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DIGITALLY VERIFIED RECORD

5807 / 2024



தமிழ்நாடு तमिलनाडु TAMILNADU

CX 885034

C. Thirumohan
STAMP VENDOR
L. No. 109/B4/88-9
HIGH COURT CAMPUS
CHENNAI-600 104.
31 OCT 2023

TRUE VALUE HOMES INDIA PVT. LTD.

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT **CIRCLE POINT VENTURES PRIVATE LIMITED** (PAN: AAECB5202G), (CIN: U63119TN2011PTC079247), a private limited company incorporated under the Indian Companies Act (previously known as Belva Realities Private Limited and then as Belva Data Centre Private Limited), having its registered office at TVH Novella, No.16/17, 3rd Cross Street, R A Puram, Chennai - 600028, represented by its Authorised Signatory **M.MADAN BABU** (AADHAR: 9801 0528 6183), son of Mr.Munuswamy aged about 30 years, (duly authorised by a Board Resolution dated 1.3.2024) hereinafter called as a PRICIPAL.

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

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For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

DOES HEREBY APPOINT, AUTHORISE AND NOMINATE

TRUE VALUE HOMES INDIA PRIVATE LIMITED (PAN: AAACT7955Q) (CIN: U45201TN1997PTC037742), a private limited company incorporated under the Indian Companies Act, having its registered office at TVH Novella, No.16/17, 3rd Cross Street, R A Puram, Chennai - 600018, represented by its Authorised Signatory **A.KARIKALAN**, (AADHAAR: 6839 9429 4136), Son of Mr.Angamuthu, aged about 47 years (duly authorised by a Board Resolution dated 1.3.2024) as the duly constituted agent.

WHEREAS:-

A. The Company **BELVA REALTIES PRIVATE LIMITED** acquired the lands admeasuring about 4 Acres 79.5 Cents, comprised of various Survey Numbers, as detailed below from ICICI BANK LIMITED (Borrower: Rida Estates Private Limited), under the Sale certificate dated 10th March 2023, registered as Document No.6042 of 2023 in the office of the Sub Registrar, Thiruporur, issued pursuant to the sale proceedings under the provisions of the SARFAESI Act, initiated by the Authorised Officer of the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI), against Rida Estates Private Limited, in exercise of the powers conferred under Section 13 read with Rule 12 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002,:-

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THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Survey No	Extent in Cents [as per Patta No 1531]
77/5C2	33.35
77/5D1	43.72
77/5E	53.11
77/5F	51.87
77/5G1	45.57
77/5H1	40.26
77/5I1	34.70
77/6A3A1	90.40
77/7A	32.85
82/3B1B	13.59
82/4A1B	3.71
82/4A1E1	29.89
Total	**473.01**

situate at Egattur village, previously Chengelpattu Taluk, now Thiruporur Taluk, previously Kancheepuram District, now Chengalpattu District and within the Sub-Registration District of Thiruporur and Registration District of Chengelpattu, within the limits of Muttukadu Panchayat, more fully described in Schedule A hereunder and hereinafter referred to as the SCHEDULE A PROPERTY.

B. The name of the company **BELVA REALITIES PRIVATE LIMITED** was changed to **BELVA DATA CENTRE PRIVATE LIMITED**, as evidenced and certified by the Registrar of Companies, Chennai dated 14th July 2023.

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THE SEAL OF THE SUB REGISTRAR THIRUPORUR

C. The name of the company was again changed from **BELVA DATA CENTRE PRIVATE LIMITED to CIRCLE POINT VENTURES PRIVATE LIMITED**, as evidenced and certified by the Registrar of Companies, Chennai dated 23rd October 2023.

D. The name of **CIRCLE POINT VENTURES PRIVATE LIMITED** was also entered in the revenue records, on mutation and Patta was issued in its name by the, Tahsildar, Thiruporur, under Patta bearing No.1531.

E. **CIRCLE POINT VENTURES PRIVATE LIMITED**, the **PRINCIPAL** herein, had initiated a process for development of the SCHEDULE A PROPERTY. Pursuant to the plan for development of the land, the said Company had gifted various extents for the purposes, as detailed hereunder, more fully described in Schedule B hereunder and hereinafter referred to as the SCHEDULE B PROPERTY, from and out of the total Land area of **4 Acres 73.01** Cents in the manner following:-

S. No.	Date	Document Number (all in The Office of the Sub Registrar, Thiruporur)	Donee & purpose	Extent in Square Meters
1	2.3.2024	4791 of 2024	Egattur Village Muttukadu Panchayat for formation of Roads	4262
2	2.3.2024	4791 of 2024	Egattur Village Muttukadu Panchayat for Widening of Roads	827
3	2.3.2024	4791 of 2024	Egattur Village Muttukadu Panchayat for Public Purpose (Local body & TANGEDCO)	150.57
Total				**5239.57 Sq. Mts**

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CIRCLE POINT VENTURES PRIVATE LIMITED
Authorised Signatory

F. After such gift of the SCHEDULE B PROPERTY, **CIRCLE POINT VENTURES PRIVATE LIMITED** continued to be the full and absolute owner of the remaining extent of the SCHEDULE A PROPERTY, more fully described in SCHEDULE C hereunder and hereinafter referred to as the SCHEDULE C PROPERTY. After due satisfaction of all norms, the District Town and Country Panning Department accorded approval for formation of a layout in the said lands, under Layout Approval No. L.P/MLPA (CD) No.47/2024 issued by DTCP, dated 07.03.2024 and Local body Muttukadu panchayat Layout Application -Final Approval Letter Roc No.1/2024 dated 14.03.2024 for the Online Application No.SAMEZL0L by the Principal.

G. We, the PRINCIPAL have thus become the absolute and lawful owner of the lands of the SCHEDULE C PROPERTY

H. The ATTORNEY above named is well known to us, in whom we have absolute faith and confidence.

In furtherance thereto **CIRCLE POINT VENTURES PRIVATE LIMITED**, the PRINCIPAL, does hereby appoint, authorise and nominate **TRUE VALUE HOMES INDIA PRIVATE LIMITED**, represented by its Authorised Signatory **A.KARIKALAN** (permitted to act as authorised signatory) as its duly constituted attorney, to do the following acts and deeds on its behalf:-

1. To sign and execute necessary papers and/or applications for change of the land use, if required in respect of the SCHEDULE C PROPERTY, to correspond with the competent authorities for this purpose and receive the said permission on behalf of the PRINCIPAL.

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2. To apply to the Directorate of Town and Country Planning, Chennai Metropolitan Development Authority (CMDA) or Greater Chennai Corporation or any other statutory Organisation or any other Local Body or entity for obtaining change of Zonal classification, if required and for other purposes to ensure beneficial use of the SCHEDULE C PROPERTY.

3. To apply to the Directorate of Town and Country Planning Chennai Metropolitan Development Authority, Greater Chennai Corporation or any other Local Body or entity, and/or other competent authorities for necessary approvals/sanctions/and permits in respect of plan/s for development/formation of layout consisting of plots in the SCHEDULE C PROPERTY and if required, to effect construction thereon and also for any reconstruction or for revision of existing approvals and permits for putting up such construction over the SCHEDULE C PROPERTY. To submit the aforesaid plans/revised plans to the Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Greater Chennai Corporation, TNRERA or any other competent authorities and to make alterations, additions, rectifications in the plan.

4. To apply to the Tamil Nadu Real Estate Regulatory Authority (TNRERA) for requisite approvals in the name of the ATTORNEY, for development/formation of layout/effecting construction, registration of the project for development and for sale of the SCHEDULE A PROPERTY.

5. To apply to the competent authorities such as Tamil Nadu Electricity Board (TNEB)/Tamil Nadu Generation and Distribution Corporation (TANGEDCO), Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Tamil Nadu

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Water Supply and Drainage Board (TWAD) and other local authorities, for permission and obtain electricity, water, drainage and other connections to the plots developed in the SCHEDULE C PROPERTY and also any building/s situated or being constructed on the SCHEDULE C PROPERTY.

6. To apply to the competent authorities for permission and obtain relevant clearances necessary for development of the SCHEDULE C PROPERTY as a Layout consisting of Plots and the building/s, if any, situate or being constructed on the SCHEDULE C PROPERTY.

7. To correspond with and receive any correspondence or other intimation from the Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Greater Chennai Corporation, Office of the Collector, Local Bodies, Tamil Nadu Pollution Control Board, Airports Authority of India, Tamil Nadu Housing Board and any other competent authority and/or any other Government Department or Authority regarding the plans, sanctions, clearance/No Objection Certificates, approvals or permits for development of a Layout consisting of plots and construction of building/s, if any, on the SCHEDULE PROPERTY or for the provision of any amenities or facilities thereto.

8. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Greater Chennai Corporation, Local Bodies, Tamil Nadu Pollution Control Board, Airports Authority of India, Tamil Nadu Housing Board and any other competent authority and/or any other Government Department or Authority for development of Layout consisting of plots and for construction to be carried out on the SCHEDULE C PROPERTY or for the provision of any amenities or facilities thereto.

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9. To receive the sanctions/approvals/approved plans and permits from the Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Greater Chennai Corporation, Local Body or any other competent authority and also execute and register any Deed/s of Gift or Conveyance, as required for such approvals, or for any other purpose, if required, as a condition connected to the approvals. Also to facilitate formation of roads, if further required, in such portion of the SCHEDULE A PROPERTY, as required, execute and register Deed/s of Gift or Conveyance for development of the SCHEDULE C PROPERTY and formation of Layout consisting of plots.

10. To pay such fees, taxes, charges, levies and other dues in connection with any act done pursuant to these presents.

11. To apply to authorities concerned for obtaining Completion Certificates, Occupancy Certificates or refund of deposits made on behalf of the PRINCIPAL and to receive such certificates, deposits, etc. and issue necessary receipts there for.

12. To execute and register Agreement/s of Sale, Deed/s of Sale, Deeds of Conveyance, Transfer Deeds or other deeds conveying or transferring the SCHEDULE C PROPERTY, in whole or in parts, as plots and as undivided shares, as the Attorney may deem fit.

13. To present the said Agreement/s of Sale, Deed/s of Sale, Deeds of Conveyance, Transfer Deeds or other deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration in respect of the SCHEDULE C PROPERTY.

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14. To receive the sale consideration and all other consideration, charges and fees, under the aforementioned or any other Contracts, Agreement, Deeds or other documents of transfer, in the name of the ATTORNEY or its nominee, as deemed fit by the ATTORNEY and to issue valid receipts for the same.

15. To execute, present for registration and register, Rectification Deed/s, Ratification Deed/s, Deed/s of Cancellation, Deed/s of Re-conveyance, Deed/s of Confirmation, Declaration or Indemnity, Affidavits or any other deed in relation to the SCHEDULE C PROPERTY or to perfect the title of any purchaser to the extent conveyed.

16. To apply to the authorities concerned for refund of Stamp Duty paid under any acts or deed done in pursuance of the powers hereby granted and to appear and represent me before such authorities.

17. To receive the aforesaid or other refund/s and to sign any receipt or acknowledgement there for.

18. To appear and act on behalf of the PRINCIPAL and represent the PRINCIPAL, in connection with the SCHEDULE A PROPERTY, in all Courts and Tribunals, and in Arbitration Proceedings, Revenue Authorities, Local Bodies, all Judicial and Quasi Judicial Authorities, all Statutory Authorities, besides Registration offices and Income Tax offices besides any other office of the Central or State Government and District or Municipal or any other local authority.

19. To sign and verify vakalaths, memo of appearance, plaints, written statements, affidavits, applications, petitions, appeals, revision petitions, interim applications, petitions, counter statements, memorandum of compromise or other papers required to file or prosecute and defend any other proceedings before any Court, Tribunal all Judicial and Quasi Judicial Authorities, all Statutory Authorities.

For TRUE VALUE HOMES INDIA PVT. LTD.

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20. To appoint Advocates, Solicitors, Accountants, Auditors, Architects or any other consultants or experts for the aforesaid purpose and pay the charges and fees due to them. Also to terminate the services, if required.

21. To create mortgage/s over the SCHEDULE C PROPERTY. To sign and execute necessary papers in this regard, execute, present for registration and register the Deed/s of Mortgagee.

22. To file and receive documents, to deposit and withdraw money and to grant receipts there for in the aforementioned legal or other proceedings.

23. To apply to courts and offices for copies of documents and papers relating to or affecting such properties.

24. To apply for inspection of and to inspect judicial and other public records pertaining to or involving such properties.

25. To accept service of any intimation, summons, notice or writ issued by any court or office to or against the PRINCIPAL as the owner of the SCHEDULE A PROPERTY.

26. To execute and sign all forms, applications and declarations and documents and papers whatsoever in connection with all or any of the above mentioned purposes.

27. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs in relation to the development of the SCHEDULE C PROPERTY. Also to terminate the services, if required.

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28. Any costs, fees, duty, taxes, claims, demands as may be incurred or arising out of any of the acts permitted under these presents and performed by the Attorney, shall be borne by the Attorney.

29. The PRINCIPAL hereby agrees to ratify and confirm all and whatsoever acts the ATTORNEY shall lawfully do or cause to be done by virtue of the powers granted under this Power of Attorney. The Attorney shall maintain accounts for the transaction done in furtherance to the powers vested under these presents.

SCHEDULE "A"

(Total Extent 4 Acres 79.50 Cents as per Sale Certificate Doc No.6042/2023 & 4 Acres 73.01 Cents as per Patta No.1531)

All that piece and parcel of Vacant land Comprised in Survey No: 77/5C2 of 33.35 Cents; 77/5D1 of 43.72 cents ; 77/5E of 53.11 Cents; 77/5F of 51.87 Cents; 77/5G1 of 45.57 Cents; 77/5H1 of 40.26 Cents; 77/5I1 of 34.70 cents; 77/6A3A1 of 90.40 cents; 77/7A of 32.85 Cents; 82/3B1B of 13.59 Cents; 82/4A1B of 3.71 Cents and 82/4A1E1 of 29.89 Cents, thus over all admeasuring 4 Acres 73.01 cents or 19150 Sq.Mts or 206130.60 Sq.ft as per Patta No.1531, situated at Egattur village, Thiruporur Taluk, Chengalpattu District bounded on

North by : Lands in S.Nos.82/3A1, 82/381A, 82/4A1A, 77/6A1A, 77/6A1B, 77/6A2 and 77/6B (Lands in S.Nos. 82/3A1, 77/6A1, 77/6A2 and 77/6B as per previous document)

South by : Passage to OSR land in S.Nos.77/5C3, 77/5D2, 77/512 and 77/7B (Passage to OSR land in 77/5C, 77/5D part, 77/51 part and 77 /7 part as per previous document)

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East by : Thazhambur Siruseri SIPCOT Road and Passage to OSR Land in S.Nos.77/6A3A2, 77/5G2, 77/5H2 and 77/512 (Passage to OSR land in S.Nos.77/6A (part), 77/5G (part), 77/5H (part) and 77/51 part as per previous document)

West by : OSR land in S.No.77/5C1 and land comprised in S.No.82/3Al (OSR Land in 77/5C and land in S.No. 82/3A1 as per previous document)

SCHEDULE "B"

An extent of **4262.00 sq.mts or 45,876.16 sq. ft** towards 7.2 Mts wide Road and **827.00 Sq.Mts or 8902 Sq.ft** towards Widening of Road to 10 Mts and **150.57 Sq. Mts or 1620.73 Sq.ft** towards Public Purpose (Local Body & TANGEDCO), totaling **5239.57 Sq.ft or 56,398.73 Sq.ft** out of 19150 Sq. Mts or 206130.60 Sq. ft or 4 Acres 73.01 cents (as per Patta No.1531), of land from and out of the SCHEDULE A PROPERTY, comprised in Survey Nos.77/5C2 [Part]; 77/5D1 [Part]; 77/5E [Part] ; 77/5F[Part]; 77/5G1 [Part]; 77/5H1 [Part]; 77/5I1[Part]; 77/6A3A1 [Part]; 77/7A [Part]; 82/3B1B [Part]; 82/4A1B [Part] and 82/4A1E1 [Part] situated at Egattur village, Thiruporur Taluk, Chengalpattu District

SCHEDULE "C"

All that piece and parcel of the following vacant lands designated as layout plots (115 plots including EWS plots and 5 Numbers of Commercial Spaces (PLOTS AS DETAILED IN THE PLAN ANNEXED HERETO) formed in the SCHEDULE A PROPERTY, comprised in Survey Nos.77/5C2 [Part]; 77/5D1 [Part]; 77/5E [Part] ; 77/5F[Part]; 77/5G1 [Part]; 77/5H1 [Part]; 77/5I1[Part]; 77/6A3A1 [Part]; 77/7A [Part]; 82/3B1B [Part]; 82/4A1B [Part] and 82/4A1E1 [Part] (as per Patta No.1531) in the approved layout known as **"TVH TERRA HUB"** (District Town and Country Planning Department Chengalpattu- under Layout Approval No. L.P/MLPA (CD)

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

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Planning Department Chengalpattu- under Layout Approval No. L.P/MLPA (CD) No.47/2024 issued by DTCP. dated 07.03.2024 and dated 07.03.2024 and Local body Muttukadu panchayat Layout Application -Final Approval Letter Roc No.1/2024 dated 14.03.2024 for the Online Application No.SAMEZL0L by the Principal, for the property situate at Egattur village, Thiruporur Taluk, Chengalpattu District, situate within the Sub-Registration District of Thiruporur and Registration District of Chengalpattu.

IN WITNESS WHEREOF WE **CIRCLE POINT VENTURES PRIVATE LIMITED**, represented by its Authorised Signatory **M.MADAN BABU**, THE PRINCIPAL ABOVE NAMED AND **TRUE VALUE HOMES INDIA PRIVATE LIMITED**, represented by its Authorised Signatory **Mr.A.KARIKALAN** THE POWER OF ATTORNEY AGENT ABOVE NAMED, HAVE SET OUR HANDS AND SEAL ON THIS THE 14TH DAY OF MARCH 2024

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

AGENT

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

PRINCIPAL

IN THE PRESENCE OF WITNESSES

1. Mr.Uthirapathy, S/o. Mr.Narayanan, aged about 63 years, residing at No.2 D, Kunjithapatham Street, Kumbakonam, Thanjavur, Tamil Nadu – 612001 (Aadhaar No.964746370936)

2. Mr.Jegan.P, S/o. Mr.Paulraj, aged about 36 years, residing at No.4/207, Gandhi Nagar, Sempakkam (Post), Acharavakkam, Kancheepuram, Tamil Nadu – 603108 (Aadhaar No.802306963992)

Drafted by:



M.Priyanka, Advocate
(Enrol No.2424 of 2016) No.250,
Gurupoojai Street, K.Narasingapuram,
Arakkonam – 631004

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Annexure

Plot Nos	Survry No.	Total in Sq.Ft	Boundaries			
			North	South	East	West
1	82/4A1E1 77/6A3A1	2308	Survey No. 82/4A1A	7.20 Mts Road	C S No.1 &2	Plot No: 2
2	82/4A1E1 77/6A3A1	2278	Survey No. 82/4A1A	7.20 Mts Road	Plot No: 1	Plot No: 3
3	82/4A1E1 77/6A3A1	2247	Survey No. 82/4A1A	7.20 Mts Road	Plot No: 2	Plot No: 4
4	82/4A1E1 77/6A3A1	2050	Survey No. 82/4A1A	7.20 Mts Road	Plot No:3	S.No: 82/4A1D1 & 77/6A2
5	77/6A3A1	1188	7.20 Mts Road	Plot No: 12	Plot No: 6	7.20 Mts Road
6	77/6A3A1	1200	7.20 Mts Road	Plot No: 11	Plot No: 7	Plot No: 5
7	77/6A3A1	1200	7.20 Mts Road	Plot No: 10	Plot No: 8	Plot No: 6
8	77/6A3A1	1200	7.20 Mts Road	Plot No: 9	C S No.3	Plot No: 7
9	77/6A3A1 77/5G1	1200	Plot No: 8	7.20 Mts Road	C S No.4	Plot No: 10
10	77/6A3A1 77/5G1	1200	Plot No: 7	7.20 Mts Road	Plot No: 9	Plot No: 11
11	77/6A3A1 77/5G1	1200	Plot No : 6	7.20 Mts Road	Plot No: 10	Plot No: 12
12	77/6A3A1 77/5G1	1188	Plot No: 5	7.20 Mts Road	Plot No: 11	7.20 Mts Road
13	77/5G1	1200	7.20 Mts Road	Plot No: 14	C S No.5	Plot No: 22 & 23
14	77/5G1 77/5H1	3104	Plot No: 13 & C S No.5	Plot No: 15	10 Mts Road	Plot Nos: 21 & 22
15	77/5H1	2613	Plot No: 14	Plot No: 16	10 Mts Road	Plot Nos: 19, 20 & 21
16	77/5H1 77/5I1	2003	Plot No: 15	PP-2	10 Mts Road	Plot No: 18 & 19
17	77/5I1	1518	Plot No: 18	10 Mts Road	PP-1 & 2	7.20 Mts Road
18	77/5I1	1500	Plot No: 19	Plot No: 17	Plot No: 16 & PP-2	7.20 Mts Road
19	77/5I1 77/5H1	1500	Plot No: 20	Plot No: 18	Plot No 15&16	7.20 Mts Road
20	77/5H1	1500	Plot No: 21	Plot No: 19	Plot Nos : 15	7.20 Mts Road
21	77/5H1	1500	Plot No: 22	Plot No: 20	Plot Nos : 14 & 15	7.20 Mts Road
22	77/5H1 77/5G1	1500	Plot No: 23	Plot No: 21	Plot No: 13 & 14	7.20 Mts Road
23	77/5G1	1488	7.20 Mts Road	Plot No: 22	Plot No: 13	7.20 Mts Road
24	77/6A3A1	1431	S.No: 77/6A2, 77/6B & 7.20 Mts Road	Plot No: 25	7.20 Mts Road	Plot No: 44

For TRUE VALUE HOMES INDIA PVT. LTD.

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25	77/6A3A1	1500	Plot No: 24	Plot No: 26	7.20 Mts Road	Plot No: 43
26	77/6A3A1 77/5G1 77/5E	1500	Plot No: 25	Plot No: 27	7.20 Mts Road	Plot No: 42
27	77/5G1 77/5E	1500	Plot No: 26	Plot No: 28	7.20 Mts Road	Plot No: 41
28	77/5G1 77/5E	1500	Plot No: 27	Plot No: 29	7.20 Mts Road	Plot No: 40
29	77/5G1 77/5H1 77/5E 77/5F	1500	Plot No: 28	Plot No: 30	7.20 Mts Road	Plot No: 39
30	77/5H1 77/5F	1500	Plot No: 29	Plot No: 31	7.20 Mts Road	Plot No: 38
31	77/5H1 77/5F	1500	Plot No: 30	Plot No: 32	7.20 Mts Road	Plot No: 37
32	77/5H1 77/5F 77/5I1	1500	Plot No: 31	Plot Nos: 33 & 34	7.20 Mts Road	Plot No: 36
33	77/5I1	1490	Plot No: 32	10 Mts Road	7.20 Mts Road	Plot No: 34
34	77/5I1	1548	Plot Nos: 32 & 36	10 Mts Road	Plot No: 33	Plot No: 35
35	77/5I1 77/7A	1582	Plot No: 36	10 Mts Road	Plot No: 34	7.20 Mts Road
36	77/5I1 77/7A 77/5F	1200	Plot No: 37	Plot Nos: 34 & 35	Plot No: 32	7.20 Mts Road
37	77/5F	1200	Plot No: 38	Plot No: 36	Plot No: 31	7.20 Mts Road
38	77/5F	1200	Plot No: 39	Plot No: 37	Plot No: 30	7.20 Mts Road
39	77/5F 77/5E	1200	Plot No: 40	Plot No: 38	Plot No: 29	7.20 Mts Road
40	77/5E	1200	Plot No: 41	Plot No: 39	Plot No: 28	7.20 Mts Road
41	77/5E	1200	Plot No: 42	Plot No: 40	Plot No: 27	7.20 Mts Road
42	77/5E 77/6A3A1	1200	Plot No: 43	Plot No: 41	Plot No: 26	7.20 Mts Road
43	77/6A3A1	1200	Plot No: 44	Plot No: 42	Plot No: 25	7.20 Mts Road
44	77/6A3A1	1131	S No: 77/6A1A & 77/6B	Plot No: 43	Plot No: 24	7.20 Mts Road
45	77/6A3A1	1217	S .No: 77/6A1A & 77/6A1B	Plot No: 46	7.20 Mts Road	Plot No: 65
46	77/6A3A1	1200	Plot No: 45	Plot No: 47	7.20 Mts Road	Plot No: 64
47	77/6A3A1 77/5E	1200	Plot No: 46	Plot No: 48	7.20 Mts Road	Plot No: 63
48	77/5E	1200	Plot No: 47	Plot No: 49	7.20 Mts Road	Plot No: 62

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49	77/5E	1200	Plot No: 48	Plot No: 50	7.20 Mts Road	Plot No: 61
50	77/5E 77/5F	1200	Plot No: 49	Plot No: 51	7.20 Mts Road	Plot No: 60
51	77/5F	1200	Plot No: 50	Plot No: 52	7.20 Mts Road	Plot No : 59
52	77/5F	1200	Plot No: 51	Plot No: 53	7.20 Mts Road	Plot No: 58
53	77/5F 77/7A	1200	Plot No: 52	Plot Nos: 54 & 55	7.20 Mts Road	Plot No: 57
54	77/7A	1393	Plot No: 53	10 Mts Road	7.20 Mts Road	Plot No: 55
55	77/7A	1442	Plot Nos: 53 & 57	10 Mts Road	Plot No: 54	Plot No: 56
56	77/7A	1466	Plot No: 57	10 Mts Road	Plot No: 55	7.20 Mts Road
57	77/5F 77/7A	1200	Plot No: 58	Plot Nos: 55 & 56	Plot No: 53	7.20 Mts Road
58	77/5F	1200	Plot No: 59	Plot No: 57	Plot No: 52	7.20 Mts Road
59	77/5F	1200	Plot No: 60	Plot No: 58	Plot No: 51	7.20 Mts Road
60	77/5E 77/5F	1200	Plot No: 61	Plot No: 59	Plot No: 50	7.20 Mts Road
61	77/5E	1200	Plot No: 62	Plot No: 60	Plot No: 49	7.20 Mts Road
62	77/5E	1200	Plot No: 63	Plot No: 61	Plot No: 48	7.20 Mts Road
63	77/5E 77/6A3A1	1200	Plot No: 64	Plot No: 62	Plot No: 47	7.20 Mts Road
64	77/6A3A1	1200	Plot No: 65	Plot No: 63	Plot No: 46	7.20 Mts Road
65	77/6A3A1	1193	S .No: 77/6A1B	Plot No: 64	Plot No: 45	7.20 Mts Road
66	77/5E	644	7.20 Mts Road	Plot No: 68	7.20 Mts Road	Plot No: 67
67	77/5E	656	7.20 Mts Road	Plot No: 68	Plot No: 66	Plot No: 83
68	77/5E	1200	Plot No: 66 & 67	Plot No: 69	7.20 Mts Road	Plot No: 82
69	77/5E	1200	Plot No: 68	Plot No: 70	7.20 Mts Road	Plot No: 81
70	77/5E 77/5F	1200	Plot Nos. 69	Plot No: 71	7.20 Mts Road	Plot No: 80
71	77/5F	1200	Plot No: 70	Plot No: 72	7.20 Mts Road	Plot No: 79
72	77/5F	1200	Plot No: 71	Plot No: 73	7.20 Mts Road	Plot No: 78
73	77/5F 77/7A	1200	Plot No: 72	Plot No: 74 & 75	7.20 Mts Road	Plot No: 77
74	77/7A	1220	Plot No: 73	10 Mts Road	7.20 Mts Road	Plot No: 76
75	77/7A 77/5D1	1269	Plot No: 73 & 77	10 Mts Road	Plot No: 74	Plot No: 76
76	77/5D1	1293	Plot No: 77	10 Mts Road	Plot No: 75	7.20 Mts Road
77	77/5D1 77/5F 77/7A	1200	Plot Nos: 78	Plot Nos: 75 & 76	Plot No: 73	7.20 Mts Road
78	77/5D1 77/5F	1200	Plot No: 79	Plot No: 77	Plot No: 72	7.20 Mts Road
79	77/5D1 77/5F	1200	Plot No: 80	Plot No. 78	Plot No: 71	7.20 Mts Road

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80	77/5D1 77/5F 77/5E	1200	Plot No: 81	Plot No: 79	Plot No: 70	7.20 Mts Road
81	77/5D1 77/5E	1200	Plot No: 82	Plot No: 80	Plot No: 69	7.20 Mts Road
82	77/5D1 77/5E	1200	Plot No: 83 & 84	Plot No: 81	Plot No: 68	7.20 Mts Road
83	77/5E	656	7.20 Mts Road	Plot No: 82	Plot No: 67	Plot No: 84
84	77/5D1 77/5E	644	7.20 Mts Road	Plot No: 82	Plot No: 83	7.20 Mts Road
85	77/5D1 77/5C2	775	7.20 Mts Road	Plot No: 86	7.20 Mts Road	OSR Space in S.No: 77/5C1
86	77/5D1 77/5C2	1200	Plot No: 85	Plot No : 87	7.20 Mts Road	OSR Space in S.No: 77/5C1
87	77/5D1 77/5C2	1200	Plot No: 86	Plot No: 88	7.20 Mts Road	OSR Space in S.No: 77/5C1
88	77/5D1 77/5C2	1200	Plot No: 87	Plot No: 89	7.20 Mts Road	OSR Space in S.No: 77/5C1
89	77/5D1 77/5C2	1200	Plot No: 88	Plot No: 90	7.20 Mts Road	OSR Space in S.No: 77/5C1
90	77/5D1 77/5C2	1200	Plot No: 89	Plot No: 91	7.20 Mts Road	OSR Space in S.No: 77/5C1
91	77/5D1 77/5C2	1200	Plot No: 90	Plot No: 92	7.20 Mts Road	OSR Space in S.No: 77/5C1
92	77/5C2	1200	Plot No: 91	Plot No: 93	7.20 Mts Road	OSR Space in S.No: 77/5C1
93	77/5C2	1388	Plot No: 92	10 Mts Road	7.20 Mts Road	OSR Space in S.No: 77/5C1
94	77/6A3A1	741	Plot No: 107	7.20 Mts Road	7.20 Mts Road	Plot No: 95
95	77/6A3A1	646	Plot No: 106	7.20 Mts Road	Plot No: 94	Plot No: 96
96	77/6A3A1	646	Plot No: 105	7.20 Mts Road	Plot No: 95	Plot No: 97
97	77/5D1	646	Plot No: 104	7.20 Mts Road	Plot No: 96	Plot No: 98
98	77/5D1	646	Plot No: 103	7.20 Mts Road	Plot No: 97	Plot No: 99
99	77/5D1 77/5C2	646	Plot No: 102	7.20 Mts Road	Plot No: 98	Plot No: 100
100	77/5C2	729	Plot No: 101	7.20 Mts Road	Plot No: 99	OSR Space in S.No: 77/5C1
101	77/5C2	729	7.20 Mts Road	Plot No: 100	Plot No: 102	OSR Space in S.No: 77/5C1
102	77/5D1 77/5C2	646	7.20 Mts Road	Plot No: 99	Plot No: 103	Plot No: 101
103	77/5D1	646	7.20 Mts Road	Plot No: 98	Plot No: 104	Plot No: 102
104	77/5D1	646	7.20 Mts Road	Plot No: 97	Plot No: 105	Plot No: 103
105	77/6A3A1	646	7.20 Mts Road	Plot No: 96	Plot No: 106	Plot No: 104
106	77/6A3A1	646	7.20 Mts Road	Plot No: 95	Plot No: 107	Plot No: 105
107	77/6A3A1	741	7.20 Mts Road	Plot No: 94	7.20 Mts Road	Plot No: 106

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108	82/4A1B	705	S No: 82/4A1A	7.20 Mts Road	S.No: 82/4A1C	Plot No: 109
109	82/4A1B 82/3B1B	690	S.No: 82/4A1A & 82/3B1A	7.20 Mts Road	Plot No: 108	Plot No: 110
110	82/3B1B	684	S.No: 82/3B1A	7.20 Mts Road	Plot No: 109	Plot No: 111
111	82/3B1B	676	S.No: 82/3B1A	7.20 Mts Road	Plot No: 110	Plot No: 112
112	82/3B1B	669	S.No: 82/3B1A	7.20 Mts Road	Plot No: 111	Plot No: 113
113	82/3B1B	662	S.No: 82/3B1A	7.20 Mts Road	Plot No: 112	Plot No: 114
114	82/3B1B	655	S.No: 82/3B1A	7.20 Mts Road	Plot No: 113	Plot No: 115
115	82/3B1B	622	S.No: 82/3B1A	7.20 Mts Road	Plot No: 114	S No: 82/3A1
C.S-1	82/4A1E1	1517	S.No: 82/4A1A & 82/2	C.S No: 2	10 Mts Road	Plot No: 1
C.S-2	82/4A1E1	1482	C S No: 1	7.20 Mts Road	10 Mts Road	Plot No: 1
C.S-3	77/6A3A1	1663	7.20 Mts Road	C S No: 4	10 Mts Road	Plot No: 8
C.S-4	77/6A3A1 77/5G1	1231	C.S No: 3	7.20 Mts Road	10 Mts Road	Plot No: 9
C.S-5	77/5G1	2144	7.20 Mts Road	Plot No: 14	10 Mts Road	Plot No: 13

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Registering Officer

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 44,04,900/- paid at 01:30 PM on the 15/03/2024 by

Left Thumb  	9677162409 Additions as per recitals of document	THE SEAL OF THE SUB REGISTRAR THIRUPORUR
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3098439ebba9f288534d77b340d8f21d42249f (Details from UIDAI : Madan Babu M S/O Munusamy S, 1993, xxxxxxxx6183)	
Claim admitted by Left Thumb  	9884344441 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:957742dff04a3f8d9548c89a57cc975946b37e (Details from UIDAI : A Karikalan S/O: Angamuthu, 1976, xxxxxxxx4136)	

15th day of March 2024

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Instrument No. ..... of ..... of Book
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SAKTHIPRAKASH D
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/5807/2024**.

Date: 15/03/2024

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

58152412

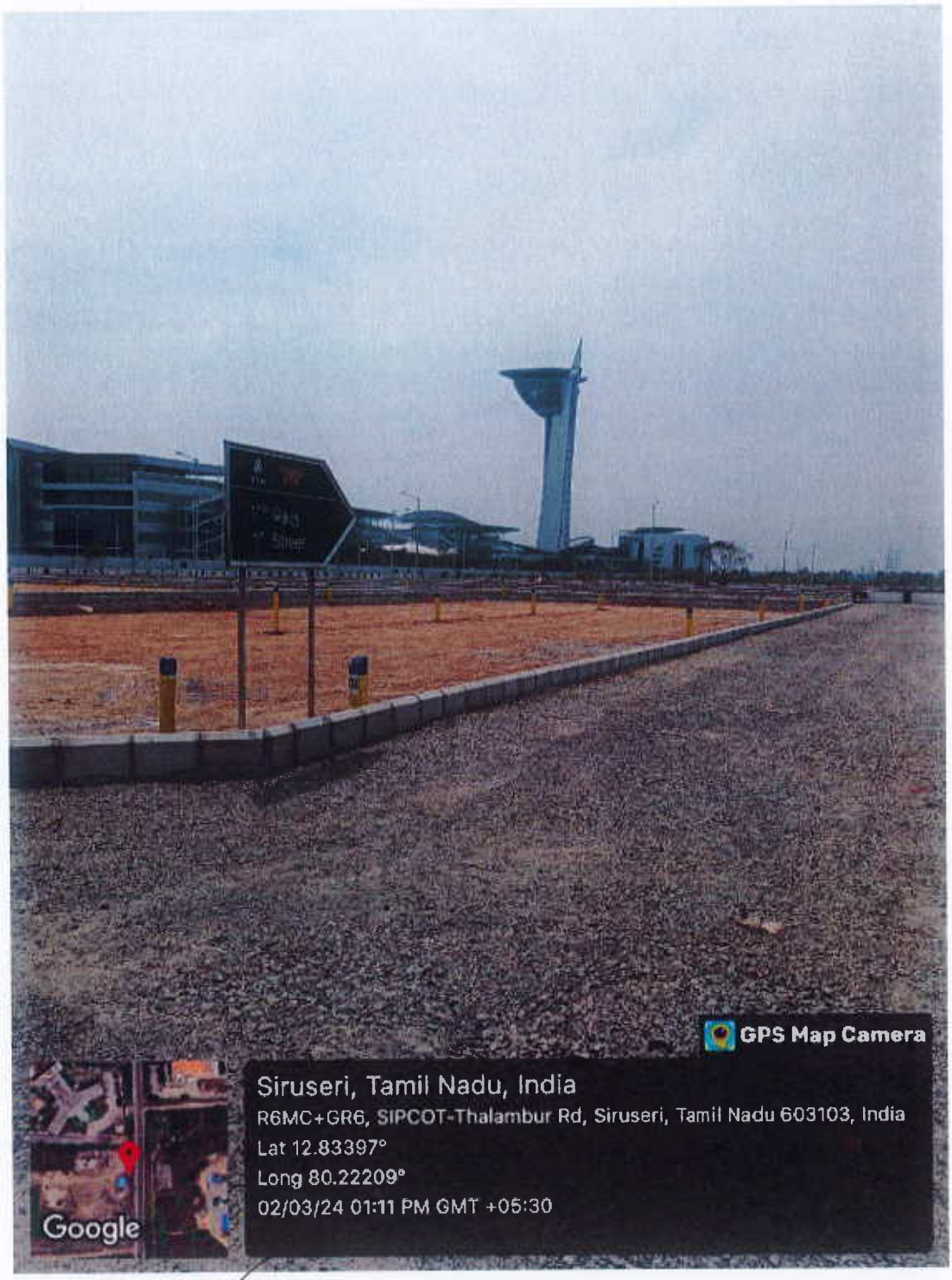
5807 2024

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THE SEAL OF THE SUB REGISTRAR THIRUPORUR



For TRUE VALUE HOMES INDIA PVT. LTD.

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THE SEAL OF THE SUB REGISTRAR

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : ஏகாட்டூர்

பட்டா எண் : 1531

உரிமையாளர்கள் பெயர்

1. ... ... M/S CIRCLE POINT VENTURES PRIVATE LIMITED

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	
77	5C2	0 - 13.50	0.15	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5D1	0 - 17.70	0.25	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5E	0 - 21.50	0.27	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
77	5F	0 - 21.00	0.26	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
77	5G1	0 - 18.45	0.25	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5H1	0 - 16.30	0.20	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5I1	0 - 14.05	0.20	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	6A3A1	0 - 36.60	0.50	--	--	--	--	2024/0103/35/357787--2016/03/11/000008SD -- 10-02-2024
77	7A	0 - 13.30	0.15	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
82	3B1B	0 - 5.50	0.10	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
82	4A1B	0 - 1.50	0.10	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
82	4A1E1	0 - 12.10	0.20	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
		1 - 91.50	2.63					

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குறிப்பு: TRUE VALUE HOMES INDIA PVT. LTD.

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வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/034/01531/30420** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 12-02-2024 அன்று 08:40:33 AM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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THE SEAL OF THE SUB REGISTRAR THIRUPPUR

மாமல்லபுரம் உள்ளூர் திட்டக்குழுமம்
திருப்போரூர் ஊராட்சி ஒன்றியம்,
முட்டுக்காடு ஊராட்சி.
மனைப்பிரிவு வரைபடம்

மனைப்பிரிவு
மாவட்டம் : செங்கல்பட்டு
வட்டம் : திருப்போரூர்
உள்ளாட்சி : முட்டுக்காடு
சர்வே : முகாந்திரம்
நில வகைமை மாற்றம் : 77/5C2,77/5D1,77/5E,77/5F,77/5G1,77/5H1,77/5I1,77/6A3A1,77/7A,82/3B1B,82/4A1B,82/4A1E1- ல் அமையும் குடியிருப்பு மனைப்பிரிவுக்கான மனைப்பிரிவு ஒப்புதல் வரைபடம்.
அளவு : 1 : 1000(1"=57')
கோப்பு எண் : SAMEZ1.08.

குறிப்பு:
உத்தேச மனைப்பிரிவு இடத்தின் பரப்பு : 19130.00 ச.மீ
மேற்கு மனைகள் : 130
ஒதுக்கிய மனைகள் : 115 + Commercial plots (1 to 5)
மனைகளின் எண்ணிக்கை : 1884 ச.மீ(22.0%)
மனைப்பிரிவு இடத்தின் எல்லை
புறம்போக்கு பரப்பு : 2000.00 ச.மீ
நிலையில் உள்ள சாலை
பொது ஒதுக்கீடுகள்: (உள்ளாட்சிக்கு (ம) TANGEDCO-க்கு தானபத்திரம் எண்:4791/2024 நாள்:02.03.2024 மூலம் ஒப்படைப்பு பெறவேண்டியது)
உத்தேச மனைப்பிரிவு சாலையின் பரப்பு : 1061.43 ச.மீ
பொது உபயோகம் - 1 (LOCAL BODY) - 75.42 ச.மீ (0.53%) } 150.57 ச.மீ (1.07%)
பொது உபயோகம் - 2 (TANGEDCO) - 75.15 ச.மீ (0.53%) }
கட்டிட வரம்பு : 9.0மீ அகல சாலை வரை - 1.5மீ (ம) 9.0மீ அகலம் முதல் 18.0மீ அகல சாலை வரை - 1.5மீ
மூலைமுடக்கு - 7.2மீ அகல முதல் 12.0மீ அகல சாலை வரை - 1.5மீ x 1.5மீ



நிபந்தனைகள்:
1. இம்மனைப்பிரிவுக்கு வரைபடில் குறிக்கப்பட்டுள்ள சாலைகள், இதுவரை பயன்பாட்டில் இருந்து வரும் சந்து துறைக்கள் மற்றும் இடங்கள் ஏதும் துறைக்காகவும் நில ஆர்ஜிதப்படியேல் மாவட்ட வருவாய்த்துறை அலுவலருக்கு அனுப்பப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதப்படியேல் மாவட்ட வருவாய்த்துறை அலுவலருக்கு அனுப்பப்படவில்லை என்றும் உறுதி செய்து கொள்ள வேண்டும்.

2. அரசாணை நிலை எண்.18, நகராட்சி நிர்வாகம் (ம1) துறை வழங்கல் துறை நாள்:04.02.2019-ன்படி முகவரி, சாலை ஒதுக்கீடுகள் (ம) பொது உபயோக பகுதியினை உள்ளாட்சியே தானமாக பெற்றுக்கொண்டு பராமரிக்க வேண்டும் என்றும், இவ் உரிமம் குறித்து உள்ளாட்சியே முழுப்பொறுப்பு என்றும் தெரிவிக்கப்படுகிறது.

3. சாலை அமைப்பு வரைபடத்தில் குறிப்பிடப்பட்டுள்ள மின்வரியத்திற்காக (TANGEDCO) ஒதுக்கப்பட்டுள்ள இடத்தினை மின்வரிய (TANGEDCO) பயன்பாட்டிற்காக இடத்தின் அளவுகள், பரப்பளவு ஆகிய விவரங்களுடன் குறிப்பிட்டு தானமாக தானப்பத்திரம் மூலம் மின்வரியத்திற்கு ஒப்படைக்கப்பட வேண்டும்.

4. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் (ம) மனைப்பிரிவிற்கு பொதுமக்கள் பயன்பாட்டிற்கு ஒதுக்கப்பட்டுள்ள சாலைகள் மற்றும் இடங்களை ஒப்படைக்கப்படுவதற்கு முன்னரோ அல்லது ஒப்படைக்கப்பட்ட பொதுமக்கள் பயன்பாட்டிற்கு பின்னரோ எப்போது வேண்டுமானாலும் இவ்வொப்புதல் ரத்து செய்யப்படும்.

5. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு மனைகள் வாங்கும் முன்னரோ விற்பதற்கு முன்னரோ ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபட நகல் வழங்கப்பட வேண்டும்.

6. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபடத்தினை பொதுமக்கள் பார்வைக்காக சம்மந்தப்பட்ட இடத்தில் 6'0" x 4'0" என்ற அளவுக்கு குறையாமல் காங்கிரீட் பலகையில் வைத்து வைக்கப்பட வேண்டும்.

7. The Local body should issue final approval only after obtaining certificate of confirmation from the union engineer/BDO that the roads actually laid to the standards of the local body.

8. மனைப்பிரிவில் அமைபும் ஒப்படைப்பு செய்யப்பட்ட சாலைகளை தடை செய்வதோ பூங்கா சமையலறை நிலை நிறுத்தப்பட வேண்டும்.

9. (அ) அரசாணை (நிலை) எண்.181, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை UD4(1), நாள்: 09.12.2020. (மற்றும்) அரசாணை (நிலை) எண் 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள்: 04.02.2019 மற்றும் அரசாணை (நிலை) எண் 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள்: 31.01.2020 - ல் மேல் TNCDBR-2019 விதி எண்.47 (11) - ன் படியும் மாநகராட்சி/நகராட்சி பகுதி மனை மேம்பாட்டு விதிகளின்படி Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
(ஆ) மாநகராட்சி/நகராட்சி அல்லாத பகுதிகளில் Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant has formed roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

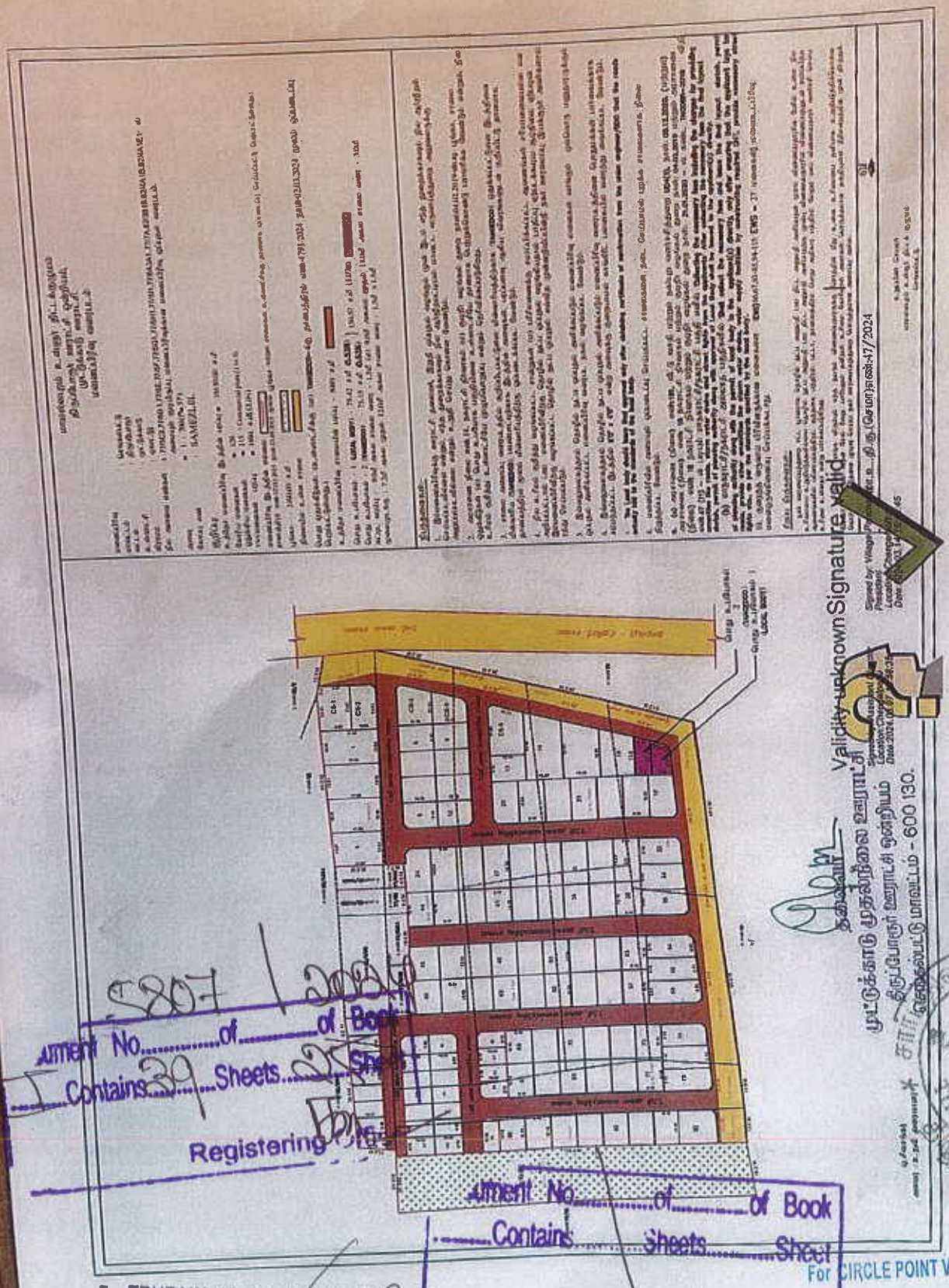
10. தாழ்ந்த வருவாய் பிரிவினருக்கான மனைகளை (EWS)66,67,83-85,91-115 EWS - 27 மனைகள்) மனைபட்டாவை மனைஒருங்கிணைப்பு செய்யக்கூடாது

சிறப்பு நிபந்தனைகள்:
மேலும் மேலும் அதன் மேல் வேறு பரிசீலனை தனியர் உரிமம் கோரினால் அவர்கள் பொதுமன்ற தீர்மானத்தின் முன் நிற்கும் கொள்ளலாம் இதனை முறை செய்ய நகர் ஊரமைப்புத்துறை பொத்தமான அமைப்பு அல்ல.

ம.வ/மா.உ.தி.கு.(செமா)எண்:47/2024

For TRUE VALUE HOMES INDIA PVT. LTD.
Authorised Signatory
Authorised Signatory
For CIRCLE POINT VENTURES PRIVATE LIMITED
Registering Officer
Document No. ... of Book
Contains ... Sheets ... Sheet

Signature valid
Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.03.07



Validity unknown Signature valid

Document No.....of.....of Book
Contains 39 Sheets 2 Sheet
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For TRUE VALUE HOMES INDIA PVT. LTD.

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For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

Town and Country Planning Department(Planning Permission)

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

ROC No. SAMEZL0L/2024/TCP

Date : 07/03/2024

From:

Joint Director / Deputy Director / Assistant Director

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President
Muttukadu Panchayat,
Thiruporur Panchayat Union,
Chengalpattu District

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to an extent of 19150.00 sq.m in the Land Bearing S.F.No. 77/5C2, 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B, 82/4A1E1- of Muttukadu Panchayat, Egattur Village, Thiruporur Panchayat Union, Thiruporur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. SAMEZL0L) received through Single Window Portal, from M/s. CIRCLE POINT VENTURES PRIVATE LIMITED,
Dated.28.12.2023.
2 Road pattern plan approved by the District Town and country planning Office, dated:01.03.2024.
3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4 Gift deed document No.12102-2015 dated-22.09.2015 and 4791/2024, Dated.02.03.2024. Uploaded by the Applicant M/s. CIRCLE POINT VENTURES
PRIVATE LIMITED, dated.04.03.2024.
5 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7 G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and
Water Supply, dated: 31.01.2020.
8 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9 G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12 Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13 Demand raised for payment of Centage charges, Display board charges, Development Charges and Flag day fund respectively dated. 05.03.2024
14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, and Flag Day Fund received from the applicant
respectively on 28.12.2023 and 06.03.2024.
15 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
16 Resolution No.2, of 181th Mamallapuram Local Planning Authority, Dated : 18.07.2023.
17 The Commissioner, Directorate of Town and Country Planning, Chennai proceeding letter roc. 20519/2012/spl.cell, dated..07.05.2013.
18 The Director Directorate of Town and Country Planning, Chennai cancelled letter letter roc.4136/2024/spl.cell, dated.27.02.2024

Registering Officer

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For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land for Roads public purposes meant for local body and TANGEDCO vide reference 2nd cited above. The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and Country Planning vide reference letter 16th cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display board charges, Development Charges and Flag day fund charges vide reference 14th cited above, the planning permission is issued to the mentioned layout subject to the following conditions:

1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above mentioned layout and the number is assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA (CD) No.47/2024.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
5. The Proposed road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like compound wall, fencing etc.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:

Site Extent : 19150.00 sq.m
No. of Plots provided : 115 + Commercial plot 1 to 5
No. of Plots required : 115 + Commercial plot 1 to 5
Gifted over to Local Body :
Layout Road Extent : 5089 sq.m
Park: 2490.00 sq.m

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For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

Public Purpose : 75.42 Sq.m - 0.53%
TANGEDCO Purpose : 75.15 Sq.m - 0.53 %

- Scrutiny Fee: Rs.35,385/- Payment Receipt 2023122820584, Transaction ID 4707469222327, Date.28.12.2023
- Centage Charge: Rs.36,900/- Payment Receipt 2024030620584, Transaction ID 8229869784913, Date:06.03.2024.
- Display board Charge: Rs.10,000/- Payment Receipt 2024030620584, Transaction ID 8229869784913, Date:06.03.2024.
- Development Charge: Rs.76,600/- Payment Receipt 2024030620584, Transaction ID 8229869784913, Date:06.03.2024.
- Flag Day Fund Rs.7,500 /- Demand Draft no.532491, ICICI Bank, Chengalpattu, Dated:06.03.2024.

Enclosures:
1.Layout plan & Layout Conditions – 2 Nos
2.Original Gift Deed Document no.4791/2024, dated.02.03.2024.

Copy to :-
1. M/s. Circle Point Ventures Private Limited,
6/65 A Type 83rd Street,3rd Main Road,
Sidco Nagar,Villivakkam, Thiruvallur-600049.
Ph.No: 9962585042.
Email. gokulm@tvh.in

2. Tahsildar Concerned (Tamilnilam).
Thiruporur Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4.Sub Registrar,
Thiruporur,
Chengalpattu district.

5. Assistant Director (Land Survey)
No.67, Varatharav street,
NGGO Street,
Chengalpattu district.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

For TRUE VALUE HOMES INDIA PVT LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVALLUR



For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

5807/2021

Instrument No. ..... of ..... of Book 1

Contains 39 Sheets 39 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAECB5202G
नाम / Name
CIRCLE POINT VENTURES PRIVATE LIMITED
निगमन / गठन की तारीख
Date of Incorporation/Formation
17/02/2011

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

5807/2021

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

Contains 29 Sheets 30 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR

CIRCLE POINT VENTURES PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S. CIRCLE POINT VENTURES PRIVATE LIMITED ON HELD ON FRIDAY THE 1ST DAY OF MARCH 2024 AT THE REGISTERED OFFICE OF THE COMPANY

GRANT OF POWER OF ATTORNEY TO TRUE VALUE HOMES (INDIA) PRIVATE LIMITED:

RESOLVED THAT TRUE VALUE HOMES (INDIA) PRIVATE LIMITED, a Company incorporated under Companies Act, 1956, bearing CIN as U45201TN1997PTC037742, be and is hereby authorized to be attorney or power agent of the Company for such purposes and with such powers, authorities and discretion as embodied in draft General Power of Attorney related to the property admeasuring 4 Acres 79.5 cents as per Document (4 Acres 73.01 as per Patta No.1531) Comprised in Survey No: 77/5C2, 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B and 82/4A1E1, situated at Egattur village, Thiruporur Taluk, Chengalpet District.

RESOLVED FURTHER THAT the draft General Power of Attorney as placed before the Board be and is hereby approved.

"RESOLVED FURTHER THAT Mr. Madan Babu, Son of Mr.Munusamy , aged about 30 years, Authorized Representative of the Company, be and is hereby authorized to sign and execute the General Power of Attorney, on behalf of the Company, and all other document that are related to the aforesaid property.

RESOLVED FURTHER THAT Mr. Madan Babu, Authorized Representative of the Company, be and is hereby further authorized to appear before the Registrar/Sub-Registrar of proper jurisdiction and register the aforesaid documents and to do all acts, things and deeds that are necessary in connection with documentation and execution of the aforesaid transaction.

RESOLVED FURTHER THAT a copy of the above resolution be duly certified as true by any Director of the company and be furnished to any authority(ies) or party(ies) as may be required from time to time in connection with the above matter."

/Certified to be true/

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

PRABHAKAR KADAVASAL SWAMINATHAN
Director
DIN: 00055438

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR

Document No. 5807 of 2024 Book 1
Contains 29 Sheets 21 Sheet
Registering Officer

CIN: U68100TN2011PTC079247; Email ID: prabhu@swathigroup.com
Address: TVH NOVELLA, 16/17, III Cross Street, Raja Annamalaipuram, Chennai – 600028

TVH®

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF TRUE VALUE HOMES (INDIA) PRIVATE LIMITED HELD ON FRIDAY THE 1ST DAY OF MARCH 2024 AT TVH NOVELLA, SECOND FLOOR, PLOT NO.112 OLD NO.4, DOOR NO.16/17, 3RD CROSS ROAD RAJA ANNAMALAIPURAM CHENNAI 600028

TO ACT AS POWER AGENT AND AUTHORISATION TO SIGN AND EXECUTE GENERAL POWER OF ATTORNEY (GPA):

"RESOLVED THAT the purposes, the powers, authorities and discretion as embodied in draft Power of Attorney, granted by Circle Point Ventures Private Limited related to the property admeasuring 4 Acres 79.5 cents as per Document (4 Acres 73.01 as per Patta No.1531) Comprised in Survey No: 77/5C2, 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B and 82/4A1E1, situated at Egattur village, Thiruporur Taluk, Chengalpet District, be and is hereby approved and accepted.

"RESOLVED FURTHER THAT Mr. A.Karikalan or Mrs.M.Priyanka, Authorized Representatives of the Company, be and are hereby authorized, jointly or severally, to sign and execute the General Power of Attorney, on behalf of the Company, and all other document that are related to the aforesaid property.

RESOLVED FURTHER THAT Mr. A.Karikalan or Mrs.M.Priyanka, Authorized Representatives of the Company, be and are hereby further authorized, jointly or separately, to appear before the Registrar/Sub-Registrar of proper jurisdiction and register the aforesaid documents and to do all acts, things and deeds that are necessary in connection with documentation and execution of the aforesaid transaction.

RESOLVED FURTHER THAT a copy of the above resolution be duly certified as true by any Director of the Company or by the Company Secretary of the Company and be furnished to any authority(ies) or party(ies) as may be required from time to time in connection with the above matter."

/CERTIFIED TRUECOPY/

For TRUE VALUE HOMES (INDIA) PRIVATE LIMITED

RAVICHANDRAN NARAYANAN
MANAGING DIRECTOR
(DIN: 01639307)

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

TRUE VALUE HOMES (INDIA) PRIVATE LIMITED TVH

Document No.....of.....of Book
Contains 29 Sheets 30 Sheet
Registering Office

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

प्रारुप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70200TN2011PTC079247 2010 - 2011

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

BELVA REALTIES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सत्राह फरवरी दो हजार ग्यारह को मेरे हस्ताक्षर से चैन्नई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70200TN2011PTC079247 2010 - 2011

I hereby certify that BELVA REALTIES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Chennai this Seventeenth day of February Two Thousand Eleven.

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

(LATHA PARIMALAVADANA K)

उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies

तमिलनाडु, चैन्नई, अंदमान और निकोबार द्वीप

Tamil Nadu, Chennai, Andaman and Nicobar Islands

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

BELVA REALTIES PRIVATE LIMITED
46, 5th Cross Street, Luz Avenue, Mylapore,
Chennai - 600004,
Tamil Nadu, INDIA

Document No.....of.....of Book
Contains 39 Sheets.....Sheet
Registering Officer

for CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

2,Chennai,Block No. 6 B' Wing, 2nd Floor, Shastri Bhawan 26,Tamil Nadu,600034,India

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): **U63119TN2011PTC079247**

I hereby certify that the name of the company has been changed from BELVA REALTIES PRIVATE LIMITED to BELVA DATA CENTRE PRIVATE LIMITED with effect from the date of this certificate and that the company is Company limited by shares.

Company was originally incorporated with the name BELVA REALTIES PRIVATE LIMITED

Given under my hand at Chennai this FOURTEENTH day of JULY TWO THOUSAND TWENTY THREE

Certification signature by DS MINISTRY OF CORPORATE AFFAIRS 5 <s.nikhil@mca.gov.in> Validity Unknown
Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 5
Date: 2023.07.14 10:09:42 IST

K NIKHIL

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

ROC Chennai

Note: The corresponding form has been approved by K NIKHIL, Registrar of Companies, ROC Chennai and this order has been digitally signed by the Registrar of Companies through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

BELVA DATA CENTRE PRIVATE LIMITED

TVH NOVELLA, 16/17, III CROSS STREET, RAJA ANNAMALAIPURAM,CHENNAI,Chennai-600028,Tamil Nadu,India

Note: This certificate of incorporation is in pursuance to change of name by the Company and does not affects the rights and liabilities of stakeholders pursuant to such change of name. It is obligatory on the part of the Company to display the old name for a period of two years along with its new name at all places wherever a Company is required to display its name in terms of Section 12 of the Act. All stakeholders are advised to verify the latest status of the Company and its Directors etc and view public documents of the Company on the website of the Ministry www.mca.gov.in/MCA21

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

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

Contains.....Sheets.....Sheet

Registering Officer

CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

2, Chennai, Block No. 6 B' Wing, 2nd Floor, Shastri Bhawan 26, Tamil Nadu, 600034, India

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): **U63119TN2011PTC079247**

I hereby certify that the name of the company has been changed from BELVA DATA CENTRE PRIVATE LIMITED to CIRCLE POINT VENTURES PRIVATE LIMITED with effect from the date of this certificate and that the company is Company limited by shares.

Company was originally incorporated with the name BELVA REALTIES PRIVATE LIMITED

Given under my hand at Chennai this TWENTY THIRD day of OCTOBER TWO THOUSAND TWENTY THREE

Certification signature by DS MINISTRY OF CORPORATE AFFAIRS 5 <k.nikhil@mca.gov.in> Validity Unknown
Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 5
Date: 2023.10.23 11:06:59 IST

k Nikhil

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

ROC Chennai

Note: The corresponding form has been approved by k Nikhil, Registrar of Companies, ROC Chennai and this order has been digitally signed by the Registrar of Companies through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

CIRCLE POINT VENTURES PRIVATE LIMITED

TVH NOVELLA, 16/17, III CROSS STREET, RAJA ANNAMALAIPURAM, NA, CHENNAI, Chennai- 600028, Tamil Nadu, India

Note: This certificate of incorporation is in pursuance to change of name by the Company and does not affects the rights and liabilities of stakeholders pursuant to such change of name. It is obligatory on the part of the Company to display the old name for a period of two years along with its new name at all places wherever a Company is required to display its name in terms of Section 12 of the Act. All stakeholders are advised to verify the latest status of the Company and its Directors etc and view public documents of the Company on the website of the Ministry www.mca.gov.in/MCA21

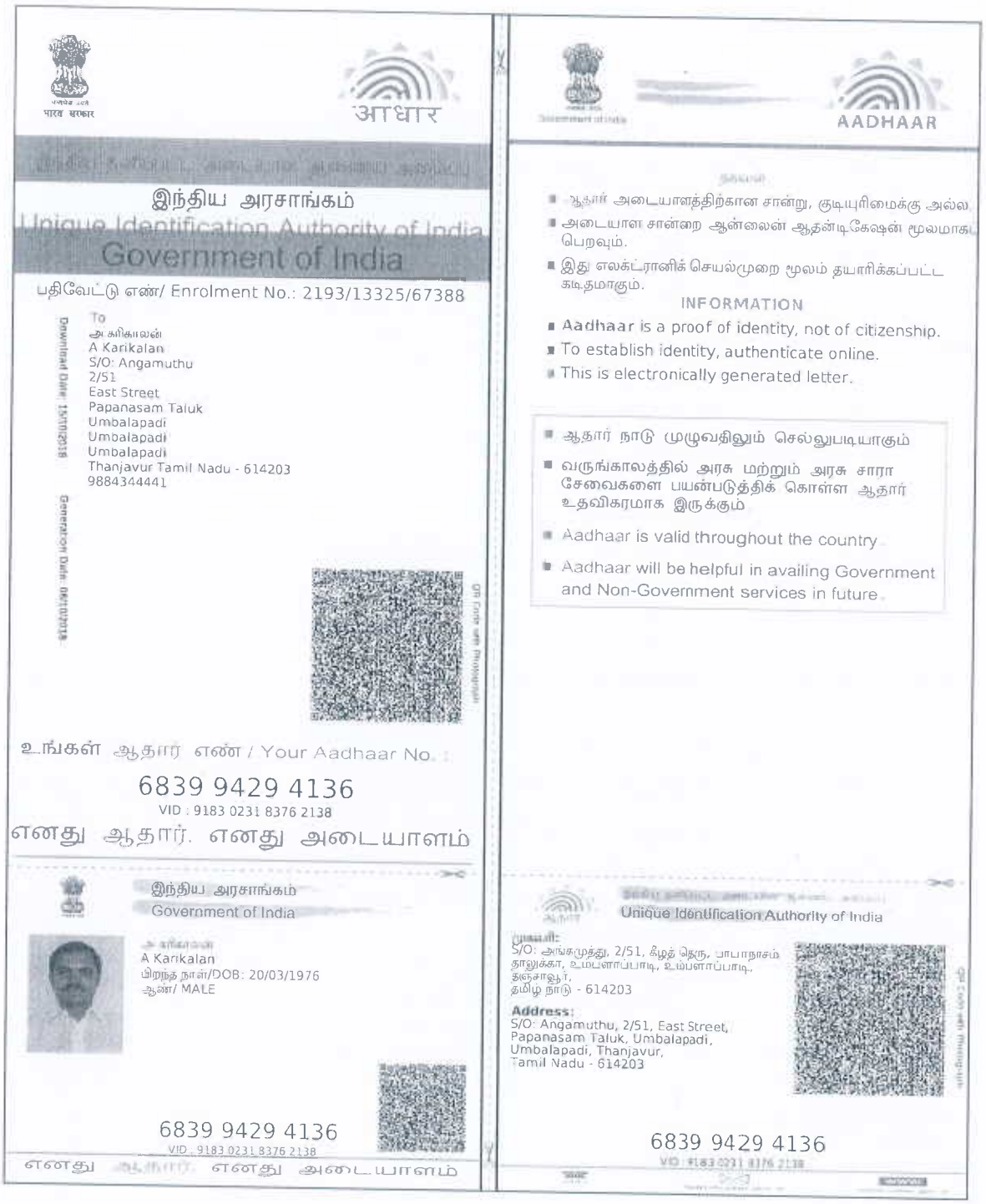
For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Attachment No.....of.....of Book
Contains.....Sheets.....Sheet
Registering Officer

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2193/13325/67388

To
அ கரிகாலன்
A Karikalan
S/O: Angamuthu
2/51
East Street
Papanasam Taluk
Umbalapadi
Umbalapadi
Umbalapadi
Thanjavur Tamil Nadu - 614203
9884344441

Download Date: 15/11/2018

Generation Date: 08/11/2018

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6839 9429 4136

VID : 9183 0231 8376 2138

எனது ஆதார். எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

அ கரிகாலன்
A Karikalan
பிறந்த நாள்/DOB: 20/03/1976
ஆண்/ MALE

6839 9429 4136

VID : 9183 0231 8376 2138

எனது ஆதார். எனது அடையாளம்

AADHAAR

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாக பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

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

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

முகவரி:
S/O: அங்கமுத்து, 2/51, கீழத் தெரு, பாபாநாசம் தாலுக்கா, உமபளாப்பாடி, உம்பளாப்பாடி, தஞ்சாவூர், தமிழ் நாடு - 614203

Address:
S/O: Angamuthu, 2/51, East Street, Papanasam Taluk, Umbalapadi, Umbalapadi, Thanjavur, Tamil Nadu - 614203

6839 9429 4136

VID : 9183 0231 8376 2138

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

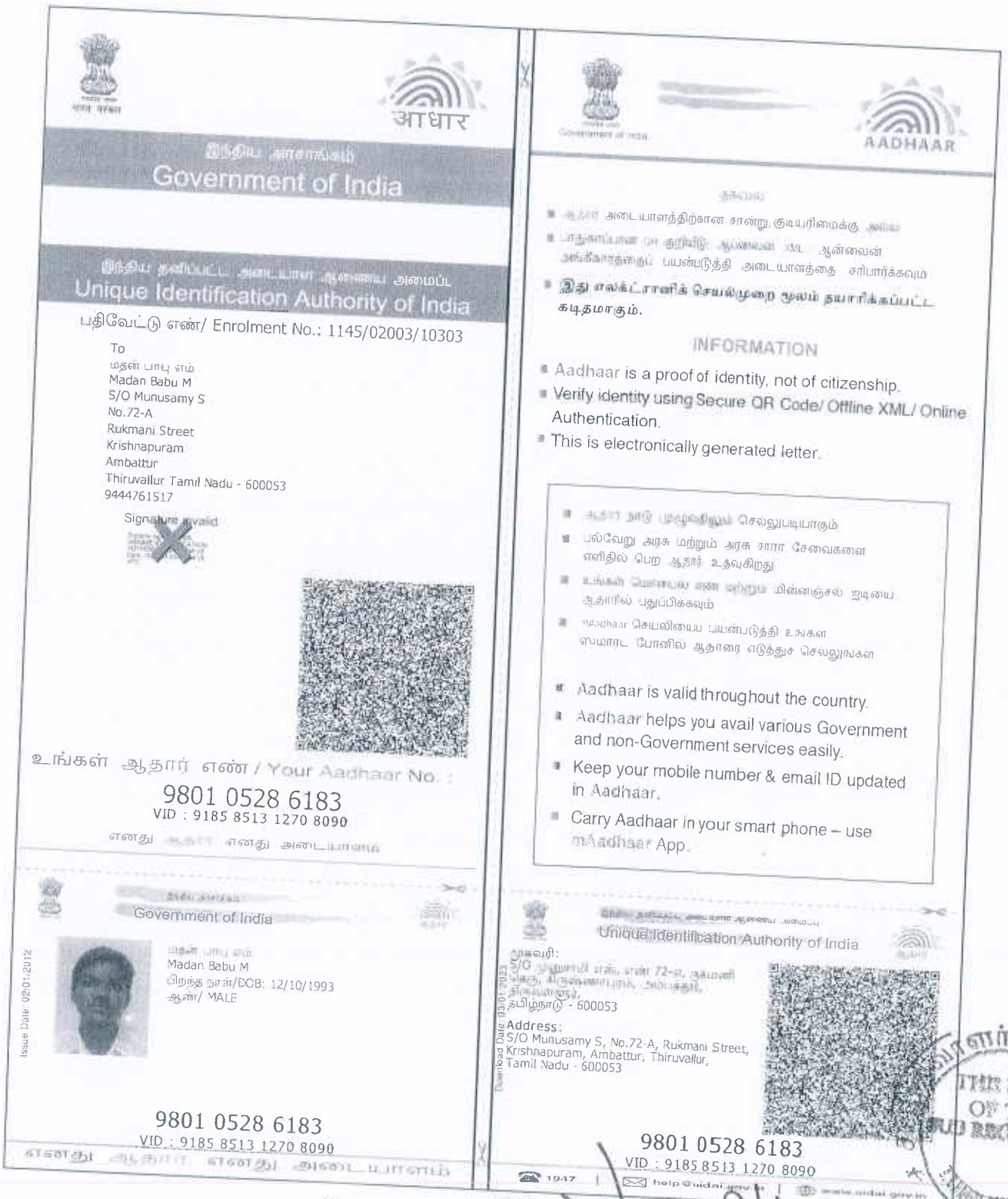
For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

Registering Office

Document No. 807 / 2021 of Book 1
Contains 39 Sheets 39 Sheet

THE SEAL OF THIS OFFICE REGISTRAR THANJAVUR



இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 1145/02003/10303

To
மதன் பாபு எம்
Madan Babu M
S/O Munusamy S
No.72-A
Rukmani Street
Krishnapuram
Ambattur
Thiruvallur Tamil Nadu - 600053
9444761517

Signature Invalid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9801 0528 6183

VID : 9185 8513 1270 8090

எனது ஆதார், எனது அடையாளம்

AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Government of India

மதன் பாபு எம்
Madan Babu M
பிறந்த நாள்/DOB: 12/10/1993
ஆண்/ MALE

Issue Date: 02/01/2012

9801 0528 6183

VID : 9185 8513 1270 8090

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O முனுசாமி எஸ், எண் 72-ஏ, ருக்மணி தெரு, கிருஷ்ணாபுரம், அம்பத்தூர், திருவள்ளூர், தமிழ்நாடு - 600053

Address:
S/O Munusamy S, No.72-A, Rukmani Street, Krishnapuram, Ambattur, Thiruvallur, Tamil Nadu - 600053

Download Date: 13/01/2012

9801 0528 6183

VID : 9185 8513 1270 8090

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

THE SEAL OF THE SUB REGISTRAR

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

5807 / 2011

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

Book I Contains 39 Sheets 37 Sheet

Registering Officer

For SIRUSAI JOINT VENTURES PRIVATE LIMITED

Authorised Signatory



N. Uthirapathy



For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

5807 / 2021
Attment No. 29 of Book 1
I Contains 29 Sheets 28 Sheet
Registering Office

THE SEAL OF THE SUB REGISTRAR



P. Johny.



For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

For CIRCLE POINT VENTURES PRIVATE LIMITED

Authorised Signatory

5807 / 2021

Document No. 39 of 39 of Book 1

Contains 39 Sheets 39 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு **வட்டம் : திருப்போரூர்**

வருவாய் கிராமம் : ஏகாட்டூர் **பட்டா எண் : 1531**

உரிமையாளர்கள் பெயர்

1. ... ... M/S CIRCLE POINT VENTURES PRIVATE LIMITED

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	
77	5C2	0 - 13.50	0.15	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5D1	0 - 17.70	0.25	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5E	0 - 21.50	0.27	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
77	5F	0 - 21.00	0.26	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
77	5G1	0 - 18.45	0.25	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5H1	0 - 16.30	0.20	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	5I1	0 - 14.05	0.20	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
77	6A3A1	0 - 36.60	0.50	--	--	--	--	2024/0103/35/357787--2016/03/11/000008SD -- 10-02-2024
77	7A	0 - 13.30	0.15	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
82	3B1B	0 - 5.50	0.10	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
82	4A1B	0 - 1.50	0.10	--	--	--	--	2024/0103/35/357787-- -- 10-02-2024
82	4A1E1	0 - 12.10	0.20	--	--	--	--	2024/0103/35/357787--2016/03/11/000007SD -- 10-02-2024
		1 - 91.50	2.63					

குறிப்பு2 :

	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/034/01531/30420** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2.	இத் தகவல்கள் 12-02-2024 அன்று 08:40:33 AM நேரத்தில் அச்சடிக்கப்பட்டது.
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

Verified RealEstate
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.