents)	Market value as per executant & assessments
1	220/2A1A part	30	Rs. 65,34,000/ -
2	221/14A1Apart (R.S.No.221/14 A1A2)	148.43	Rs.3,23,28,100/-
	Total	**178.43**	**Rs.3,88,62,100/-**

For ARUN EXCELLO HOMES PVT. LTD

AUTHORIZED SIGNATORY

PURCHASER

For ARUN EXCELLO REALTY PVT. LTD.

AUTHORIZED SIGNATORY

VENDOR

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Registering Officer
Thirukalzhukundram

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 813 of 2024

I hereby certify that a sum of ₹ 27,23,857/- (Rupees Twenty Seven Lakh Twenty Three Thousand Eight Hundred and Fifty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. பிரேமானந்த் சுரேஷ் residing at பாட்டட் டவர்ஸ், 18 வெஸ்ட் காட் சாலை, ராயப்பேட்டை, சென்னை, Chennai, Tamil Nadu, India, 600014.

Sub Registrar: Thirukazhukundram
Date: 16/02/2024

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

SUB REGISTRAR
Thirukkalukundram

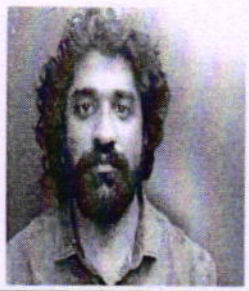
Presented in the office of the Sub Registrar of Thirukazhukundram and fee of ₹ 7,80,272/- paid at 05:11 PM on the 16/02/2024 by

Document No. 1062 of 2024 of Book 1 Contains 19 Sheets 12 Sheet

Registering Officer
Thirukazhukundram

Left Thumb



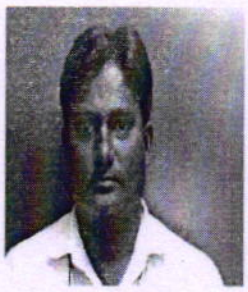


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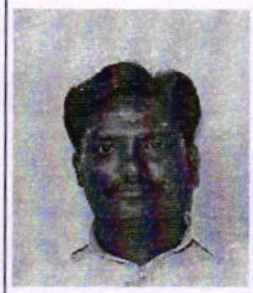
Additions as per recitals of document

Execution admitted by
Left Thumb



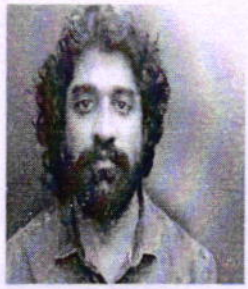


Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:891668aea77536b799440cbafcba4704ecf075 (**Details from UIDAI : Senthil Kumar M S/O mani, 1981, xxxxxxxx5471**)

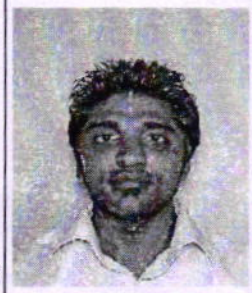


Claim admitted by
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Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:901671d994da8a83784d069c1cb66f06081597 (**Details from UIDAI : Premanand Suresh**



	S/O,Suresh Panchapakesan, 1988, xxxxxxxx4065)	

16th day of February 2024

maharajan d
Sub Registrar
Thirukazhukundram

SUB REGISTRAR
Thirukkalukundram

Registered as Number **R/Thirukazhukundram/Book-1/1062/2024**.

Date: 16/02/2024
Thirukazhukundram

maharajan d
Sub Registrar

SUB REGISTRAR
Thirukkalukundram

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Registering Officer
Thirukalzhukundram


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARUN EXCELLO HOMES PRIVATE LIMITED
06/12/2007
Permanent Account Number
AAGCA6559H
16122007


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARUN EXCELLO REALTY PRIVATE LIMITED
11/07/2006
Permanent Account Number
AAFCA8363E
10102012

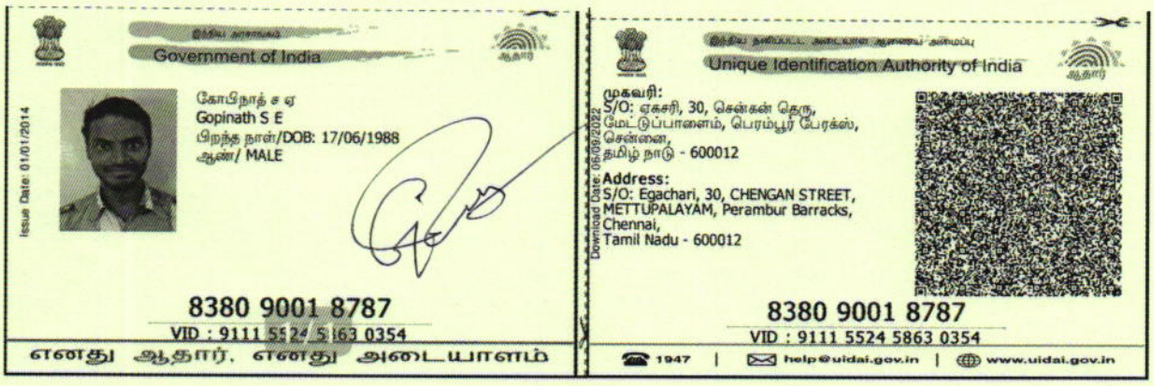

भारत सरकार
Government of India
आधार
Issue Date: 01/11/2013
பிரேம்ஆனந்த் சுரேஷ்
Premanand Suresh
பிறந்த நாள் / DOB: 27/06/1988
ஆண் / MALE
9986 0537 4065
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
AADHAAR
Print Date: 30/09/2020
முகவரி: சுரேஷ் பஞ்சாபகேசன், குரு க்ருபா சாந்தி நிவாஸ், எண்: 21, ஸ்வஸ்திக் அவென்யு, ஸ்பிரிங் டேல் தெரு, ஞாசம்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு, 600115
Address: S/O,Suresh Panchapakesan, Guru Krupa Shanthi Nivas, No: 21 , Swasthick Avenue, Spring Dale Street, Injambakkam, Kancheepuram, Tamil Nadu, 600115
9986 0537 4065
1947 help@uidai.gov.in www.uidai.gov.in


Government of India
Issue Date: 30/09/2013
செந்தில் குமார் ம
Senthil Kumar M
பிறந்த நாள்/DOB: 17/10/1981
ஆண்/ MALE
8562 9211 5471
VID : 9131 4631 4161 8775
எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India
Download Date: 03/12/2021
முகவரி:
S/O மணி, பிளாட் நோ 52, குறிஞ்சி நகர், 2வது தெரு, விக்னேஷ்வர நகர், புத்தகரம், திருவள்ளூர், தமிழ் நாடு - 600099
Address:
S/O Mani, plot no 52, kurinji nagar, 2nd street, vigneshwara nagar, Puthagaram, Tiruvallur, Tamil Nadu - 600099
8562 9211 5471
VID : 9131 4631 4161 8775
1947 | help@uidai.gov.in | www.uidai.gov.in

Document No. 1062 of 2021 of Book I
Contains 19 Sheets 14 Sheet
Registering Officer
Thiruvallur



Government of India

கோபிநாத் ச ஏ
Gopinath S E
பிறந்த நாள்/DOB: 17/06/1988
ஆண்/ MALE

Issue Date: 01/01/2014

8380 9001 8787
VID : 9111 5524 5863 0354
எனது ஆதார், எனது அடையாளம்

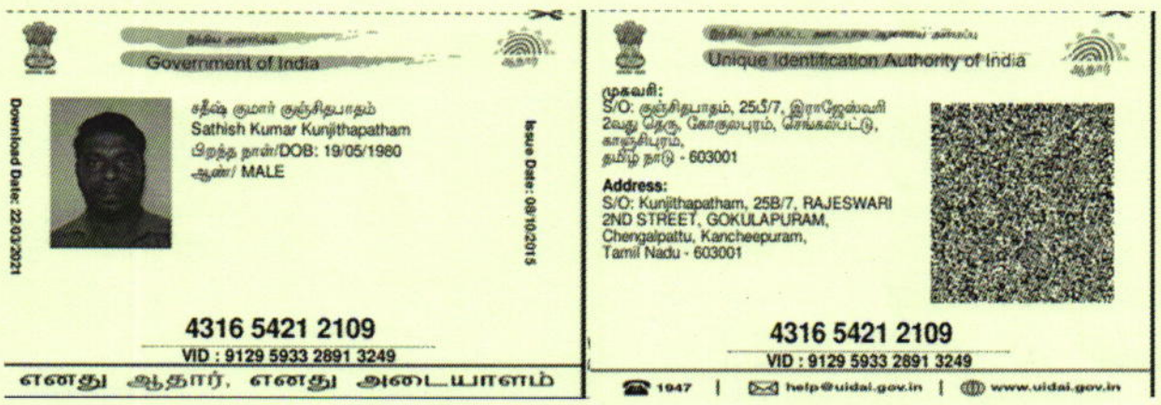
Unique Identification Authority of India

முகவரி:
S/O: ஏகசரி, 30, செங்கன் தெரு,
மேட்டுப்பாளையம், பெரம்பூர் பேரக்ஸ்,
சென்னை,
தமிழ் நாடு - 600012

Address:
S/O: Egachari, 30, CHENGAN STREET,
METTUPALAYAM, Perambur Barracks,
Chennai,
Tamil Nadu - 600012

Download Date: 06/09/2022

8380 9001 8787
VID : 9111 5524 5863 0354
1947 | help@uidai.gov.in | www.uidai.gov.in



Government of India

சதீஷ் குமார் குஞ்சிதபாதம்
Sathish Kumar Kunjithapatham
பிறந்த நாள்/DOB: 19/05/1980
ஆண்/ MALE

Download Date: 22/03/2021

Issue Date: 08/10/2015

4316 5421 2109
VID : 9129 5933 2891 3249
எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O: குஞ்சிதபாதம், 25B/7, இராஜேஸ்வரி
2வது தெரு, கோகுலபுரம், செங்கல்பட்டு,
காஞ்சிபுரம்,
தமிழ் நாடு - 603001

Address:
S/O: Kunjithapatham, 25B/7, RAJESWARI
2ND STREET, GOKULAPURAM,
Chengalpattu, Kancheepuram,
Tamil Nadu - 603001

4316 5421 2109
VID : 9129 5933 2891 3249
1947 | help@uidai.gov.in | www.uidai.gov.in

Document No. 1962 of 2022 of Book I
Contains 19 Sheets 15 Sheet
Registering Officer
Thirukalzhukundram

ARUN EXCELLO

EXTRACTS OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ARUN EXCELLO HOMES PRIVATE LIMITED HELD ON WEDNESDAY, THE 14TH FEBRUARY, 2024 AT 5.00 P.M. AT THE REGISTERED OFFICE AT "BHATTAD TOWERS", 18, WEST COTT ROAD, ROYAPETTAH, CHENNAI- 600 014

AUTHORISATION FOR PURCHASE OF PROPERTY ON BEHALF OF COMPANY

"RESOLVED THAT, the Board do hereby give its consent for the Purchase of Land situated at Perumaleri Village, Thirukalukundram Taluk, Kancheepuram District as per the annexure placed before the Board from M/s Arun Excello Realty Private Limited and Mr. A.M.Sundar, Director (Aadhaar Number: 2595 1381 3085) S/o Mr. G.Arunachalam or Mr. Premanand Suresh, Vice President Projects (Aadhaar Number: 9986 0537 4065) S/o Mr. P.Suresh or Mr. A.R.Sahasranamam, Manager-Customer Relation (Aadhaar Number: 6792 4868 5096)S/o Mr. A.V.Ramakrishnan or Mr. M.Senthil Kumar, Manager- Customer Relation (Aadhaar Number: 8562 9211 5471) S/o Mr. Mani of the Company be and is hereby authorised severally to sign the sale deed to be executed in favour of the Company ("Purchaser")."

"RESOLVED FURTHER THAT, Mr. A.M.Sundar, Director (Aadhaar Number: 2595 1381 3085) S/o Mr. G.Arunachalam or Mr. Premanand Suresh, Vice President Projects (Aadhaar Number: 9986 0537 4065) S/o Mr. P.Suresh or Mr. A.R.Sahasranamam, Manager- Customer Relation (Aadhaar Number: 6792 4868 5096)S/o Mr. A.V.Ramakrishnan or Mr. M.Senthil Kumar, Manager- Customer Relation (Aadhaar Number: 8562 9211 5471) S/o Mr. Mani of the Company be and is hereby authorised to do all such acts and deeds as may be required in this regard."

"FURTHER RESOLVED THAT, any one of the Directors of the Company be and is hereby authorised to sign the Copy of the resolution and be furnished to the necessary authorities for their records."

/CERTIFIED TRUE COPY/

For ARUN EXCELLO HOMES PRIVATE LIMITED

PLACE: CHENNAI
DATE: 14.02.2024

P.SURESH
MANAGING DIRECTOR
(DIN: 00697410)

35 YEARS OF EXCELLENCE

Arun Excello Homes Private Limited

Document No. 1960 of 2024 of Book I
Contains 19 Sheets 16 Sheet
Registering Officer
Thirukalukundram

Bhattad Towers, 18, West Cott Road,
Royapettah, Chennai - 600 014.
Phone : 2841 2841
CIN : U45200TN2007PTC065648
E-mail : ae@arunexcello.com
website : www.arunexcello.com

ARUN EXCELLO

EXTRACT OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ARUN EXCELLO REALTY PRIVATE LIMITED HELD ON WEDNESDAY, THE 14TH FEBRUARY, 2024 AT 5.30 P.M. AT "BHATTAD TOWERS", NO. 18, WEST COTT ROAD, ROYAPETTAH, CHENNAI- 600 014

AUTHORISATION GIVEN FOR SALE OF PROPERTY OF THE COMPANY TO ARUN EXCELLO HOMES PRIVATE LIMITED

"RESOLVED THAT, the Board be and is hereby given its consent for the sale of Land situated at Perumaleri Village, Thirukalukundram Taluk, Kancheepuram District as per the annexure placed before the Board to M/s Arun Excello Homes Private Limited."

"RESOLVED FURTHER THAT, Mr. A.M.Sundar, Director (Aadhaar Number: 2595 1381 3085) S/o Mr. G.Arunachalam or Mr. A.R.Sahasranamam, Manager- Customer Relation (Aadhaar Number: 6792 4868 5096)S/o Mr. A.V.Ramakrishnan or Mr. M.Senthil Kumar, Manager- Customer Relation (Aadhaar Number: 8562 9211 5471) S/o Mr. Mani be and is hereby authorised severally to enter into a Sale Deed in full or part and to do all such acts and deeds as may be required in this regard."

"FURTHER RESOLVED THAT, the certified copy of the resolution be signed by any one of the Directors of the Company for the submission with necessary statutory authorities."

/CERTIFIED TRUE COPY/

For ARUN EXCELLO REALTY PRIVATE LIMITED

PLACE: CHENNAI
DATE: 14.02.2024

P.SURESH
MANAGING DIRECTOR
(DIN: 00697410)

30 —YEARS OF— EXCELLENCE

Arun Excello Realty Private Limited

Bhattad Towers, 18, West Cott Road, Royapettah, Chennai - 600 014.
Phone : 2841 2841
CIN : U45201TN2006PTC060515
E-mail : ae@arunexcello.com
website : www.arunexcello.com

Document No. 1860 of 2024 of Book 1
Contains 19 Sheets 17 Sheet
Registering Officer
Thirukalukundram

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

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

ஆவணத்தை எழுதிக்
கொடுப்பவர்களின் கையொப்பம்

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..... Contains.....19..... Sheets.....19.....Sheet
Registering Officer
Thirukalzhukundram


Document No. 1860 of 2024 of Book 1
Contains 19 Sheets 19 Sheet
Registering Officer
Thirukalzhukundram
GPS Map Camera
Paiyanur, Tamil Nadu, India
J584+VX8, SH 49B, Paiyanur, Tamil Nadu 603102, India
Lat 12.617521°
Long 80.157979°
16/02/24 02:36 PM GMT +05:30
Google

அ-பதிவேடு விவரங்கள் - ஊரகம்

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருக்கழுக்குன்றம்

கிராமம் : பெருமாளேரி

1. புல எண்	**220**	9. மண் வயனமும் ரகமும்	**7 - 4**
2. உட்பிரிவு எண்	**6**	10. மண் தரம்	**7**
3. பழைய புல உட்பிரிவு எண்	**220-2A1A**	11. தீர்வை (ரூ - ஹெ)	**1.24**
4. பகுதி	**P**	12. பரப்பு (ஹெக்டேர் - ஏர்)	**0 - 12.29**
5. அரசு / ரயத்துவாரி	**ரயத்துவாரி**	13. மொத்த தீர்வை (ரூ - பை)	**0.50**
6. நிலத்தின் வகை	**புஞ்சை**	14. பட்டா எண்	**4119**
7. பாசன ஆதாரம்	**-**	15. குறிப்பு	**-**
8. இரு போகமா	**0**	16. பெயர்	**1.M S ARUN EXCELLO HOMES PVT LTD**

குறிப்பு:

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/06/158/220/6/70855** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

Back | **Home**

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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