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பதிவுத்துறை

களப்பணி

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 9001/2023

ஆவண எண் : R/ Mylapore/ BOOK-1/ 3633 / 2023

திரு தேவன்ஷ் குப்தா அவர்களிடமிருந்து ₹ 92,36,540 (ரூபாய் தொண்ணூற்றிரண்டு இலட்சத்து முப்பத்தாறாயிரத்து ஐந்நூற்று நாற்பது மட்டும்) [இணைய வழி: REG202309125773498 ₹ 9235340, REG202309135820823 ₹ 1200] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	71,80,601
2	பதிவுக் கட்டணம்	20,52,029
3	கணினிக் கட்டணம்	2,000
4	உட்பிரிவுக் கட்டணம்	1,800
5	குறுந்தகடுக் கட்டணம்	100
6	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	92,36,540

சார்பதிவாளர் அலுவலகம் 14 SEP 2023 மைலாப்பூர் சென்னை-600018.

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

மைலாப்பூர் அலுவலகம்

நாள்: 13/09/2023

பதிவு அலுவலர் கையொப்பம்

SUB-REGISTRAR MYLAPORE

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Nirmal1234 (குடிமக்கள்)	Nirmal Cariappa	9840266429	08-09-23 06:05:33 PM

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

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

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

திரும்பப்பெறு SCANED 3633/I/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589323

- 8 SEP 2023 சென்னை-600 031

ALTIS PROPERTIES PRIVATE LIMITED

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

SALE DEED

This Sale Deed is executed at Chennai on this 13th day of September, 2023,

BY

M. D. PALANIVELRAJ *alias* **V. M. D. PALANI,** son of late V. M. Dakshinamurthy, Hindu, aged about 59 years, residing at 12/23, Ramaniyam Towers, Greenways Road, Raja Annamalaipuram, Chennai 600 028 (PAN AMQPD1203L, Aadhaar No. 3298 6836 7087), represented herein by his Power of Attorney Agent **ALTIS PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013, having its registered office at 4th Floor, Blue Haven, No. 19, Harrington Road, Chennai 600 031 (CIN U70100TN2022PTC153271, PAN AAXCA2087K), represented herein by its Director Atul Gupta, son of R. C. Gupta, said company having been constituted as Power of Attorney Agent under a Power of Attorney dated 10.03.2023, registered as Document No. 1098 of 2023 in the office of the Sub-Registrar of Mylapore, hereinafter referred to as the VENDOR;

For Altis Properties Private Limited

Director

For Altis Properties Private Limited

Director

Document No. 3633 of 2023 of Book 1
Contain 29 SHEETS 1 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

LINKED

இணை எண் 3633/2023

குறிப்பு: கட்டிட ~~மதிப்பு சரி~~ / காலிமனை
மா.ப. மைலாப்பூர்
மு.மு. எண்: 777 ~~உ.மனை~~ / 2023
நாள்: 13/9/2023
நாள்: 14/9/2023
சார்பதிவாளர்
மைலாப்பூர்



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589324

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

ALTIS PROPERTIES PRIVATE LIMITED

TO AND IN FAVOUR OF

ALTIS PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 2013, having its registered office at 4th Floor, Blue Haven, No. 19, Harrington Road, Chennai 600 031 (CIN U70100TN2022PTC153271, PAN AAXCA2087K), represented herein by its Director Devansh Gupta, son of Atul Gupta, duly authorised vide Resolution dated 11.09.2023, hereinafter referred to as the PURCHASER.

The terms VENDOR and PURCHASER shall, wherever the context so permits or requires, mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS under a Sale Deed dated 26.10.1967, registered as Document No. 1662 of 1967 in the office of the Sub-Registrar of Mylapore, Santha Venugopal sold land of an extent of 2 grounds and 1,382 sq.ft. comprised in old S. No. 13, R. S. No. 4274/4, together with the building thereon, situated at Door No. 20/L, Greenways Road, Adyar, Madras, to V. M. D. Palani, the VENDOR herein.

For Altis Properties Private Limited

Director

For Altis Properties Private Limited

Director

Document No. 3633 of 2023 of Book 1

Contain 2 SHEETS 2 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589325

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Nungambakkam, Chennai-600 034
Mobile: 9381004109

ALTIS PROPERTIES PRIVATE LIMITED

AND WHEREAS the 2 grounds 1,382 sq.ft. of land which the VENDOR purchased as aforesaid is described in Item No. 1 of Schedule A hereunder.

AND WHEREAS under a Sale Deed dated 27.10.1967, registered as Document No. 1670 of 1967 in the office of the Sub-Registrar of Mylapore, Santha Venugopal sold, *inter alia*, land of an extent of 2 grounds and 1,660 sq.ft., over which a right of passage was reserved for the buyers of adjoining plots, comprised in old S. No. 13, R. S. No. 4274/4, situated at Door No. 20/L, Greenways Road, Adyar, Madras, to V. M. Dakshinamoorthy.

AND WHEREAS under a Deed of Exchange dated 21.06.1974, registered as Document No. 1081 of 1974 in the office of the Sub-Registrar of Mylapore, N. B. Sudharshan transferred land of an extent of 623 sq.ft. forming the eastern portion of land in R. S. No. 4274/6 (adjoining the aforesaid 2 grounds 1,660 sq.ft. of land), situated at Greenways Road, Raja Annamalaipuram, to V. M. Dakshinamoorthy.

AND WHEREAS V. M. Dakshinamoorthy died intestate on 24.03.1993 leaving behind the following persons as his only legal heirs:

a. V. M. D. Jagadeesan (son)

For Altis Properties Private Limited

Director

For Altis Properties Private Limited

Director

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Contain 29 SHEETS 3 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589326

- 8 SEP 2023 சென்னை-600 031

ALTIS PROPERTIES PRIVATE LIMITED

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Nungambakkam, Chennai-600 034
Mobile: 9381004109

b. V. M. D. Ethiraj (son)
c. V. M. D. Ganesan (son)
d. V. M. D. Palani (son) (the VENDOR herein)
e. D. Nirmala Devi (daughter)
f. A. Vijaya (daughter) and
g. S. Prema (daughter)

who inherited the land that was acquired by V. M. Dakshinamoorthy as aforesaid in equal 1/7th undivided shares.

AND WHEREAS although a right of passage was reserved, for the buyers of adjoining lands, over 2 grounds 1,660 sq.ft. (forming a part) of the land which V. M. Dakshinamoorthy had originally purchased under the aforecited Sale Deed dated 27.10.1967 (Doc. No. 1670/1967 – Mylapore SRO), the legal heirs of V. M. Dakshinamoorthy, who included the owners of the lands adjoining the said land, decided against using the land as a passage and instead to treat the land as a piece of land free of any passage rights for anybody.

AND WHEREAS 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta) (herein referred to as the 5,919 sq.ft. piece of land) remained after excluding 1,164 sq.ft. of land (in respect of

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Director

For Altis Properties Private Limited
Director

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு தமிலநாடு TAMILNADU 12 SEP 2023 CX 589327

ALTIS PROPERTIES PRIVATE LIMITED

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which a Power of Attorney dated 28.07.1995, bearing Doc. No. 763/1995, Mylapore S.R.O, was granted by the aforenamed legal heirs of V. M. Dakshinamoorthy to V. Jaggannathan) from and out of the 2 grounds 2,283 sq.ft. of land (being the aggregate of the original 2 grounds 1,660 sq.ft. of passage area plus the 623 sq.ft. of land received under the Deed of Exchange).

AND WHEREAS under a Settlement Deed dated 10.03.2023, registered as Document No. 1097 of 2023 in the office of the Sub-Registrar of Mylapore, L. Nirmala Devi and A. Vijaya (both being daughters of V. M. Dakshinamoorthy) settled their respective 1/7th shares, aggregating to a 2/7th share, in the 5,919 sq.ft. piece of land, in favour V. M. D. Palani *alias* M. D. Palanivel Raj (the VENDOR herein).

AND WHEREAS pursuant to the above, V. M. D. Palani *alias* M. D. Palanivel Raj (the VENDOR herein) became the owner of a 3/7th share in the 5,919 sq.ft. piece of land and the said 3/7th share is described in Item No. 2 of Schedule A hereunder.

AND WHEREAS the building that was situated on the land described in Item No. 1 of Schedule A hereunder was demolished.

For Altis Properties Private Limited

Director

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REGISTERING OFFICER

For Altis Properties Private Limited

Director

THE SEAL OF SUB-REGIST MYLAP



தமிழ்நாடு தமிலநாடு TAMILNADU 12 SEP 2023 CX 589328

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ALTIS PROPERTIES PRIVATE LIMITED

AND WHEREAS the VENDOR had already decided to dispose of 63% undivided shares in properties described in Item Nos. 1 and 2 respectively of Schedule A hereunder.

AND WHEREAS the PURCHASER offered to purchase the aforesaid 63% undivided shares in the properties described in Item Nos. 1 and 2 of Schedule A hereunder, said 63% undivided shares more particularly described in Schedule B hereunder, for a total sale consideration of a sum of Rs. 9,72,47,614/- (Rupees Nine crores seventy two lakhs forty seven thousand six hundred and fourteen only) free of all encumbrances.

AND WHEREAS the VENDOR, in person, accepted the above offer of the PURCHASER and requested his Power of Attorney Agent to execute and register the Sale Deed in favour of the PURCHASER.

NOW THIS DEED OF SALE WITNESSES as follows :

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 9,72,47,614/- (Rupees Nine crores seventy two lakhs forty seven

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

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Contain 28 SHEETS 6 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589329

ALTIS PROPERTIES PRIVATE LIMITED

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thousand six hundred and fourteen only) already paid by the PURCHASER in the following manner:

a. Rs. 7,39,16,337/- being the aggregate of Rs. 7,31,77,173/- paid on the instructions of the VENDOR by the PURCHASER to various persons to settle the dues of the VENDOR to such persons and now treated as paid by the PURCHASER towards the abovementioned total sale consideration and Rs. 7,39,164/- of Income Tax Deducted at Source (TDS) as per Sec. 194-IA of the Income Tax Act, 1961; and

b. Rs. 2,33,31,277/- being the aggregate of (i) Rs. 2,06,47,964/- forming part of the amount paid to the VENDOR by the PURCHASER vide Demand Draft dated 04.09.2023 bearing No. 094622 drawn on Union Bank of India, Nungambakkam Branch, (ii) Rs. 24,50,000/- paid by the PURCHASER on the instructions of the VENDOR to Mrs. Mumtaz Begum, and (iii) Rs. 2,33,313/-of Income Tax Deducted at Source (TDS) as per Sec. 194-IA of the Income Tax Act, 1961;

For Altis Properties Private Limited

Director

For Altis Properties Private Limited

Director

Document No. 3633 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589330

ALTIS PROPERTIES PRIVATE LIMITED

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the receipt of which sums in the manner aforesaid, the VENDOR does hereby acknowledge and discharge the PURCHASER from all claims therefor, the VENDOR does hereby grant, convey, transfer, assign and sell the following by way of absolute sale to the PURCHASER:

a. a 63% (equivalent to 3,894.66 sq.ft. as per title deeds, 4,814.46 sq.ft. as per Patta) undivided share in all that piece and parcel of land of an extent of 2 grounds 1,382 sq.ft. as per title deeds (710 sq. mts. equivalent to about 3 grounds 442 sq.ft. as per Patta), formerly bearing Plot No. 3, comprised in old S. No. 13, R. S. No. 4274/4 (part), now R. S. No. 4274/14, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at old Door No. 20L (part), later Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600 028, more particularly described in Item No. 1 of Schedule A hereunder; and
b. a 63% (equivalent to 1,598.13 sq.ft. as per title deeds, 1,098.63 sq.ft. as per Patta) undivided share in a 3/7th share in all that piece and parcel of land of an extent of 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta), comprised in old S. No. 13, R. S. No. 4274/4 (part) and R. S. No. 4274/6 (part), now R. S. Nos. 4274/42 and 4274/43, of Block No. 93, Mylapore

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

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Contain 29 SHEETS 8 SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589331

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ALTIS PROPERTIES PRIVATE LIMITED

Town (Part-2), Mylapore Taluk, Chennai District, situated at Greenways Road, R. A. Puram, Chennai 600 028, said 3/7th share more particularly described in Item No. 2 of Schedule A hereunder.

The aforesaid 63% undivided shares (hereby conveyed) are described in Item Nos. 1 and 2 of Schedule B hereunder and are herein collectively referred to as the SAID PROPERTY.

2. The SAID PROPERTY is hereby conveyed together with a proportionate share in all trees, ways, water courses, liberties, easements, advantages and appurtenances whatsoever in and to the SAID PROPERTY or any part thereof, or belonging to, or in any way appertaining thereto, or usually held or occupied therewith, or reputedly belonging to or appurtenant thereto.

3. The VENDOR hereby covenants with the PURCHASER that the VENDOR has a perfect, absolute and good right and title to the SAID PROPERTY and is entitled to convey the same to the PURCHASER with full rights of ownership. The SAID PROPERTY shall at all times remain unto the PURCHASER and the rents and profits therefrom received by the

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

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Contain 29 SHEETS 9 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589332

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ALTIS PROPERTIES PRIVATE LIMITED

PURCHASER without any interruption from the VENDOR or any person whomsoever claiming through or under the VENDOR.

4. The VENDOR also covenants that the VENDOR has not done, knowingly suffered or been party or privy to anything done whereby the VENDOR's title to the SAID PROPERTY or any part thereof or the VENDOR's right to transfer the same is or may be impeached in any manner.

5. The VENDOR hereby covenants with the PURCHASER that the SAID PROPERTY is not the subject matter of any subsisting adverse agreement, pending legal proceeding, attachment by any court or authority, order of any court of law restraining alienation, Acquisition Proceedings, proceeding under laws relating to ceiling on land holdings, tenancy, mortgage, charge, lien, or any adverse claim or demand whatsoever.

6. The VENDOR hereby covenants with the PURCHASER that the VENDOR shall, from time to time and at all times hereafter, at the cost and request of the PURCHASER, do such acts and execute all such deeds and assurances whatsoever for more perfectly assuring title to the SAID

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

Document No. 3633 of 2023 of Book 1
Contain 2 SHEETS 10 SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

CX 589333

12 SEP 2023

ALTIS PROPERTIES PRIVATE LIMITED

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

PROPERTY and every part thereof unto the PURCHASER as may be reasonably required by the PURCHASER.

7. The VENDOR hereby agrees to indemnify and keep the PURCHASER indemnified against all losses, damages, costs, and expenses incurred in respect of any encumbrance or defect whatsoever in the title to the SAID PROPERTY or the VENDOR's right to transfer the same.

8. The VENDOR has paid all taxes, levies and dues in respect of the SAID PROPERTY up to the date of execution of this Deed and the PURCHASER shall be liable to pay all such taxes and dues that may become due and payable after this date.

9. The VENDOR has placed the PURCHASER in possession of the SAID PROPERTY and the PURCHASER shall at all times hereafter be entitled to quietly and peacefully enjoy the SAID PROPERTY without any let or hindrance from the VENDOR or any person claiming through or under or in trust for the VENDOR.

For Altis Properties Private Limited

Director

For Altis Properties Private Limited

Director

Document No. 3633 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589334

ALTIS PROPERTIES PRIVATE LIMITED

G. SIVAKUMMAR
Stamp Vendor
LIC No : 14503/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile: 9381004109

10. The VENDOR has already handed over all original title deeds and other documents and records relating to the SAID PROPERTY to the PURCHASER.

SCHEDULE A

Item No. 1

All that piece and parcel of land of an extent of 2 grounds 1,382 sq.ft. as per title deeds (710 sq. mts. equivalent to about 3 grounds 442 sq.ft. as per Patta), formerly bearing Plot No. 3, comprised in old S. No. 13, R. S. No. 4274/4 (part), now R. S. No. 4274/14, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at old Door No. 20L (part), later Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600 028, the said land bounded on the:

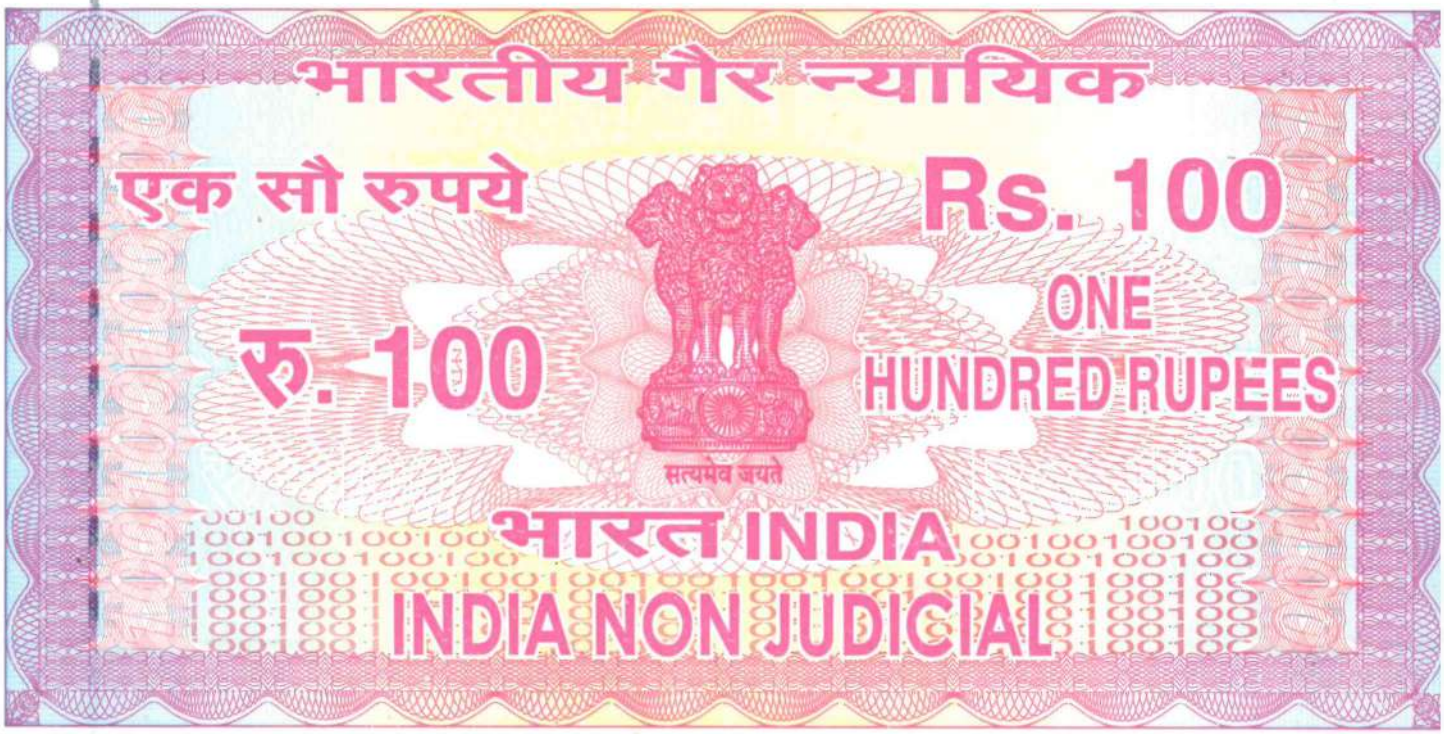
North by : land bearing old Plot No. 2 in R. S. No. 4274/13
South by : land in R. S. No. 4274/15
East by : 70 feet road (R. S. No. 4275/2 part)
West by : land described in Item No. 2 below

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

CX 589335

12 SEP 2023

ALTIS PROPERTIES PRIVATE LIMITED

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

within the Registration District of Chennai Central and the Registration Sub-District of Mylapore.

Item No. 2

3/7th undivided share in all that piece and parcel of land of an extent of 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta), comprised in old S. No. 13, R. S. No. 4274/4 (part) and R. S. No. 4274/6 (part), now R. S. Nos. 4274/42 and 4274/43, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at Greenways Road, R. A. Puram, Chennai 600 028, the said land bounded on the:

North by : Greenways Road
South by : land in R. S. Nos. 4274/23 and 4274/4
East by : land described in Item No. 1, and land in R. S. Nos. 4274/12 and 4274/13
West by : land in R. S. Nos. 4274/5 and 4274/6

within the Registration District of Chennai Central and the Registration Sub-District of Mylapore.

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

Document No. 3633 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

CX 589336

12 SEP 2023

ALTIS PROPERTIES PRIVATE LIMITED

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

SCHEDULE B
(Property hereby conveyed)

Item No. 1
A 63% (equivalent to 3,894.66 sq.ft. as per title deeds, 4,814.46 sq.ft. as per Patta) undivided share in the land described in Item No. 1 of Schedule A above.

Item No. 2
A 63% (equivalent to 1,598.13 sq.ft. as per title deeds, 1,098.63 sq.ft. as per Patta) undivided share in the land described in Item No. 2 of Schedule A above.

The executants' estimate of the market value of the property hereby conveyed: Rs. 9,72,47,614/-.

Stamp duty is paid on 10,26,01,440/- (for 6,412.59 sq.ft.).

For Altis Properties Private Limited

Director

For Altis Properties Private Limited

Director

Document No. 3633 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589337

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

ALTIS PROPERTIES PRIVATE LIMITED

IN WITNESS WHEREOF the VENDOR and the PURCHASER herein have signed this Deed of Sale on the day, month, and year first above written.

WITNESSES:

1. E. TAMILSELVAN (E.TAMILSELVAN)
S/o S. ELUMALAI,
No: 129/174, Malliga, Puo Nagar,
Adyar, Ch-20

2. Benj (BALMSD)
S/o. M. Thyagerajs
56/24A Selvaperumal
Koil Street 8th Chrl

For Altis Properties Private Limited

Director

VENDOR

For Altis Properties Private Limited

Director

PURCHASER

Document drafted by :



K. Jacob George,
Advocate
Enrol No.933/1991,
No.22/1, Sterling Road 1st Cross Street,
Nungambakkam, Chennai 600 034.
Ph.2827 1057, 2823 5484

Document No. 2633 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

R/Mylapore/Book-1/3633/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2684 of 2023

I hereby certify that a sum of ₹ 71,80,601/- (Rupees Seventy One Lakh Eighty Thousand Six Hundred and One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. தேவன்ஷ் குப்தா residing at 4th Floor, Blue Haven, No. 19, Harrington Road, Chennai, Tamil Nadu, India, 600031.

Sub Registrar: Mylapore
Date: 13/09/2023

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

SUB-REGISTRAR
MYLAPORE

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 20,55,939/- paid at 10:31 AM on the 13/09/2023 by

Left Thumb





DEV

9940388591

Document No. 3633 of 2023 of Book I
Contain 29 SHEETS 16 SHEET
REGISTERING OFFICER

Additions as per recitals of document

Execution admitted by
Left Thumb





9841008793

THE SEAL SUB-REGISTRAR OF MYLAPORE

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:547616273eb6d7018d4c79b2f78e3cb0dae9be **(Details from UIDAI : Atul Gupta S/O: Ramesh Chand Gupta, 17-03-1970, xxxxxxxx7976)**



Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:043377128e6fa5a2054541bb8ee9276ac6bb08 **(Details from UIDAI : Devansh Gupta S/O: Atul**



	Gupta, 17-11-2000, xxxxxxxx2606)	

13th day of September 2023

parthasarathi srinivasan
Sub Registrar
Mylapore

Registered as Number **R/Mylapore/Book-1/3633/2023**.

Date: 13/09/2023
Mylapore

48054459

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

Document No. 3633 ...of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY



BS, DLO
... hospital

M. Wdamly

"X"

SIGNATURE OF THE Principal

Certified that the individual named M.D. PALANIVELRAJ (principal), son/~~daughter~~/~~wife~~ of V.M.DAKSHINAMURTHY, residing at No. 12/23 Ramayan Towers - Cuddalore Old Town Road, R.A. Puram, Ch:28, who has signed in my presence and whose photo has been attested by me, is alive as on this date

Name :	Dr. G. DINESH BABU.
Designation of Registered Medical Practitioner with Reg. No./ "A" group officer	ASST CIVIL SURGEON,
Dr. G DINESHBABU, MBBS, DLO REG NO. 95427 Assistant Civil Surgeon District Head Quarters Hospital Cuddalore Seal of Regd. Medical Practitioner/ 'A' Group Officer	
Place :	CUDDALORE
Date :	29/08/2023

ID No. for 'A' Group Officers should be their GPF No./ PAN Card No./ Aadhar No./ Voter ID.

The Medical Practitioner/ 'A' Group Office should attest the photo of the individual and half of the signature should be on the photo and other half on this paper.

Document No. 3633 of 2023 of Book 1 Contain 29 SHEETS 18 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0093-பசுமைவழி சாலை	4274	14	-	20L	ரயத்துவாரி	விடு வரி		-	0-		0.00		0	7	10.0	-	0.72	-	விஎம்டி பழனி	வீடு	SD/190/67-68/DT 14.5.68 TR DT: 11-08-2016

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 11-08-2016
பெயர் / Name : Sailendran P
பதவி / Designation : Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/08/005/001/0093/4274/14** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/08/005/001/0093/4274/14**
2. இத் தகவல்கள் 12-09-2023 அன்று 11:21:38 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-09-2023 at 11:21:38 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

Document No. 3623 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0093-பசுமைவழி சாலை	4274	42	-	-	ரயத்துவாரி	விடு வரி	0	-	0-	-	0.00		0	3	64.5	-	10.00	-	ஜி.வசந்தி , ஜெ.விஜயலட்சுமி , ஜெ.சுரேஷ்குமார் , வி.எம்.டி.பழனி என்கிற எம்.டி.பழனிவேல் ராஜ் .., ஜி.என்.விக்னேஷ்	காலி	2023/0153/02/012535TR DT. 2023-03-29 TR DT: 29-03-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 29-03-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0093/4274/42 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0093/4274/42
2. இத் தகவல்கள் 12-09-2023 அன்று 11:23:38 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-09-2023 at 11:23:38 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

Document No.....3633.....of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0093-பசுமைவழி சாலை	4274	43	-	-	ரயத்துவாரி	விடு வரி	-	-	0-	-	0.00		0	0	13.5	-	10.00	-	ஜி.வசந்தி .., ஜெ.விஜயலட்சுமி .., ஜெ.கரேஷ்குமார் , வி.எம்.டி.பழனி என்கிற எம்.டி.பழனிவேல் ராஜ் .., ஜி.என்.விக்னேஷ் ..	காலி	2023/0153/02/012535TR DT. 2023-03-29 TR DT: 29-03-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 29-03-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0093/4274/43 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0093/4274/43
2. இத் தகவல்கள் 12-09-2023 அன்று 11:25:16 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-09-2023 at 11:25:16 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For Altis Properties Private Limited
Director

For Altis Properties Private Limited
Director

Document No.3633 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PALANIVELRAJ D
D VELLOREMANICKAM

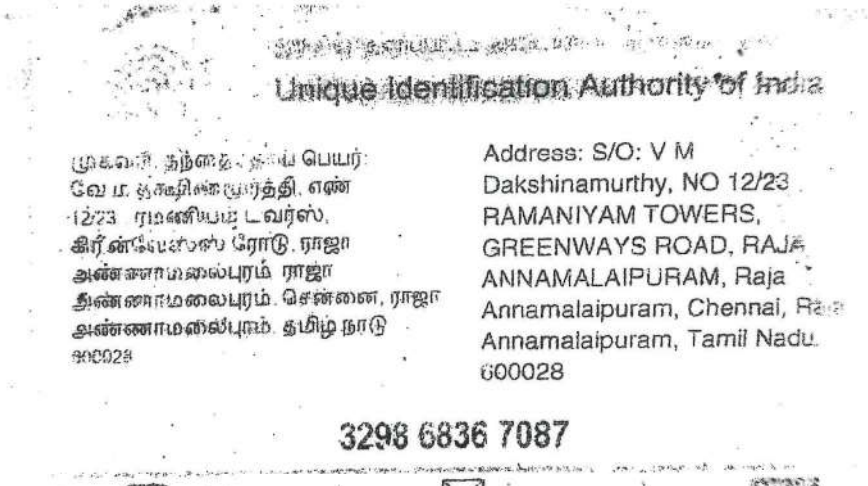
17/04/1964

Permanent Account Number
AMQPD1203L



Signature





Document No. 3633 of 2023 of Book 1
Contain 2 SHEETS 2 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For Altis Properties Private Limited

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXCA2087K

नाम/ Name
ALTIS PROPERTIES PRIVATE LIMITED

10092022

निगमन / गठन की तारीख
Date of Incorporation / Formation
23/06/2022

For Altis Properties Private Limited

Director

Document No. 3633 of 2023 of Book 1

Contain 29 SHEETS 23 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

भारत सरकार
Government of India



Issue Date: 17/11/2013

அதுல் குப்தா
Atul Gupta
பிறந்த நாள் / DOB: 17/03/1970
ஆண் / Male

2380 4340 7976

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

முகவரி: S/O: ராமேஷ் சந்த் குப்தா, 1, 6வது அவின்யூ, ஹாரிங்டன் ரோடு, சேத்துபட்டு, சேத்துப்பட்டு, சென்னை, தமிழ் நாடு, 600031

Address: S/O: Ramesh Chand Gupta, 1, 6TH AVENUE, HARRINGTON ROAD, CHETPET, Chetpet, Chennai, Tamil Nadu, 600031

Print Date: 18/09/2022

2380 4340 7976

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

For Altis Properties Private Limited

Director

Document No.....3623.....of 2023 of Book 1

.....Contain...29.....SHEETS.....24.....SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
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नाम/ Name
ALTIS PROPERTIES PRIVATE LIMITED

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Date of Incorporation / Formation
23/06/2022

For Altis Properties Private Limited

Director

Document No.....3633.....of 2023 of Book 1

.....Contain.....29.....SHEETS.....25.....SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

EXTRACT OF THE RESOLUTION PASSED AT A MEETING OF THE BOARD OF DIRECTORS OF M/S. ALTIS PROPERTIES PRIVATE LIMITED(THE COMPANY) HELD ON 11.09.2023 AT 4TH FLOOR, BLUE HAVEN, NO. 19, HARRINGTON ROAD, CHENNAI 600 031, TAMIL NADU

"Resolved that Devansh Gupta, Director, be and is hereby authorized to represent the Company in the purchase of the following from M. D. Palanivelraj alias V. M. D. Palani:

i. a 63% and 27.412% undivided share in the land of an extent of 2 grounds 1,382 sq.ft. as per title deeds (710 sq. mts. equivalent to about 3 grounds 442 sq.ft. as per Patta), formerly bearing Plot No. 3, comprised in old S. No. 13, R. S. No. 4274/4 (part), now R. S. No. 4274/14, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at old Door No. 20L (part), later Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600 028, and

ii. a 63% and 27.412% undivided share in 3/7thundivided share in all that piece and parcel of land of an extent of 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta), comprised in old S. No. 13, R. S. No. 4274/4 (part) and R. S. No. 4274/6 (part), now R. S. Nos. 4274/42 and 4274/43, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at Greenways Road, R. A. Puram, Chennai 600 028, on such terms and conditions as be the Director may deem fit.

Resolved further that Devansh Gupta, Director, be and is hereby authorized to represent the Company and sign/register all Agreements, Memorandums of Understandings, Sale Deeds, Forms, Declarations, Indemnities and documents as may be necessary in connection with the above.

//certified true extract//

For M/s. ALTIS PROPERTIES PRIVATE LIMITED

ALTIS PROPERTIES PRIVATE LIMITED CHENNAI

Siddharth Gupta

Director

Document No. 3633 of 2023 of Book 1
Contain 29 SHEETS 26 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

- Blue Haven, 4th Floor
- No.19, Harrington Road
- Chetpet
- Chennai – 600 031
- India
- +91 44 4303 9224 / 25

भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 1110/20010/05506

To
திவான்ஷ் குப்தா
Devansh Gupta
S/O: Atul Gupta
1, 6TH AVENUE
HARRINGTON ROAD
CHETPET
Chetpet
Chetput
Chennai Tamil Nadu - 600031
9940388591

Download Date: 02/08/2016

Generation Date: 27/05/2013

Signature valid

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9008 0260 2606

VID : 9150 9105 2287 1356

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



திவான்ஷ் குப்தா
Devansh Gupta
பிறந்த நாள்/DOB: 17/11/2000
ஆண்/ MALE

9008 0260 2606

VID : 9150 9105 2287 1356

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் 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.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: அதுல் குப்தா, 1, 6வது அவென்யூ, ஹாரிங்டன் ரோடு, செத்துபட்டு, செத்துபட்டு, சென்னை, தமிழ் நாடு - 600031

Address:
S/O: Atul Gupta, 1, 6TH AVENUE, HARRINGTON ROAD, CHETPET, Chetpet, Chennai, Tamil Nadu - 600031

QR Code with Photograph

9008 0260 2606

VID : 9150 9105 2287 1356

www.uidai.gov.in

For Altis Properties Private Limited

Director

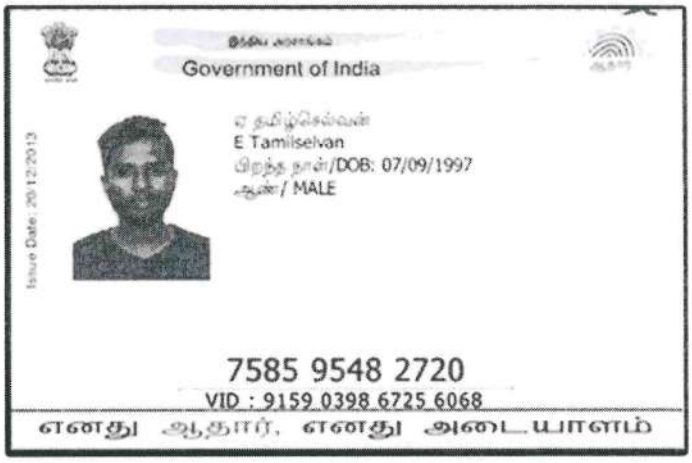
Document No. 3633 of 2023 of Book 1

Contain 29 SHEETS 22 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE





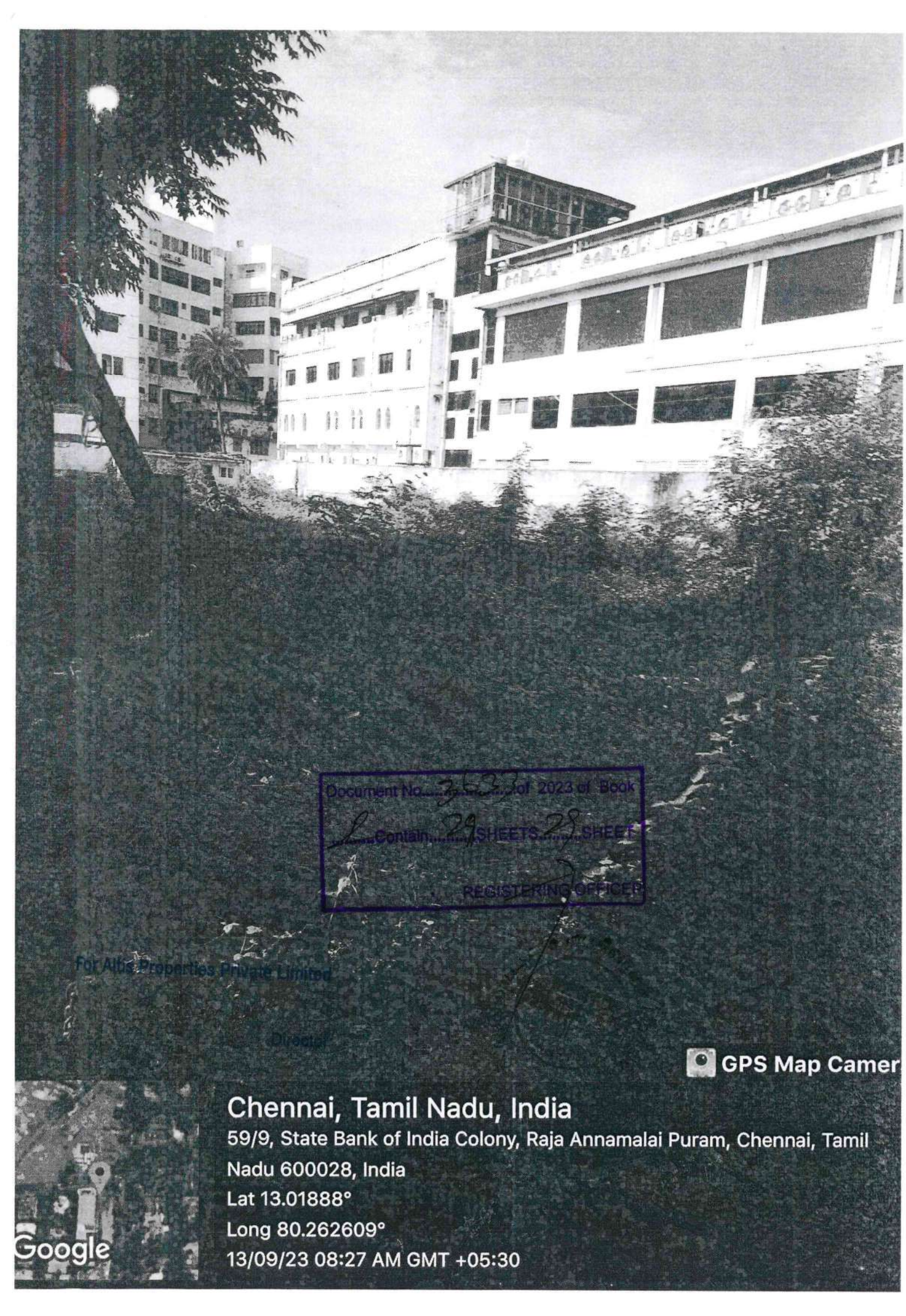




Document No. 3633 of 2023 of Book 3
Contain 29 SHEETS 28 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE


Document No. 3533 of 2023 of Book 1
Contain 29 SHEETS 29 SHEET
REGISTERING OFFICER
For Altis Properties Private Limited
Director
GPS Map Camer
Chennai, Tamil Nadu, India
59/9, State Bank of India Colony, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India
Lat 13.01888°
Long 80.262609°
13/09/23 08:27 AM GMT +05:30
Google

பதிவுத்துறை

களப்பணி

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 9002/2023

ஆவண எண் : R/ Mylapore/ BOOK-1/ 3634 / 2023

திரு தேவன்ஷ் குப்தா அவர்களிடமிருந்து ₹ 40,21,755 (ரூபாய் நாற்பது இலட்சத்து இருபத்தொன்றாயிரத்து எழுநூற்று ஐம்பத்தைந்து மட்டும்) [இணைய வழி: REG202309125773555 ₹ 4020555, REG202309135820356 ₹ 1200] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	31,24,987
2	பதிவுக் கட்டணம்	8,92,858
3	கணினிக் கட்டணம்	2,000
4	உட்பிரிவுக் கட்டணம்	1,800
5	குறுந்தகடுக் கட்டணம்	100
6	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	40,21,755

சார்பதிவாளர் அலுவலகம் 14 SEP 2023 மைலாப்பூர் சென்னை மாவட்டம்

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

மைலாப்பூர் அலுவலகம்

நாள்: 13/09/2023

பதிவு அலுவலர் கையொப்பம்

SUB-REGISTRAR MYLAPORE

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்

பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Nirmal1234 (குடிமக்கள்)	Nirmal Cariappa	9840266429	09-09-23 10:09:14 AM

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

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

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

தமிழ்நாடு SCANED 3634/I/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589338

ALTIS PROPERTIES PRIVATE LIMITED

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

SALE DEED

This Sale Deed is executed at Chennai on this 13th day of September, 2023,

BY

M. D. PALANIVELRAJ *alias* **V. M. D. PALANI,** son of late V. M. Dakshinamurthy, Hindu, aged about 59 years, residing at 12/23, Ramaniyam Towers, Greenways Road, Raja Annamalaipuram, Chennai 600 028 (PAN AMQPD1203L, Aadhaar No. 3298 6836 7087), hereinafter referred to as the VENDOR;

TO AND IN FAVOUR OF

ALTIS PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 2013, having its registered office at 4th Floor, Blue Haven, No. 19, Harrington Road, Chennai 600 031 (CIN U70100TN2022PTC153271, PAN AAXCA2087K), represented herein by its Director Devansh Gupta, son of Atul

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 1 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

LINKED

ஆவண எண் 3634/2025

குறிப்பு: கட்டிட ~~மதிப்பு சா~~ / காலிமனை
மா.ப. மைலாப்பூர்
மு.மு. எண்: 738 ~~உ செலவு~~/ 20 25
நாள்: 13/9/2025
நாள்: 14/9/2025
சார்பதிவாளர்
மைலாப்பூர்



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589339

ALTIS PROPERTIES PRIVATE LIMITED

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

Gupta, duly authorised vide Resolution dated 11.09.2023, hereinafter referred to as the PURCHASER.

The terms VENDOR and PURCHASER shall, wherever the context so permits or requires, mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS under a Sale Deed dated 26.10.1967, registered as Document No. 1662 of 1967 in the office of the Sub-Registrar of Mylapore, Santha Venugopal sold land of an extent of 2 grounds and 1,382 sq.ft., comprised in old S. No. 13, R. S. No. 4274/4, together with the building thereon, situated at Door No. 20/L, Greenways Road, Adyar, Madras, to V. M. D. Palani, the VENDOR herein.

AND WHEREAS the 2 grounds 1,382 sq.ft. of land which the VENDOR purchased as aforesaid is described in Item No. 1 of Schedule A hereunder.
AND WHEREAS under a Sale Deed dated 27.10.1967, registered as Document No. 1670 of 1967 in the office of the Sub-Registrar of Mylapore, Santha

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 2 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589340

ALTIS PROPERTIES PRIVATE LIMITED

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

Venugopal sold, *inter alia*, land of an extent of 2 grounds and 1,660 sq.ft., over which a right of passage was reserved for the buyers of adjoining plots, comprised in old S. No. 13, R. S. No. 4274/4, situated at Door No. 20/L, Greenways Road, Adyar, Madras, to V. M. Dakshinamoorthy.

AND WHEREAS under a Deed of Exchange dated 21.06.1974, registered as Document No. 1081 of 1974 in the office of the Sub-Registrar of Mylapore, N. B. Sudharshan transferred land of an extent of 623 sq.ft. forming the eastern portion of land in R. S. No. 4274/6 (adjoining the aforesaid 2 grounds 1,660 sq.ft. of land), situated at Greenways Road, Raja Annamalaipuram, to V. M. Dakshinamoorthy.

AND WHEREAS V. M. Dakshinamoorthy died intestate on 24.03.1993 leaving behind the following persons as his only legal heirs:

i. V. M. D. Jagadeesan (son)
ii. V. M. D. Ethiraj (son)
iii. V. M. D. Ganesan (son)
iv. V. M. D. Palani (son) (the VENDOR herein)

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 3 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589341

ALTIS PROPERTIES PRIVATE LIMITED

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

v. D. Nirmala Devi (daughter)
vi. A. Vijaya (daughter) and
vii. S. Prema (daughter)

who inherited the land that was acquired by V. M. Dakshinamoorthy as aforesaid in equal 1/7th undivided shares.

AND WHEREAS although a right of passage was reserved, for the buyers of adjoining lands, over 2 grounds 1,660 sq.ft. (forming a part) of the land which V. M. Dakshinamoorthy had originally purchased under the aforecited Sale Deed dated 27.10.1967 (Doc. No. 1670/1967 – Mylapore SRO), the legal heirs of V. M. Dakshinamoorthy, who included the owners of the lands adjoining the said land, decided against using the land as a passage and instead to treat the land as a piece of land free of any passage rights for anybody.

AND WHEREAS 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta) (herein referred to as the 5,919 sq.ft. piece of land) remained after excluding 1,164 sq.ft. of land (in respect of which a Power of Attorney dated 28.07.1995, bearing Doc. No.

For Altis Properties Private Limited

Director

Document No. 3534 of 2023 of Book 1
Contain 27 SHEETS 4 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589342

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

ALTIS PROPERTIES PRIVATE LIMITED

763/1995, Mylapore S.R.O, was granted by the aforenamed legal heirs of V. M. Dakshinamoorthy to V. Jaggannathan) from and out of the 2 grounds 2,283 sq.ft. of land (being the aggregate of the original 2 grounds 1,660 sq.ft. of passage area plus the 623 sq.ft. of land received under the Deed of Exchange).

AND WHEREAS under a Settlement Deed dated 10.03.2023, registered as Document No. 1097 of 2023 in the office of the Sub-Registrar of Mylapore, L. Nirmala Devi and A. Vijaya (both being daughters of V. M. Dakshinamoorthy) settled their respective 1/7th shares, aggregating to a 2/7th share, in the 5,919 sq.ft. piece of land, in favour V. M. D. Palani *alias* M. D. Palanivel Raj (the VENDOR herein).

AND WHEREAS pursuant to the above, V. M. D. Palani *alias* M. D. Palanivel Raj (the VENDOR herein) became the owner of a 3/7th share in the 5,919 sq.ft. piece of land and the said 3/7th share is described in Item No. 2 of Schedule A hereunder.

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589343

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

ALTIS PROPERTIES PRIVATE LIMITED

AND WHEREAS the building that was situated on the land described in Item No. 1 of Schedule A hereunder was demolished.

AND WHEREAS excepting 9.588% undivided shares in the properties described in Item Nos. 1 and 2 respectively of Schedule A hereunder which the VENDOR wants to retain for himself, the VENDOR decided to dispose of his entire remaining 90.412% undivided shares in the properties described in Item Nos. 1 and 2 respectively (including the 63% undivided share in respect of which the VENDOR has already granted power to sell under a Power of Attorney dated 10.03.2023, registered as Document No. 1098 of 2023 in the office of the Sub-Registrar of Mylapore).

AND WHEREAS under a Sale Deed dated 13.09.2023, registered as Document No.3633 of 2023 in the office of the Sub-Registrar of Mylapore, the VENDOR, through his Power of Attorney Agent viz. the PURCHASER herein, has sold 63% undivided shares in the properties described in Item Nos. 1 and 2 respectively of Schedule A hereunder, to the PURCHASER.

For Altis Properties Private Limited

Director

Document No.3634 of 2023 of Book 1
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THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023. CX 589344

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

ALTIS PROPERTIES PRIVATE LIMITED

AND WHEREAS the PURCHASER offered to purchase and the VENDOR agreed to sell 27.412% undivided shares in the properties described in Item Nos. 1 and 2 respectively of Schedule A hereunder, said 27.412% undivided shares more particularly described in Item Nos. 1 and 2 of Schedule B hereunder, for a total sale consideration of a sum of Rs. 3,08,67,986/- (Rupees Three crores eight lakhs sixty seven thousand nine hundred and eighty six only) free of all encumbrances.

NOW THIS DEED OF SALE WITNESSES as follows :

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 3,08,67,986/- (Rupees Three crores eight lakhs sixty seven thousand nine hundred and eighty six only) already paid by the PURCHASER in the following manner:

   a. Rs. 3,05,59,306/- forming part of the amount paid to the VENDOR by the PURCHASER vide Demand Draft dated 04.09.2023 bearing No. 094622 drawn on Union Bank of India, Nungambakkam Branch;

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 7 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589345

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

ALTIS PROPERTIES PRIVATE LIMITED

b. Rs. 3,08,680/- of Income Tax Deducted at Source (TDS) as per Sec. 194-IA of the Income Tax Act, 1961;

the receipt of which sums in the manner aforesaid, the VENDOR does hereby acknowledge and discharge the PURCHASER from all claims therefor, the VENDOR does hereby grant, convey, transfer, assign and sell the following by way of absolute sale to the PURCHASER:

a. A 27.412% (equivalent to 1,694.61 sq.ft. as per title deeds, 2,094.82 sq.ft. as per Patta) undivided share in all that piece and parcel of land of an extent of 2 grounds 1,382 sq.ft. as per title deeds (710 sq. mts. equivalent to about 3 grounds 442 sq.ft. as per Patta), formerly bearing Plot No. 3, comprised in old S. No. 13, R. S. No. 4274/4 (part), now R. S. No. 4274/14, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at old Door No. 20L (part), later Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600

For Altis Properties Private Limited

Director

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589346

G. SIVAKUMMAR
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11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile: 9381004109

ALTIS PROPERTIES PRIVATE LIMITED

028, more particularly described in Item No. 1 of Schedule A hereunder; and

b. A 27.412% (equivalent to 695.36 sq.ft. as per title deeds, 478.03 sq.ft. as per Patta) undivided share in a 3/7th share in all that piece and parcel of land of an extent of 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta), comprised in old S. No. 13, R. S. No. 4274/4 (part) and R. S. No. 4274/6 (part), now R. S. Nos. 4274/42 and 4274/43, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at Greenways Road, R. A. Puram, Chennai 600 028, more particularly described in Item No. 2 of Schedule A hereunder.

The aforesaid 27.412% undivided land shares (hereby conveyed) are described in Item Nos. 1 and 2 of Schedule B hereunder and are herein collectively referred to as the SAID PROPERTY.

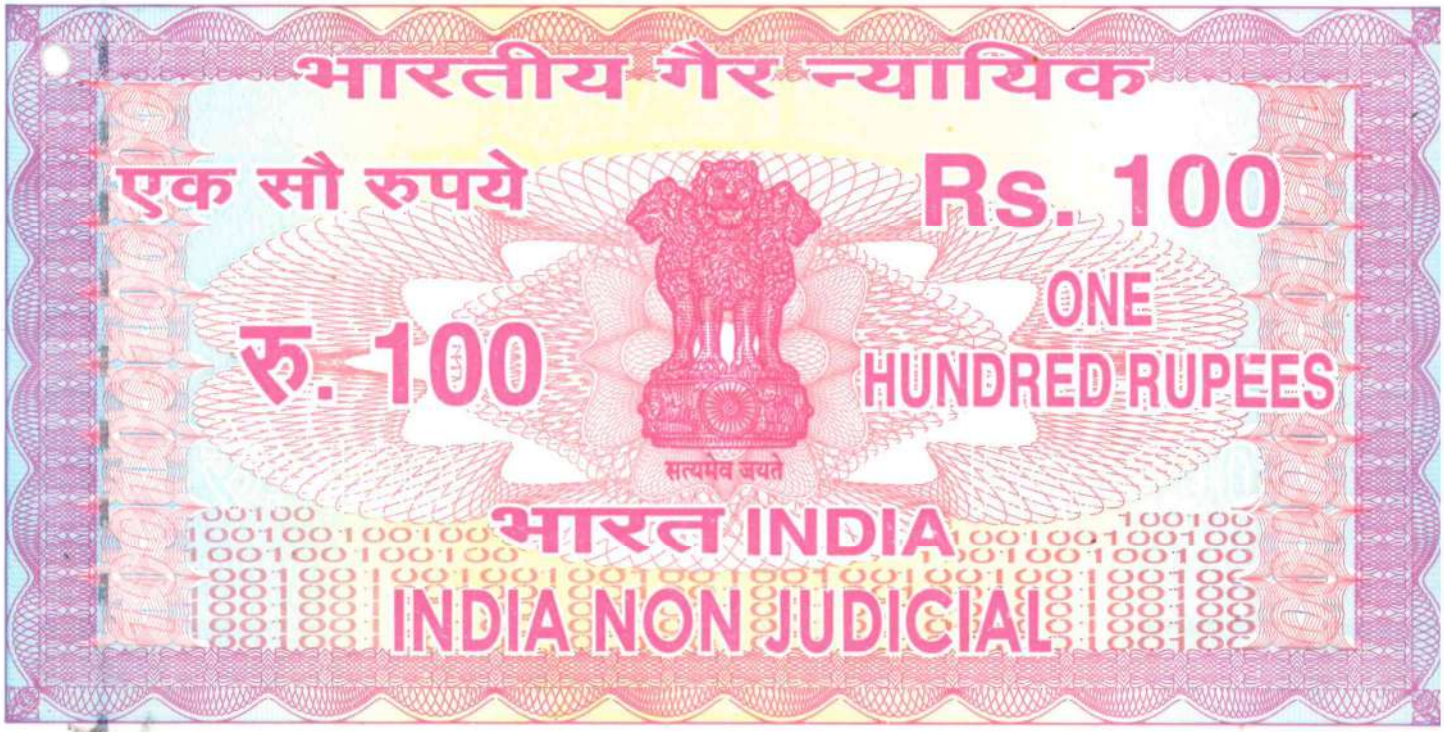
2. The SAID PROPERTY is hereby conveyed together with a proportionate share in all trees, ways, water courses, liberties, easements, advantages

For Altis Properties Private Limited

Director

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THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589347

ALTIS PROPERTIES PRIVATE LIMITED

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

and appurtenances whatsoever in and to the SAID PROPERTY or any part thereof, or belonging to, or in any way appertaining thereto, or usually held or occupied therewith, or reputedly belonging to or appurtenant thereto.

3. The VENDOR hereby covenants with the PURCHASER that the VENDOR has a perfect, absolute and good right and title to the SAID PROPERTY and is entitled to convey the same to the PURCHASER with full rights of ownership. The SAID PROPERTY shall at all times remain unto the PURCHASER and the rents and profits therefrom received by the PURCHASER without any interruption from the VENDOR or any person whomsoever claiming through or under the VENDOR.

4. The VENDOR also covenants that the VENDOR has not done, knowingly suffered or been party or privy to anything done whereby the VENDOR's title to the SAID PROPERTY or any part thereof or the VENDOR's right to transfer the same is or may be impeached in any manner.

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023. CX 589348

ALTIS PROPERTIES PRIVATE LIMITED

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

5. The VENDOR hereby covenants with the PURCHASER that the SAID PROPERTY is not the subject matter of any subsisting adverse agreement, pending legal proceeding, attachment by any court or authority, order of any court of law restraining alienation, Acquisition Proceedings, proceeding under laws relating to ceiling on land holdings, tenancy, mortgage, charge, lien, or any adverse claim or demand whatsoever.

6. The VENDOR hereby covenants with the PURCHASER that the VENDOR shall, from time to time and at all times hereafter, at the cost and request of the PURCHASER, do such acts and execute all such deeds and assurances whatsoever for more perfectly assuring title to the SAID PROPERTY and every part thereof unto the PURCHASER as may be reasonably required by the PURCHASER.

7. The VENDOR hereby agrees to indemnify and keep the PURCHASER indemnified against all losses, damages, costs, and expenses incurred in respect of any encumbrance or defect whatsoever in the title to the SAID PROPERTY or the VENDOR's right to transfer the same.

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 11 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU

12 SEP 2023

CX 589349

- 8 SEP 2023
சென்னை-600 031

ALTIS PROPERTIES PRIVATE LIMITED

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

8. The VENDOR has paid all taxes, levies and dues in respect of the SAID PROPERTY up to the date of execution of this Deed and the PURCHASER shall be liable to pay all such taxes and dues that may become due and payable after this date.

9. The VENDOR has placed the PURCHASER in possession of the SAID PROPERTY and the PURCHASER shall at all times hereafter be entitled to quietly and peacefully enjoy the SAID PROPERTY without any let or hindrance from the VENDOR or any person claiming through or under or in trust for the VENDOR.

10. The VENDOR has already handed over all original title deeds and other documents and records relating to the SAID PROPERTY to the PURCHASER.

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023

CX 589350

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

ALTIS PROPERTIES PRIVATE LIMITED

SCHEDULE A

Item No. 1

All that piece and parcel of land of an extent of 2 grounds 1,382 sq.ft. as per title deeds (710 sq. mts. equivalent to about 3 grounds 442 sq.ft. as per Patta), formerly bearing Plot No. 3, comprised in old S. No. 13, R. S. No. 4274/4 (part), now R. S. No. 4274/14, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at old Door No. 20L (part), later Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600 028, the said land bounded on the:

North by : land bearing old Plot No. 2 in R. S. No. 4274/13
South by : land in R. S. No. 4274/15
East by : 70 feet road (R. S. No. 4275/2 part)
West by : land described in Item No. 2 below

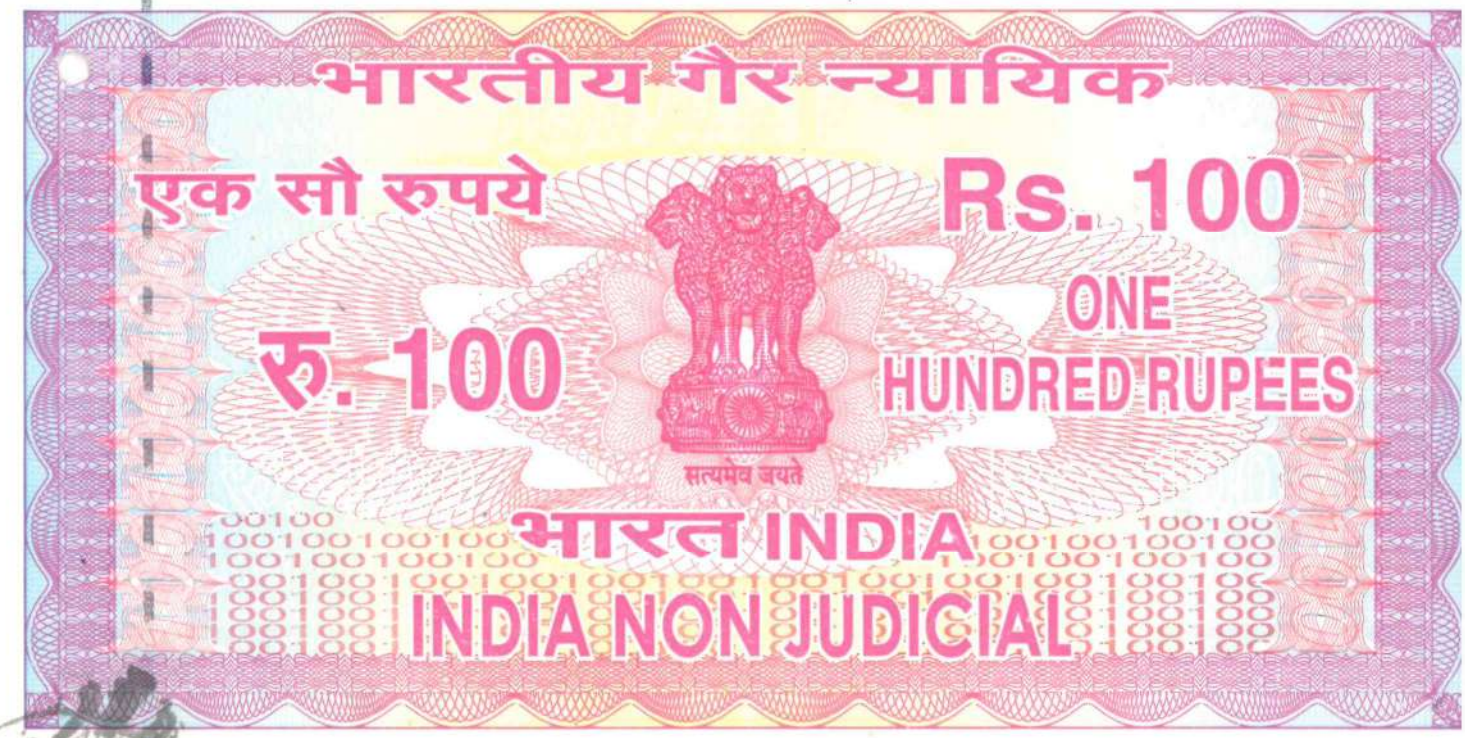
within the Registration District of Chennai Central and the Registration Sub-District of Mylapore.

For Altis Properties Private Limited

Director

Document No. 3534 of 2023 of Book 1
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589351

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

ALTIS PROPERTIES PRIVATE LIMITED

Item No. 2

A 3/7th undivided share in all that piece and parcel of land of an extent of 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta), comprised in old S. No. 13, R. S. No. 4274/4 (part) and R. S. No. 4274/6 (part), now R. S. Nos. 4274/42 and 4274/43, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at Greenways Road, R. A. Puram, Chennai 600 028, the said land bounded on the:

North by : Greenways Road
South by : land in R. S. Nos. 4274/23 and 4274/4
East by : land described in Item No. 1, and land in R. S. Nos. 4274/12 and 4274/13
West by : land in R. S. Nos. 4274/5 and 4274/6

within the Registration District of Chennai Central and the Registration Sub-District of Mylapore.

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 14 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 12 SEP 2023 CX 589352

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

ALTIS PROPERTIES PRIVATE LIMITED

SCHEDULE B
(Property hereby conveyed)

Item No. 1
A 27.412% (equivalent to 1,694.61 sq.ft. as per title deeds, 2,094.82 sq.ft. as per Patta) undivided share in the land described in Item No. 1 of Schedule A above.

Item No. 2
A 27.412% (equivalent to 695.36 sq.ft. as per title deeds, 478.03 sq.ft. as per Patta) undivided share in the property described in Item No. 2 of Schedule A above.

The executants' estimate of the market value of the property hereby conveyed: Rs. 3,08,67,986/-.

Stamp Duty paid on Rs. 4,46,42,880/- (for 2,790.18 sq.ft.).

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS. 15 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

IN WITNESS WHEREOF the VENDOR and the PURCHASER herein have signed this Deed of Sale on the day, month, and year first above written.

WITNESSES:

1. E. [illegible] (ETHAMILSELVAN)
   S/O S. ELUMALAI
   No:129/17 3, Malligai Poondagar,
   Ayor - Ch-20

2. [illegible] (CHARAN)
   S/o - M. Thiagaraja
   56/24A Selvaperumal
   Koil Street Ayanambakkam

VENDOR

For Altis Properties Private Limited

PURCHASER Director

Document drafted by :



K. Jacob George,
Advocate
Enrol No.933/1991,
No.22/1, Sterling Road 1st Cross Street,
Nungambakkam, Chennai 600 034.
Ph.2827 1057, 2823 5484

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 16 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

R/Mylapore/Book-1/3634/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2685 of 2023

I hereby certify that a sum of ₹ 31,24,987/- (Rupees Thirty One Lakh Twenty Four Thousand Nine Hundred and Eighty 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. தேவன்ஷ் குப்தா residing at 4th Floor, Blue Haven, No. 19, Harrington Road, Chennai, Tamil Nadu, India, 600031.

Sub Registrar: Mylapore
Date: 13/09/2023

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

SUB-REGISTRAR
MYLAPORE

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 8,96,768/- paid at 10:46 AM on the 13/09/2023 by

Left Thumb





99403 88591

Document No.3634 ...of 2023 of Book 1
Contain 27 SHEETS 17 SHEET
REGISTERING OFFICER

Additions as per recitals of document

Execution admitted by
Left Thumb





M. D. Palanivelraj
93810322 79

THE SEAL SUB-REGISTRAR OF MYLAPORE



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:04080699f340366596499185ec68bd4fd9f9ac **(Details from UIDAI : M D Palanivelraj S/O: V M Dakshinamurthy, 17-04-1964, xxxxxxxx7087)**

Claim admitted by
Left Thumb







Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:935705dd935ae55f174fd5b32749f082ca8bd5 **(Details from UIDAI : Devansh Gupta S/O: Atul**

	Gupta, 17-11-2000, xxxxxxxx2606)	

13th day of September 2023

parthasarathi srinivasan
Sub Registrar
Mylapore

Registered as Number **R/Mylapore/Book-1/3634/2023**.

Date: 13/09/2023
Mylapore

48054460

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 18 SHEET
REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
OF
MYLAPORE

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0093-பசுமைவழி சாலை	4274	14	-	20L	ரயத்துவாரி	விடு வரி		-	0-		0.00		0	7	10.0	-	0.72	-	விளம்டி பழனி	வீடு	SD/190/67-68/DT 14.5.68 TR DT: 11-08-2016

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 11-08-2016
பெயர் / Name : Sailendran P
பதவி / Designation : Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0093/4274/14 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0093/4274/14
2. இத் தகவல்கள் 12-09-2023 அன்று 11:21:38 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-09-2023 at 11:21:38 AM
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For Altis Properties Private Limited

Director

Document No.3634....of 2023 of Book 1
....Contain.27.SHEETS.19.SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0093-பசுமைவழி சாலை	4274	42	-	-	ரயத்துவாரி	விடு வரி	0	-	0-	-	0.00		0	3	64.5	-	10.00	-	ஜி.வசந்தி , ஜெ.விஜயலட்சுமி , ஜெ.சுரேஷ்குமார் , வி.எம்.டி.பழனி என்கிற எம்.டி.பழனிவேல் ராஜ் .., ஜி.என்.விக்னேஷ்	காலி	2023/0153/02/012535TR DT. 2023-03-29 TR DT: 29-03-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 29-03-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0093/4274/42 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0093/4274/42
2. இத் தகவல்கள் 12-09-2023 அன்று 11:23:38 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-09-2023 at 11:23:38 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For Altis Properties Private Limited
Director

Document No.3634...of 2023 of Book
...Contain...27...SHEETS...20...SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0093-பசுமைவழி சாலை	4274	43	-	-	ரயத்துவாரி	விடு வரி	-	-	0-	-	0.00		0	0	13.5	-	10.00	-	ஜி.வசந்தி .., ஜெ.விஜயலட்சுமி .., ஜெ.சுரேஷ்குமார் , வி.எம்.டி.பழனி என்கிற எம்.டி.பழனிவேல் ராஜ் .., ஜி.என்.விக்னேஷ் ..	காலி	2023/0153/02/012535TR DT. 2023-03-29 TR DT: 29-03-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 29-03-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0093/4274/43 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0093/4274/43

2. இத் தகவல்கள் 12-09-2023 அன்று 11:25:16 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-09-2023 at 11:25:16 AM

3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For Altis Properties Private Limited

Director

Document No.3634...of 2023 of Book 1
...Contain.27.....SHEETS.21...SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PALANIVELRAJ D
D VELLOREMANICKAM

17/04/1964
Permanent Account Number
AMQPD1203L

Signature



இந்திய அரசாங்கம்
Government of India

ம த பழனிவேல்ராஜ்
M D Palanivelraj



பிறந்த நாள் / DOB: 17/04/1964

ஆண்பால் / Male

3298 6836 7087

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி: தந்தை பெயர்:
வே ம. தக்ஷிணாமூர்த்தி, எண்
12/23 ராமனியம் டவர்ஸ்,
கிரீன்வேஸ் ரோடு, ராஜா
அண்ணாமலைபுரம் ராஜா
அண்ணாமலைபுரம், சென்னை, ராஜா
அண்ணாமலைபுரம், தமிழ் நாடு
600028

Address: S/O: V M
Dakshinamurthy, NO 12/23
RAMANIYAM TOWERS,
GREENWAYS ROAD, RAJA
ANNAMALAIPURAM, Raja
Annamalaipuram, Chennai, Raja
Annamalaipuram, Tamil Nadu,
600028

3298 6836 7087

1947

help@uidai.gov.in

www.uidai.gov.in

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS. 22 SHEETS

THE SEAL SUB-REGISTRAR OF MYLAPORE

REGISTERING OFFICER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXCA2087K

नाम/ Name
ALTIS PROPERTIES PRIVATE LIMITED

10092022

निगमन / गठन की तारीख
Date of Incorporation/ Formation
23/06/2022

For Altis Properties Private Limited

Director

Document No. 3634 of 2023 of Book 1
Contain 27 SHEETS 23 SHEET

REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
OF
MYLAPORE

EXTRACT OF THE RESOLUTION PASSED AT A MEETING OF THE BOARD OF DIRECTORS OF M/S. ALTIS PROPERTIES PRIVATE LIMITED(THE COMPANY) HELD ON 11.09.2023 AT 4TH FLOOR, BLUE HAVEN, NO. 19, HARRINGTON ROAD, CHENNAI 600 031, TAMIL NADU

"Resolved that Devansh Gupta, Director, be and is hereby authorized to represent the Company in the purchase of the following from M. D. Palanivelraj alias V. M. D. Palani:

i. a 63% and 27.412% undivided share in the land of an extent of 2 grounds 1,382 sq.ft. as per title deeds (710 sq. mts. equivalent to about 3 grounds 442 sq.ft. as per Patta), formerly bearing Plot No. 3, comprised in old S. No. 13, R. S. No. 4274/4 (part), now R. S. No. 4274/14, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at old Door No. 20L (part), later Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600 028, and

ii. a 63% and 27.412% undivided share in 3/7thundivided share in all that piece and parcel of land of an extent of 2 grounds 1,119 sq.ft. as per title deeds (378 sq.mts. equivalent to about 1 ground 1,669 sq.ft. as per Patta), comprised in old S. No. 13, R. S. No. 4274/4 (part) and R. S. No. 4274/6 (part), now R. S. Nos. 4274/42 and 4274/43, of Block No. 93, Mylapore Town (Part-2), Mylapore Taluk, Chennai District, situated at Greenways Road, R. A. Puram, Chennai 600 028, on such terms and conditions as be the Director may deem fit.

Resolved further that Devansh Gupta, Director, be and is hereby authorized to represent the Company and sign/register all Agreements, Memorandums of Understandings, Sale Deeds, Forms, Declarations, Indemnities and documents as may be necessary in connection with the above.

//certified true extract//

For M/s. ALTIS PROPERTIES PRIVATE LIMITED

ALTIS PROPERTIES PRIVATE LIMITED CHENNAI

Siddhant Gupta

Director

Document No. 3634 of 2023 of Book 1

Contain 27 SHEETS 24 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

- Blue Haven, 4th Floor
- No. 19, Harrington Road
- Chetpet
- Chennai – 600 031
- India
- +91 44 4303 9224 / 25

भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 1110/20010/05506

To
திவான்ஷ் குப்தா
Devansh Gupta
S/O: Atul Gupta
1, 6TH AVENUE
HARRINGTON ROAD
CHETPET
Chetpet
Chetput
Chennai Tamil Nadu - 600031
9940388591

Download Date: 02/08/2018

Generation Date: 27/09/2013

Signature valid

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9008 0260 2606

VID : 9150 9105 2287 1356

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



திவான்ஷ் குப்தா
Devansh Gupta
பிறந்த நாள்/DOB: 17/11/2000
ஆண்/ MALE

9008 0260 2606

VID : 9150 9105 2287 1356

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் 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.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:
S/O: அதுல் குப்தா, 1, 6வது அவின்யூ, ஹாரிங்டன் ரோடு, செத்துபட்டு, செத்துபட்டு, சென்னை, தமிழ் நாடு - 600031

Address:
S/O: Atul Gupta, 1, 6TH AVENUE, HARRINGTON ROAD, CHETPET, Chetpet, Chennai, Tamil Nadu - 600031

QR Code with Photograph

9008 0260 2606

VID : 9150 9105 2287 1356

1947

help@uidai.gov.in

www.uidai.gov.in

For Altis Properties Private Limited

Director

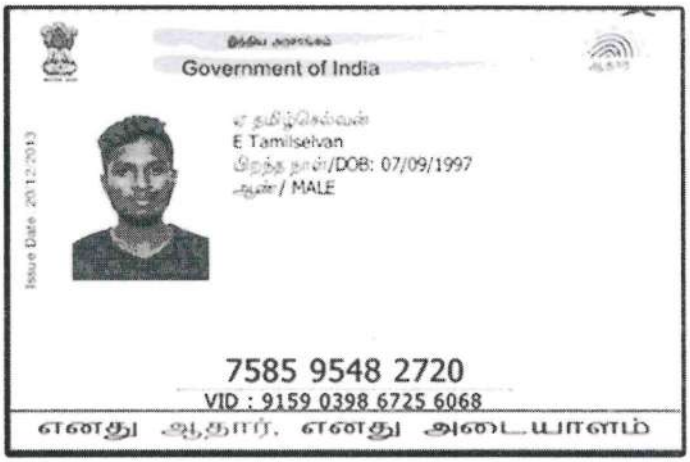
Document No.3634....of 2023 of Book 1

Contain 27 SHEETS 25 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE


भारत सरकार
Government of India
Balaji
ஆண் / MALE
8654 3638 8917
मेरा आधार, मेरी पहचान


Government of India
E Tamilselvan
ஆண் / MALE
Issue Date: 20.12.2013
7585 9548 2720
VID : 9159 0398 6725 6068
எனது ஆதார், எனது அடையாளம்

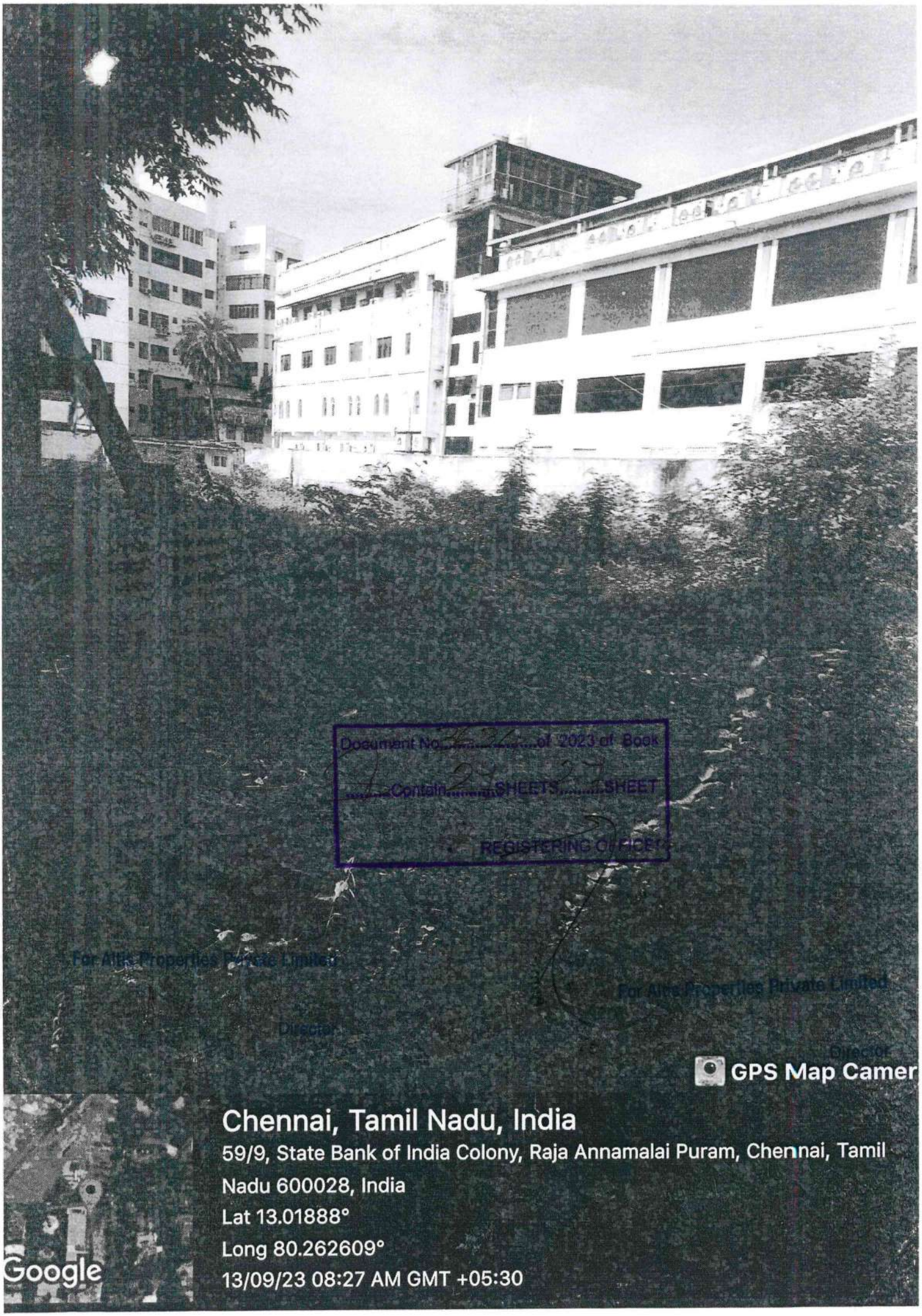

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Address: S/O: Thyagarajan, 43/18/3, selvaperumal kovil Street, Otteri, Perambur Barracks, Chennai, Tamil Nadu, 600012
8654 3638 8917
1947 help@uidai.gov.in www.uidai.gov.in


Unique Identification Authority of India
Address:
S/O: S Elumalai, 129 / 174, MALLIGAI POO NAGAR, Adyar, Chennai, Tamil Nadu - 600020
7585 9548 2720
VID : 9159 0398 6725 6068
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E. Tamil

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE


Document No. 1124 of 2023 of Book 1
Contain 23 SHEETS 27 SHEET
REGISTERING OFFICER
For Altis Properties Private Limited
Director
For Altis Properties Private Limited
Director
GPS Map Camer
Chennai, Tamil Nadu, India
59/9, State Bank of India Colony, Raja Annamalai Puram, Chennai, Tamil Nadu 600028, India
Lat 13.01888°
Long 80.262609°
13/09/23 08:27 AM GMT +05:30
Google



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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