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DIGITALLY VERIFIED RECORD

6272/2021



தமிழ்நாடு तमिलनाडु TAMILNADU

Amaaya Properties Private Limited
Chennai

DB 486614

20 MAR 2024

M. KAIRUNISA
STAMP VENDOR
No: 18, Fanapet 2nd Street,
Nandanam, Chennai - 600 035.
L. No: 1347/82/2021
Mobile : 9789906039

GENERAL POWER OF ATTORNEY

This Deed of Power of Attorney executed at Chennai on this **21st** day of **March, 2024**

BY

M/s. ARUDRA CITADEL VENTURES LLP [PAN: ABWFA7166Q], having Office at Flat No.3A, Coral Classic Apartments, No.36, Prithivi Avenue 2nd Street, Abhiramapuram, Chennai – 600 018, represented by its Partner **Mr. HARI MANOJ [PAN: ABSPH2962D & AADHAAR No.5711 3594 4680],** son of Mr. Giri Nagarajan, aged about 38 years, residing at Flat No.3A, Coral Classic Apartments, No.36, Prthivi Avenue 2nd Street, Abhiramapuram, Teynampet, Chennai – 600 018, hereinafter referred to as the PRINCIPAL

TO AND IN FAVOUR OF

M/s. AMAAYA PROPERTIES PRIVATE LIMITED [PAN: AALCA7124K], a Private Limited company having its Office at 91-92 KRD GEE Crystal, Dr. Radhakrishnan Salai, Mylapore, Chennai – 600 004, represented by its **Director, Mr. DARSHAN VEERARAGHAVAN [PAN: AIRPD6221B & AADHAAR No.7482 3118 1163]** son of Dr. Mani Veeraraghavan, aged about 37 years, residing at No.3/319-B, Vallalar Road, ECR, Uthandi, Chennai – 600 119, hereinafter referred to as the AGENT.

THE SEAL OF THE SUB REGISTRAR

Document No. 6272 of 2021 of Book 4
Contains 16 Sheets 1 Sheet
Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

For Arudra Citadel Ventures LLP
Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

WHEREAS:

1. The property being the land of an extent of 1 acre 48 cents comprised in S.No.505 of Thaiyur Village, Chengalpet Taluk and District was owned by Mrs. Kaliammal, the same together with another property having been acquired by her in terms of the Sale Deed dated 21.10.1971 registered as Document Number 1244 of 1971, at the Office of the Sub Registrar of Thiruporur.

2. Thereafter, Mrs. Kaliammal sold the said land together with another property to Mrs. Vasantha, by a Sale Deed dated 10.07.1972 registered as Document Number 775 of 1972 at the Office of the Sub Registrar of Thiruporur.

3. Patta bearing No.752 was also issued in the name of Mrs. Vasantha for an extent of 60 ares (1 acre 48 cents approx.,) in S.No.505 together with another property.

4. By a Sale Deed dated 17.02.1992 registered as Document Number 265 of 1992 at the Office of the Sub Registrar of Thiruporur, Mrs. Vasantha sold the land of an extent of 1 acre 48 cents in S.No.55 together with another property to Mr. A. Varghese Chummar.

5. By an Affidavit cum Declaration dated 22.04.2015 (Doc.No.47/15, S.R.O. – Thiruporur), Mr. A. Varghese Chummar has stated that in the Sale Deed dated 17.02.1992 (Doc.No.265/92), the Survey Number has been wrongly mentioned as 55 instead of 505. Further, he has stated that the Correct Survey Number is 505.

6. By a Rectification Deed dated 23.01.2018 (Doc.No.670/18, S.R.O. – Thiruporur), an error made in mentioning the Survey Number in the above said Sale Deed dated 17.02.1992 (Doc.No.265/92) was rectified to be read as 505 instead of 55.

7. Online Patta bearing No.3856 was also issued in the name of Mr. A. Varghese Chummar for an extent of 60 ares (1 acre 48 cents approx.,) in S.No.505.

8. By a General Power of Attorney dated 15.09.2021, registered as Document Number 14779 of 2021, at the Office of the Sub Registrar of Thiruporur, Mr. A. Varghese Chummar along with his son Mr. Chummar Varghese appointed M/s. Amaaya Properties Private Limited, represented by its Director, Mr. Darshan Veeraraghavan as their agent to deal with the land of an extent of 1 acre 34 cents in S.No.504 and 1 acre 48 cents in S.No.505 of Thaiyur Village.

THE SEAL OF THE SUB REGISTRAR

Document No.627 of 2022 of Book 1
Contains 16 Sheets Sheet

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

Registering Officer

For Rudra Citadel Ventures LLP
Designated Partner

9. By a Sale Deed dated 22.11.2023, registered as Document Number 28253 of 2023, at the Office of the Sub Registrar of Thiruporur, Mr. A. Verghese Chummar, represented by his agent, M/s. Amaaya Properties Private Limited represented by its Director Mr. Darshan Veeraraghavan sold the land of an extent of 52.7 cents in S.No.505 of Thaiyur Village, the property morefully described in the Schedule hereunder to M/s. Arudra Citadel Ventures LLP, represented by its Partner, Mr. Hari Manoj, the PRINCIPAL herein.

10. Patta bearing No.7947 was also issued in the name of M/s. Arudra Citadel Ventures LLP for an extent of 21.34 ares (52.7 cents approx.,) in S.No.505/2.

11. The PRINCIPAL due to their personal commitments are unable to attend to the day to day affairs for development of the property more fully described in Schedule hereunder and for reasons of convenience it is necessary that they should appoint an Attorney and confer upon them the powers to do all acts, matters, deeds and things hereinafter stated connected with the property more fully described in Schedule hereunder for and on their behalf.

NOW THIS DEED OF POWER OF ATTORNEY WITNESSES THAT:

The PRINCIPAL do hereby nominates, constitutes, appoints, empowers and authorizes M/s. Amaaya Properties Private Limited, a Private Limited Company having its Office at 91-92 KRD GEE Crystal, Dr. Radhakrishnan Salai, Mylapore, Chennai - 600004, represented by its Director, Mr. Darshan Veeraraghavan, to be their true and lawful AGENT to do, exercise, execute and perform all or any of the following acts, deeds, matters and things in respect of the property more fully described in Schedule hereunder.

1. To hold, defend, manage and maintain the property more fully described in Schedule hereunder.

2. To identify and locate persons for purchase of the property more fully described in Schedule hereunder in whole or in parts and to deal with, fix, receive and settle the consideration and to obtain any clearance or certificate from any authority for the proposed transfer/s.

3. To sell and dispose off the property more fully described in Schedule hereunder.

4. To mortgage the property morefully described in the Schedule hereunder with any Banks whether nationalised or scheduled Banks or Foreign National Banks or Private Banks or any other Financial Institution(s). and to sign the loan application, to accept the loan offer letter, to change or alter or modify the loan

Document No. 2279 of 2024 at Book 1
Contains 12 Sheets 1 Sheet
Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

THE SEAL OF THE SUB REGISTRAR

For Arudra Citadel Ventures LLP
Designated Partner

amounts, interest rates, repayment periods and other terms and conditions relating to the loan at any time or from time to time. Further the Agent is also authorised to execute any loan agreements, promissory notes, letters or undertakings, declarations and indemnities or such other documents as may be required by the banks or any other financial institutions. Further, the AGENT is authorized to create registered mortgage or equitable mortgage by depositing the Title Deeds of the property morefully described in Schedule hereunder with any Banks whether nationalised or scheduled Banks or Foreign National Banks or Private Banks or any other Financial Institution(s) and to discharge any mortgage created over the property morefully described in the Schedule hereunder.

5. To sign, execute, modify, cancel, alter, draw, to receive consideration, approve the Sale Deeds, Rectification Deeds, Ratification Deeds or any other deeds and to present the same for registration and admit registration before the concerned Registering Authorities in respect of property more fully described in Schedule hereunder.

6. To get prepared plans for layout, construction of the residential/commercial complex on the property more fully described in the Schedule hereunder and to have the same sanctioned, modified and/or altered by Tamil Nadu Housing Board, Municipalities or any other Competent Authorities and to make necessary applications, give undertakings, pay fees/charges/levies, obtain sanctions & permits and such other orders and permissions as may be required.

7. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the property more fully described in the Schedule hereunder.

8. To apply for and obtain such permission as may be necessary for supply of steel, cement, bricks and other construction materials and equipments and to appoint architects, engineers and contractors for the purpose of constructing the building over the property more fully described in the Schedule hereunder.

9. To apply for and obtain such certificates and permissions and clearances including certificates and/or permission under any law relating to land and/or buildings either urban or rural.

10. To apply to the Competent Authorities such as TNEB, CMWSSB etc., to obtain permissions for electricity, water, drainage and other connections and/or to make alterations and/or close down and/or have disconnected the same in the building/s constructed or to be constructed over the property more fully described in the Schedule hereunder.

Registering Officer

Document No 6277 of 2024 Book 2 Contains 10 Sheets A Sheet

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For Arudra Citadel Ventures LLP

Designated Partner

11. To pay taxes or fees for the property more fully described in the Schedule hereunder to any Municipality, State or Central Authorities, in respect of the property more fully described in the Schedule hereunder or income arising therefrom or for any amenities enjoyed therewith.

12. To place name boards over the property more fully described in the Schedule hereunder displaying the name of the builder and to advertise in newspapers, dailies, journals or any other form of media, as the AGENT may deem fit, giving complete information regarding the proposed construction for the purpose of soliciting.

13. To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with the property more fully described in Schedule hereunder before any authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds, matters and things required thereunder.

14. To delegate the powers hereby granted to deal with the Schedule Property to any other person/persons to do all or any of the above acts, deeds or things and to execute Deeds of Power of Attorney or other documents for the said purpose and to present the same for registration before the concerned Sub - Registrar of Assurances and to admit execution thereof.

15. To appoint any solicitor, advocate or counsel as may be required for prosecuting and defending any suit or proceedings, in the matters relating to the property more fully described in Schedule hereunder and to sign Vakalat or any other applications.

16. And generally the AGENT shall have the power to do all such acts, deeds, matters and things on behalf of the PRINCIPAL, as they could have lawfully done, if personally present.

17. And the PRINCIPAL hereby for themselves, their heirs, executors, administrators and legal representatives ratifies and confirms and agrees to ratify and confirm all and whatsoever acts, deeds, matters and things done or cause to be done by the AGENT or his substitutes by virtue of these presents.

18. The AGENT herein shall maintain and render proper accounts.

19. No consideration is received for the powers hereby granted.

Document No. 8242 of 2024 Book 4
Contains 16 Sheets 5 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPALUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For Arudra Citadel Ventures LLP

Designated Partner

SCHEDULE

All that piece and parcel of property being Vacant Land of an extent of 52.7 cents comprised in S.No.505, as per Patta bearing No.7947, New S.No.505/2 of Thaiyur Village, Now Thaiyur A Village, Chengalpet Taluk and Chengalpet District

Boundaries :

North by : Remaining Portion of Land in Survey No.505 Part
South by : Survey Nos.1026 and 770
East by : Road in Survey No.506
West by : Survey No.1026

Situate within the Registration District of Chengalpattu and the Sub-Registration District of Thiruporur.

IN WITNESS where of, the PRINCIPAL herein has set their hands on the day, month and year first above written.

For Arudra Citadel Ventures LLP

Designated Partner

PRINCIPAL

WITNESSES:

1. V. Vijayanand V. Vijayanand.
No.25/08 B1 2nd Floor
Lakshmi Nagar 2nd Street
Chennai 600088

2. S. SURENDHAR
S/o P. SIVAKUMAR
No. AV.A. Kovil 1st
PALLAVARAM Ch-43

AGENT

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

DRAFTED BY:



G. HARIDASS
ADVOCATE
Roll No. MS 923/95
Ground Floor, New No.4, Old No.32,
Madurai Veeran Koil Street,
T. Nagar, Chennai - 600 017.
Ph: 044 - 48555037/28242425
E-mail: haridassgp1972@gmail.com

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Document No.6272 of 2024 of Book 1
Contains 16 Sheets 6 Sheet
Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

R/Thiruporur/Book-1/6272/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5068 of 2024

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஹரி மனோஜ் residing at Flat No.3A, Coral Classic Apartments, No.36, Prthivi Avenue, Abhiramapuram, Teynampet, Chennai, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Thiruporur
Date: 21/03/2024

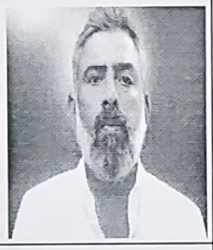
Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 53,810/- paid at 11:35 AM on the 21/03/2024 by

Left Thumb





9884913686

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:491906484c85fb4ab9426ba760a5b332b46a7c
(Details from UIDAI : Hari Manoj C/O: Giri Nagarajan, 13-06-1986, xxxxxxxx4680)



Document No 6272 of 2024 of Book 1
Contains 16 Sheets 7 Sheet
Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED.

Director

Claim admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5308459844e5d4a9b74daa81979874f7ed0b0b (**Details from UIDAI : DARSHAN VEERARAGHAVAN S/O: Mani Veeraraghavan, 1986, xxxxxxxx1163**)



21st day of March 2024

SAKTHIPRAKASH D
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/6272/2024**.

Date: 21/03/2024
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

Document No.6272 of 2024 of Book 1
Contains 10 Sheets & Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு **வட்டம் : திருப்போரூர்**

வருவாய் கிராமம் : தையூர் அ **பட்டா எண் : 7947**

உரிமையாளர்கள் பெயர்

1. - ... M/s.ARUDRA CITADEL VENTURES LLP

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	
505	2	--	--	0 - 21.34	2.11	--	--	2023/0105/35/459156-2023/35/11/002420SD -------- 29-11-2023
				0 - 21.34	2.11			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/046/07947/90687** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 20-03-2024 அன்று 05:20:24 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For Arudra Citadel Ventures LLP

Designated Partner

Document No.6272 of 2024 of Book 1 Contains 16 Sheets 9 Sheet

Registering Officer

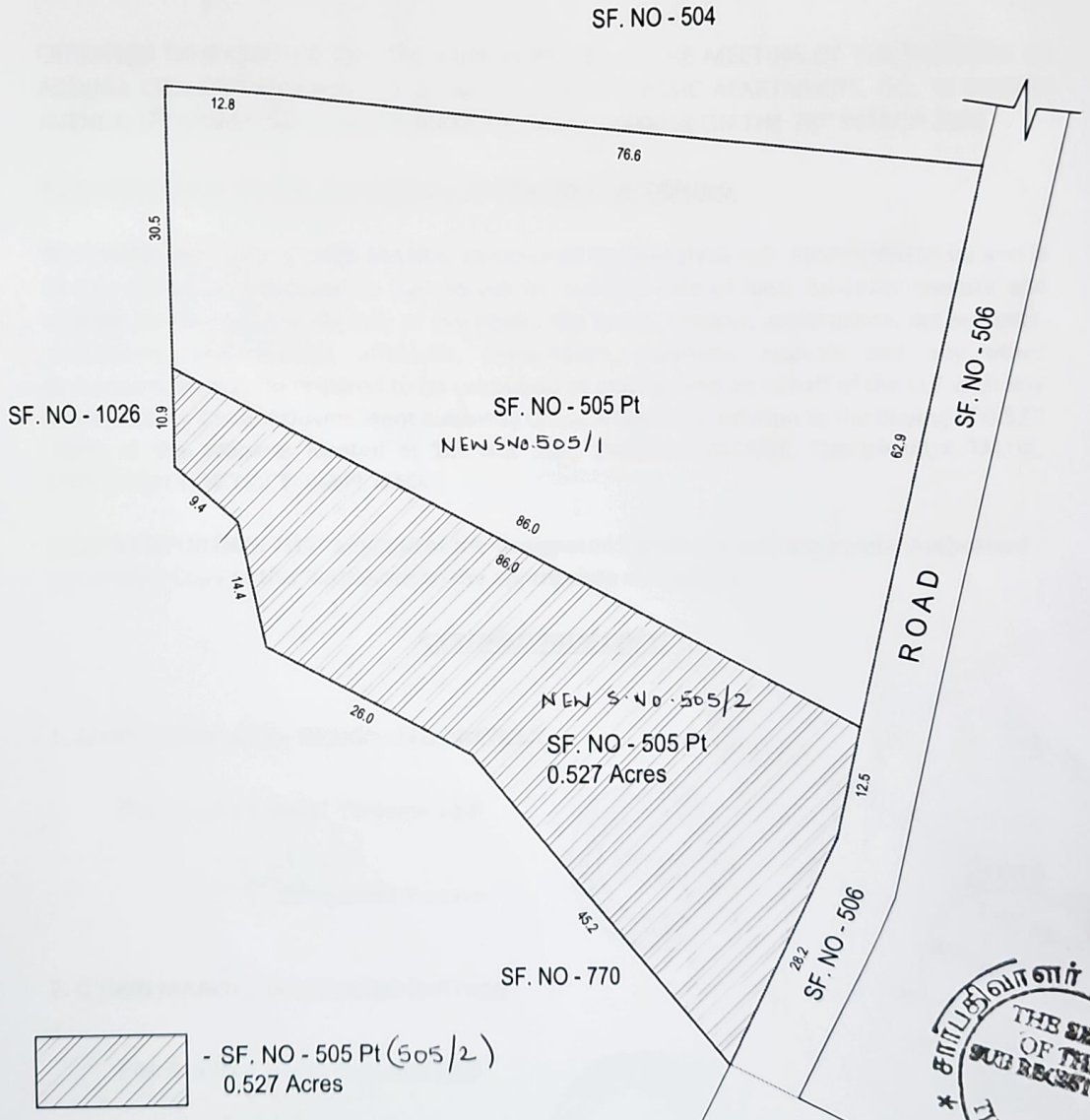
For AMAAYA PROPERTIES PRIVATE LIMITED

Director

சார்பதிவாளர் அலுவலகம் THE SEAL OF THE SUB REGISTRAR THIRUPPORUR திருப்போரூர்

DISTRICT	CHENGALPET
TALUK	THIRUPORUR
VILLAGE	THAIYUR - A
SF. NO	505 Pt (505/2)

N
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S



THE SEAL OF THE SUB REGISTRAR THIRUPORUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

Document No.6272 of 2024 of Book 1
Contains 16 Sheets 10 Sheet
Registering Officer

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

ARUDRA
CITADEL VENTURES

BOARD RESOLUTION OF DESIGNATED PARTNERS

CERTIIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF ARUDRA CITADEL VENTURES LLP, AT No. 3A CORAL CLASSIC APARTMENTS, NO. 36 PRITHVI AVENUE 2ND STREET, ABHIRAMAPURAM, CHENNAI – 600018 ON THE 18th MARCH 2024.

AUTHORISATION TO THE DESIGNATED PARTNERS FOR SIGNING:

RESOLVED THAT MR. G HARI MANOJ, Designated Partner (PAN NO: ABSPH2962D) be and is hereby severally authorised to sign except for outright sale of land, however execute and arrange to file, weather digitally or physically, the forms, returns, applications, agreements, statements, undertakings, affidavits, declarations, petitions, appeals and any other documents, as may be required to be submitted of and for and on behalf of the LLP with any other State or Central Government authority or Local Bodies in relation to the buying of 0.527 Acres of the property located at S.F. NO. 505, THAIYUR VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT, TAMIL NADU.

RESOLVED FURTHER THAT any one of the Designated Partner be and are hereby Authorised to Certify a Copy of this Resolution to the appropriate authorities.

/CERTIFIED TRUE COPY/

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

1. ADITHY SRINAATH – DESIGNATED PARTNER

For Arudra Citadel Ventures LLP

Designated Partner

Arudra Citadel Ventures LLP
LLP REGN AAZ-0343
Chennai

2. G HARI MANOJ – DESIGNATED PARTNER

For Arudra Citadel Ventures LLP

Designated Partner

Arudra Citadel Ventures LLP
LLP REGN AAZ-0343
Chennai

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Document No. 6272 of 2024 of Book 4
Contains 16 Sheets 11 Sheet

Registering Officer

DATE: 18th MARCH 2024
PLACE: CHENNAI

+91 9884913686
harimanoj@gmail.com
3A, Coral Classic Apartments, No.: 36, Prithvi Avenue 2nd Street,
Abhiramapuram, Chennai, TamilNadu - 600 018, India.

AMAAYA PROPERTIES PVT. LTD.
91-92, GROUND FLOOR,
KRD GEE GEE CRYSTAL,
DR.RADHAKRISHNAN SALAI,
MYLAPORE, CHENNAI 600 004
8608600022
amaayahomes@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AMAAYA PROPERTIES PRIVATE LIMITED HELD ON 22ND JANUARY 2024 AT 9.00 AM AT 91-92, DR.RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI 600 004

DEVELOPMENT OF PROPERTY OF 52.7 CENTS SITUATED AT SURVEY NUMBER 505/2 OF THAIYUR VILLAGE, CHENGALPET TALUK, SUB REGISTRATION DISTRICT OF THIRUPORUR, TAMILNADU

"**RESOLVED THAT** the approval of the Board is hereby accorded to the company to develop the said property on the terms and conditions as maybe considered appropriate and in the best interest of the Company.

RESOLVED FURTHER that **Mr. Darshan Veeraraghavan (AADHAAR : 7482 3118 1163)**, Managing Director, be and hereby be authorised to negotiate and finalise the terms of development as maybe considered most appropriate and in the best interest of the Company.

RESOLVED FURTHER that **Mr. Darshan Veeraraghavan (AADHAAR : 7482 3118 1163)**, Managing Director, be and is hereby authorised to sign and execute on behalf of the Company any such documents and papers such as forms, returns, applications, agreements, undertakings, affidavits, declarations, petitions and any other document as maybe required for acquisition/sale/mortgage/gift etc. of the property, and to appear before such authorities as maybe necessary for giving effect to the said transaction and to attend all matters incidental thereto."

For AMAAYA PROPERTIES PRIVATE LIMITED

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

DARSHAN VEERARAGHAVAN
MANAGING DIRECTOR
DATE : 22/01/24
PLACE : CHENNAI

Document No. 6272 of 2024 of Book 1
Contains 16 Sheets 12 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

MANI VEERARAGHAVAN
CHAIRMAN
DATE : 22/01/24
PLACE : CHENNAI

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

முகவரி: கேர் ஆப்: கிரி நாகராஜன், 3ஏ கோரல் கிளாசிக் அபார்ட்மெண்ட்ஸ், எண் 36, பிருத்திவி அவென்யு, அபிராமாபுரம், தேனாம்பேட்டை, சென்னை, தமிழ் நாடு, 600018

Address: C/O: Giri Nagarajan, 3A Coral Classic Apartments, No 36, Prthivi Ave, Abhiramapuram, Teynampet, Chennai, Tamil Nadu, 600018

Print Date: 17/04/2021

5711 3594 4680

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

भारत सरकार
Government of India

Issue Date : 20/07/2017

ஹரி மனோஜ்
Hari Manoj
பிறந்த நாள் / DOB : 13/06/1986
ஆண் / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

5711 3594 4680

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABWFA7166Q

नाम/Name
ARUDRA CITADEL VENTURES LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/10/2021

21/12/2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

G HARI MANOJ

NAGARAJAN GIRI

13/06/1986
Permanent Account Number

ABSPH2962D

Signature

14/12/2015

For Arudra Citadel Ventures LLP

Designated Partner

Document No. 6212 of 2021 of Book 1
Contains 16 Sheets 13 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர், மணி வீராகவன், 3/319-பி, வள்ளலார் ரோடு, இசிஆர், உத்தண்டி, காஞ்சிபுரம், தமிழ் நாடு - 600119

Address:
S/O: Mani Veeraraghavan, 3/319-B, VALLALAR ROAD, ECR, Uthandi, Kancheepuram, Tamil Nadu - 600119

7482 3118 1163

भारत सरकार
GOVERNMENT OF INDIA



தர்ஷன் வீராகவன்
DARSHAN VEERARAGHAVAN
பிறந்த நாள்/ DOB: 30/12/1986
ஆண் / MALE

7482 3118 1163

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMAAYA PROPERTIES PRIVATE LIMITED
17/06/2013
Permanent Account Number
AALCA7124K
26062013

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DARSHAN V
MANIVEERARAGHAVAN
30/12/1986
Permanent Account Number
AIRPD6221B
Signature





For AMAAYA PROPERTIES PRIVATE LIMITED
Director

Document No.6212 of 2024 of Book 2
Contains 11 Sheets 11 Sheet
Registering Officer





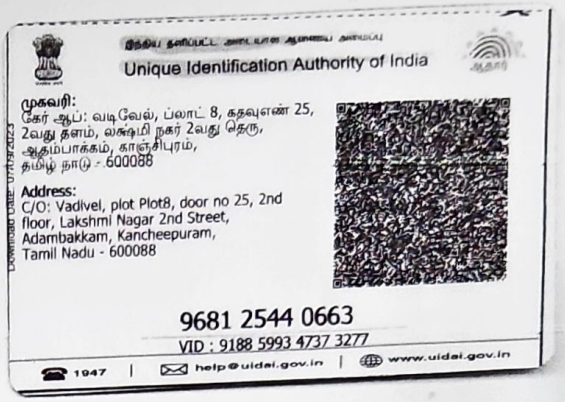
இந்திய அரசாங்கம்
Government of India

வ.விஜய் ஆனந்த்
V.Vijayanand
பிறந்த நாள்/DOB: 25/04/1981
ஆண்/ MALE

Issue Date: 29/12/2015

9681 2544 0663
VID : 9188 5993 4737 3277

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

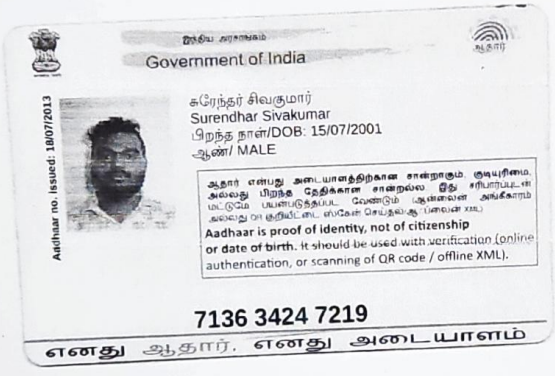
முகவரி:
கேர் ஆப்: வடிவேல், ப்லாட் 8, கதவுஎண் 25, 2வது தளம், லக்ஷ்மி நகர் 2வது தெரு, அதம்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு - 600088

Address:
C/O: Vadivel, plot Plot8, door no 25, 2nd floor, Lakshmi Nagar 2nd Street, Adambakkam, Kancheepuram, Tamil Nadu - 600088

Download Date: 07/12/2023

9681 2544 0663
VID : 9188 5993 4737 3277

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இந்திய அரசாங்கம்
Government of India

சுரேந்தர் சிவகுமார்
Surendhar Sivakumar
பிறந்த நாள்/DOB: 15/07/2001
ஆண்/ MALE

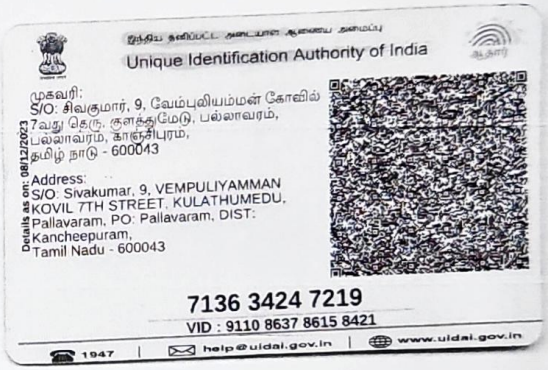
Aadhaar no. issued: 18/07/2013

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்பின் மட்டுமே பயன்படுத்தப்பட வேண்டும் ஆன்லைன் அங்கீகாரம் அல்லது ஒரு குறியீட்டை ஸ்கேன் செய்தல் (ஆஃப்லைன் XML)

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

7136 3424 7219

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி:
S/O: சிவகுமார், 9, வேம்புலியம்மன் கோவில் 7வது தெரு, குளத்துமேடு, பல்லாவரம், பல்லாவரம், காஞ்சிபுரம், தமிழ் நாடு - 600043

Address:
S/O: Sivakumar, 9, VEMPULIYAMMAN KOVIL 7TH STREET, KULATHUMEDU, Pallavaram, PO: Pallavaram, DIST: Kancheepuram, Tamil Nadu - 600043

Details as on: 08/12/2023

7136 3424 7219
VID : 9110 8637 8615 8421

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V. Vijayanand

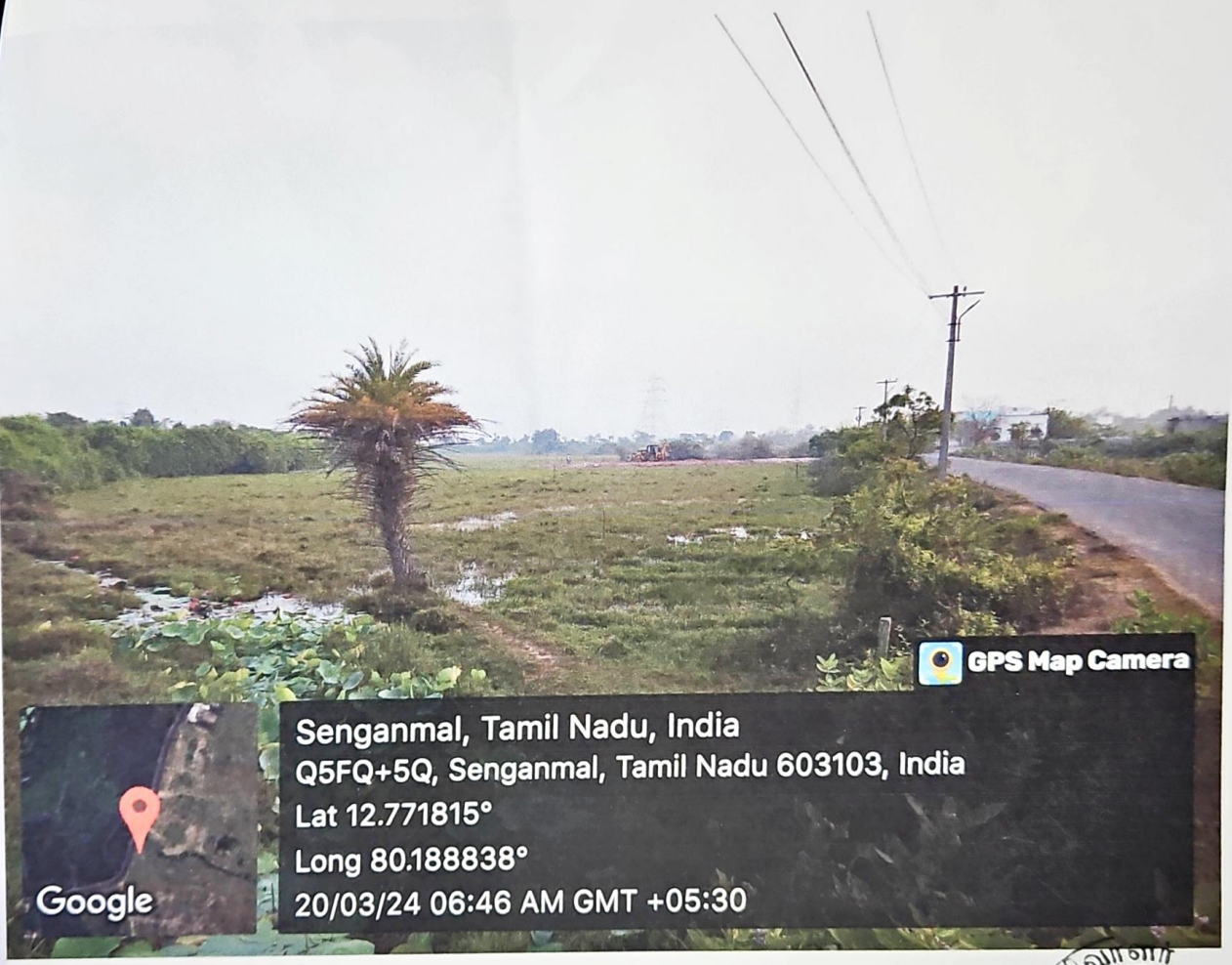
காஞ்சிபுரம் மாவட்டம்
THE SEAL OF THE SUB REGISTRAR
THIRUPORUR

Document No. 2212 of 2024 of Book 1
Contains 14 Sheets 12 Sheet

Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director



For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For Arudra Citadel Ventures LLP

Designated Partner

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

Document No. 2512 of 2024 of Book 1
Contains 16 Sheets 16 Sheet

Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253 /2023 TP/165251859 /2023



தமிழ்நாடு தமிலநாடு TAMILNADU 21 NOV 2023 CX 926475

Arudra Citadel Ventures LLP

M. KURSHITH BEGUM
STAMP VENDOR
58/3, Fanepet 2nd St.,
Nandanam, Chennai - 600 035.
L.No.12842/51/1983
Cell No.9710582022

21/3/2024

SALE DEED

THIS SALE DEED executed at Chennai on this **22nd** day of **November, 2023**

BY

Mr. A. VARGHESE CHUMMAR [PAN: ADGPV8476Q & AADHAAR No.9283 7055 5982] son of Mr. A. V Chummar, aged about 81 years, residing at No.10, Cenotaph Road, Teynampet, Chennai – 600 018, represented by his Power of Attorney Agent **M/s. AMAAYA PROPERTIES PRIVATE LIMITED [PAN: AALCA7124K]**, a Private Limited company having its Office at 91-92 KRD GEE Crystal, Dr. Radhakrishnan Salai, Mylapore, Chennai – 600 004, represented by its **Director, Mr. DARSHAN VEERARAGHAVAN [PAN: AIRPD6221B & AADHAAR No.7482 3118 1163]** son of Dr. Mani Veeraraghavan, aged about 36 years, residing at No.3/319-B, Vallalar Road, ECR, Uthandi, Chennai – 600 119, (appointed vide General Power of Attorney dated 15.09.2021, registered as Document Number 14779 of 2021, at the Office of the Sub Registrar of Thiruporur), hereinafter referred to as the SELLER.

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253 /2023
Document No. ..... of ..... of Book
I Contains 22 Sheets 1 Sheet
Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

THE SEAL OF THE SUB REGISTRAR

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 7817/2024

ஆவண எண் : R/ Thiruporur/ BOOK-1/ 6272 / 2024

திரு ஹரி மனோஜ் அவர்களிடமிருந்து ₹ 53,910 (ரூபாய் ஐம்பத்து மூன்றாயிரத்து தொள்ளாயிரத்து பத்து மட்டும்) [இணைய வழி: REG202403201381487 ₹ 53910] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	100
2	பதிவுக் கட்டணம்	53,000
3	கணினிக் கட்டணம்	700
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	53,910

21 MAR 2024

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

திருப்போரூர் அலுவலகம்

நாள்: 21/03/2024

9884913686.

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
THIRUPORUR

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
narensubbu (குடிமக்கள்)	Nagappan Narendran	9941360324	20-03-24 04:52:50 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
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

For AMARTA PROPERTIES PRIVATE LIMITED

Director

28253 /2023 TP/165251859 /2023



தமிழ்நாடு तमिलनाडु TAMILNADU 21 NOV 2023 CX 926475

Arudra Citadel Ventures LLP

M. KURSHITH BEGUM
STAMP VENDOR
58/3, Fanepet 2nd St.,
Nandanam, Chennai - 600 035.
L.No.12842/61/1983
Cell No.9710582022

SALE DEED

THIS SALE DEED executed at Chennai on this **22nd** day of **November, 2023**

BY

Mr. A. VARGHESE CHUMMAR [PAN: ADGPV8476Q & AADHAAR No.9283 7055 5982] son of Mr. A. V Chummar, aged about 81 years, residing at No.10, Cenotaph Road, Teynampet, Chennai – 600 018, represented by his Power of Attorney Agent **M/s. AMAAYA PROPERTIES PRIVATE LIMITED [PAN: AALCA7124K]**, a Private Limited company having its Office at 91-92 KRD GEE Crystal, Dr. Radhakrishnan Salai, Mylapore, Chennai – 600 004, represented by its **Director, Mr. DARSHAN VEERARAGHAVAN [PAN: AIRPD6221B & AADHAAR No.7482 3118 1163]** son of Dr. Mani Veeraraghavan, aged about 36 years, residing at No.3/319-B, Vallalar Road, ECR, Uthandi, Chennai – 600 119, (appointed vide General Power of Attorney dated 15.09.2021, registered as Document Number 14779 of 2021, at the Office of the Sub Registrar of Thiruporur), hereinafter referred to as the SELLER.

For Arudra Citadel Ventures LLP

Designated Partner

28253 /2023
Document No. ..... of ..... of Book
I Contains 22 Sheets 1 Sheet
Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

THE SEAL OF THE SUB REGISTRAR

TO AND IN FAVOUR OF

M/s. ARUDRA CITADEL VENTURES LLP [PAN: ABWFA7166Q], having Office at Flat No.3A, Coral Classic Apartments, No.36, Prithivi Avenue 2nd Street, Abhiramapuram, Chennai – 600 018, represented by its Partner **Mr. HARI MANOJ [PAN: ABSPH2962D & AADHAAR No.5711 3594 4680],** son of Mr. Giri Nagarajan, aged about 37 years, residing at Flat No.3A, Coral Classic Apartments, No.36, Prthivi Avenue 2nd Street, Abhiramapuram, Teynampet, Chennai – 600 018, hereinafter referred to as the PURCHASER.

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

WHEREAS:

a.) The property being the Land of an extent of 1 Acre 48 Cents comprised in Survey No.505 of Thaiyur Village, Chengalpattu Taluk and Chengalpattu District was owned by Mrs. Kaliammal, the same together with another property having been acquired by her in terms of the Sale Deed dated 21.10.1971 registered as Document Number 1244 of 1971, at the Office of the Sub Registrar of Thiruporur.

b.) Thereafter, Mrs. Kaliammal sold the said land being the land of an extent of 1 acre 48 cents comprised in S.No.505 of Thaiyur Village, Chengalpattu Taluk and Chengalpattu District together with another property to Mrs. Vasantha, by a Sale Deed dated 10.07.1972 registered as Document Number 775 of 1972 at the Office of the Sub Registrar of Thiruporur.

c.) Patta bearing No.752 was also issued in the name of Mrs. Vasantha for an extent of 60 ares (1 Acre 48 Cents approx.,) in Survey No.505 together with another property.

d.) By a Sale Deed dated 17.02.1992 registered as Document Number 265 of 1992 at the Office of the Sub Registrar of Thiruporur, Mrs. Vasantha sold the land of an extent of 1 Acre 48 Cents in Survey No.55 together with another property to Mr. A. Varghese Chummar, the SELLER herein.

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28053 /2023

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

I Contains 22 Sheets 2 Sh

Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

e.) By an Affidavit cum Declaration dated 22.04.2015, registered as Document Number 47 of 2015, at the Office of the Sub Registrar of Thiruporur, Mr. A. Varghese Chummar has stated that in the Sale Deed dated 17.02.1992 (Document No.265/1992), the Survey Number has been wrongly mentioned as 55 instead of 505. Further, he has stated that the Correct Survey Number of the property is 505.

f.) By a Rectification Deed dated 23.01.2018, registered as Document Number 670 of 2018, at the Office of the Sub Registrar of Thiruporur, an error made in mentioning the Survey Number in the above said Sale Deed dated 17.02.1992 (Document No.265/92) was rectified to be read as 505 instead of 55.

g.) Online Patta bearing No.3856 was also issued in the name of Mr. A. Varghese Chummar, the SELLER herein, for an extent of 60 ares (1 Acre 48 Cents approx.,) in Survey No.505.

h.) The SELLER has been in continuous possession and enjoyment of the property morefully described in the Schedule hereunder, free from all encumbrances.

i.) By a General Power of Attorney dated 15.09.2021, registered as Document Number 14779 of 2021, at the Office of the Sub Registrar of Thiruporur, Mr. A. Varghese Chummar along with his son Mr. Chummar Varghese appointed M/s. Amaaya Properties Private Limited, represented by its Director, Mr. Darshan Veeraraghavan as their agent to deal with the land of an extent of 1 Acre 48 Cents in Survey No.505 of Thaiyur – A Village together with another property.

j.) The SELLER herein, through his Power of Attorney Agent, agreed to sell the southern portion of the said property being the Land of an extent of 52.7 out of the land of an extent of 1 Acre 48 Cents in Survey No.505 of Thaiyur – A Village, as shown in the sketch annexed herewith to M/s. Arudra Citadel Ventures LLP, represented by its Partner Mr. Hari Manoj, the PURCHASER herein, for a total sale consideration of **Rs.53,00,000/- (Rupees Fifty Three Lakhs only),** free from encumbrances and the same was accepted by the PURCHASER.

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253 / 2023

Document No. ..... of ..... of Book 1 Contains 22 Sheets 3 She..

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

NOW THIS DEED OF SALE WITNESSETH:-

1) That in consideration of the above said recitals and in consideration of the sum of **Rs.53,00,000/- (Rupees Fifty Three Lakhs only),** paid by the PURCHASER to the SELLER in the following manner:

a.) **Rs.10,00,000/-(Rupees Ten Lakhs only),** paid through RTGS Reference No.ICICR52021121400558243, on 14.12.2021.

b.) **Rs.10,00,000/- (Rupees Ten Lakhs only),** paid through RTGS Reference No.ICICR42022090900541093, on 09.09.2022.

c.) **Rs.5,00,000/- (Rupees Five Lakhs only),** paid vide RTGS Reference No.ICICR42022091200507129, on 12.09.2022.

d.) **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only),** paid through IMPS Reference No.0000230511858021, on 01.11.2022.

e.) **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only),** paid through IMPS Reference No.0000235304550201, on 19.12.2022.

f.) **Rs.2,36,500/- (Rupees Two Lakhs Thirty Six Thousand Five Hundred only),** paid through IMPS Reference No.0000306010064328, on 01.03.2023.

g.) **Rs.20,00,000/- (Rupees Twenty Lakhs only),** paid through RTGS Reference No.ICICR42023110800528718, on 08.11.2023.

h.) **Rs.10,500/- (Rupees Ten Thousand Five Hundred only),** paid thorough IMPS Reference No.332608780293, on 22.11.2023.

i.) **Rs.53,000/- (Rupees Fifty Three Thousand only),** being remitted as Tax Deducted at Source (TDS) vide BSR Code No.0510002, Tender dated 22.11.2023, Challan No.00924, through HDFC Bank, at under section 194-1A of Income Tax Act of 1961.

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253 / 2023
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Contains 22 Sheets 4 Sheets
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

the receipt of the entire sum, the SELLER hereby admits and acknowledges and releases the PURCHASER from further payment thereof, the SELLER hereby conveys, transfers and sells the property morefully described in the Schedule hereunder to the PURCHASER absolutely, together with all ways, waters, rights, liberties, easements and appurtenances, whatsoever, free from all encumbrances.

2) The SELLER hereby assures and declares that he has an unfettered right and title to convey the property morefully described in the Schedule hereunder and there is no impediment or bar of any nature to convey the same. The SELLER assures that the same is free from all or any encumbrances whatsoever and the SELLER is fully competent to convey the same to the PURCHASER.

3) The SELLER hereby covenants with the PURCHASER that there are no charges, mortgages, encumbrances, attachments, acquisition proceedings, prior Agreement of Sale, leasehold rights or lis pendens with regard to the property morefully described in Schedule hereunder.

4) The SELLER further covenants that the property morefully described in the Schedule hereunder has not been assigned in favour of any Partnership Firm, Trust or any other institution or body and he is not in any way disqualified from conveying the property morefully described in Schedule hereunder and the PURCHASER shall peacefully and quietly enter into and upon the said property hereby conveyed and free from any let or hindrance from the SELLER or anyone claiming through or under him.

5) The SELLER, despite the PURCHASER having satisfied themselves through an independent verification of the original title deeds and affirmed that the SELLER has a valid title to the schedule property, as good norms dictate, hereby undertake that he will, indemnify the PURCHASER against any reasonable and valid claim in respect of the property morefully described in the Schedule hereunder and keep the PURCHASER indemnified from and against genuine losses, damages, costs or expenses that the PURCHASER may be put to or suffer by reason of or in consequence to any defect in the title of the SELLER to the property morefully described in the Schedule hereunder that is directly attributable to any proven act of negligence on the part of the SELLER.

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

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Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

THE SEAL OF THE SUB REGISTRAR THRISSUR

6) The SELLER further covenants with the PURCHASER that he will, at the request and cost of the PURCHASER, do or execute necessary document(s) for further and more particularly assuring the title of the property morefully described in the Schedule hereunder to the PURCHASER, as the PURCHASER may reasonably require.

7) The SELLER further covenants that all the taxes, dues and other outgoings in respect of the property morefully described in the Schedule hereunder, have been paid till date and if the PURCHASER is called upon to pay any such dues for the period prior to this day, in future, the same shall be reimbursed by the SELLER.

8) The SELLER covenants that the PURCHASER may effect mutations in the records of municipal, revenue and other authorities in terms of this Sale Deed and the SELLER hereby agrees to sign necessary documents, letters, forms, etc. for the said purposes.

9) The SELLER has on this day put the PURCHASER in possession of the property morefully described in the Schedule hereunder.

10) The SELLER on this day handed over all the Photocopies of documents relating to the property morefully described in the Schedule hereunder to the PURCHASER.

SCHEDULE

All that piece and parcel of Property being Land of an extent of 52.7 Cents being Southern Portion out of the total extent of land measuring 1 Acre 48 Cents, as shown in the Sketch Annexed herewith, comprised in Survey No.505 of Thaiyur – A Village, Chengalpattu Taluk and Chengalpattu District and bounded on the:-

North by : Remaining Portion of Land in Survey No.505 Part
South by : Survey Nos.1026 and 770
East by : Road in Survey No.506
West by : Survey No.1026

within the Sub Registration District of Thiruporur and Registration District of Chengalpattu

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

28253/2023

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

The Market Value of the property is Rs.53,00,000/-

IN WITNESS WHEREOF the parties above mentioned have signed this Sale Deed on the day, month and year first above written.

WITNESSES:

1. D. Elumalai D. ELUMALAI

No: 2 Mettu Street Vedanthangal (V&P) Maduranthagam (T) Chengalpet (D)

2. A. Kamalakannan

No: 3h7, Grensayamman kovil, velur. Cheyyur (k) (D)

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

SELLER

For Arudra Citadel Ventures LLP

Designated Partner

PURCHASER

DRAFTED BY:



G. HARIDASS
ADVOCATE
Roll No. MS 923/95
Ground Floor, New No.4, Old No.32,
Madurai Veeran Koil Street,
T. Nagar, Chennai - 600 017.
Ph: 044 - 48555037/28242425
E-mail: haridassgp1972@gmail.com

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253/2023

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Registering Officer

THE SEAL OF THE SUB REGISTRAR

DISTRICT	CHENGALPET
TALUK	THIRUPORUR
VILLAGE	THAIYUR - A
SF. NO	505 Pt





For Arudra Citadel Ventures LLP

Designated Partner

28253/2023

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Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : தையூர் அ பட்டா எண் : 3856

உரிமையாளர்கள் பெயர்

1. சும்மர் மகன் வர்கீஸ் சும்மர்

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	
505	-	--	--	0 - 60.00	5.92	--	--	2018/0103/03/067912- -- -- 17-02-2018
				0 - 60.00	5.92			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/046/03856/50672** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 21-11-2023 அன்று 08:41:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For AMAAYA

Director

For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253/2023

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Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

THE SEAL OF THE SUB REGISTRAR TIRUPPORUR

R/Thiruporur/Book-1/28253/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 22982 of 2023

I hereby certify that a sum of ₹ 3,71,000/- (Rupees Three Lakh Seventy One Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஹரி மனோஜ் residing at Flat No.3A, Coral Classic Apartments, No.36, Prthivi Avenue, Abhiramapuram, Teynampet, Chennai, Chennai, Tamil Nadu, India, 600018.

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Registering Officer

Sub Registrar: Thiruporur
Date: 22/11/2023

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

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 1,07,710/- paid at 03:56 PM on the 22/11/2023 by

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Left Thumb





9884913686

Additions as per recitals of document

Execution admitted by
Left Thumb





9541823110

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9318392de449ddde8343079cbe725a499ec921 **(Details from UIDAI : DARSHAN VEERARAGHAVAN S/O: Mani Veeraraghavan, 1986, xxxxxxxx1163)**



Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4015750a4be83f585a4a2ca234138c555e8cf9



FOR AMOGHA PROPERTIES PRIVATE LIMITED

Director

	(Details from UIDAI : Hari Manoj C/O: Giri Nagarajan, 1986, xxxxxxxx4680)	

22nd day of November 2023

KANNAN SELLAMUTHU
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/28253/2023**.

Date: 22/11/2023
Thiruporur

KANNAN SELLAMUTHU
Sub Registrar

SUB REGISTRAR
THIRUPORUR

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

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Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

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



SIGNATURE OF THE INDIVIDUAL

Dr. A. KUMAR., M.B.B.S., PG Diploma in Diabetology.,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Pammal, Chennai - 600 075

Certified that the Individual named Shri/~~Smt/Ms.~~

A. VARGHESE CHUMMAR

Who has signed in my presence and whose PHOTO has been attested by me "IS ALIVE" as on this date 21-11-2023

Name : Dr A. Kumar

Designation of Regd. Medical Practitioner with Registered No/ A Group officer :

Seal/No. of Regd.Practitioner/"A" Group

Dr. A. KUMAR., M.B.B.S., PG Diploma in Diabetology.,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Pammal, Chennai - 600 075

Place : Chennai

Date : 21/11/2023

(in Words) Twenty one Eleven Two Thousand Three

Note: ID.No.for Group"A" officers should be their GPF No.PAN Card No./Aadhar No.Voter ID

The Medical Practitioner / "A" Group officer should attest the Photo of the Individual and half of the Signature should be on the Photo and other half on this Paper.

28253/2023
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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

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



SIGNATURE OF THE INDIVIDUAL

Certified that the Individual named Shri/Smt/Ms.

A. CHUMMAR VERGHESE

Who has signed in my presence and whose PHOTO has been attested by me "IS ALIVE" as on this date 22-11-2023

Dr. MANI VEERARAGHAVAN
REG. NO : 39224
THE ENDOSCOPY CENTRE
@ Canray Health Alliance Pvt. Ltd.
KRD Gee Gee Crystal
91 & 92, Dr.Radhakrishnan Salai
MYLAPORE, CHENNAI - 600 004. INDIA
TEL: 28113131 / 28110854 / 9941813131

Name : DR MANI VEERARAGHAVAN

Designation of Regd. Medical Practitioner with Registered No/ A Group officer : DIRECTOR NO 39224

Seal/No. of Regd.Practitioner/"A" Group

Place : CHENNAI

Date : 22/11/2023

(in Words) TWENTY TWO ELEVEN TWENTY TWENTY THREE

Note: ID.No.for Group"A" officers should be their GPF No.PAN Card No./Aadhar No.Voter ID

The Medical Practitioner / "A" Group officer should attest the Photo of the Individual and half of the Signature should be on the Photo and other half on this Paper.

For AMAAYA PROPERTIES PRIVATE LIMITED

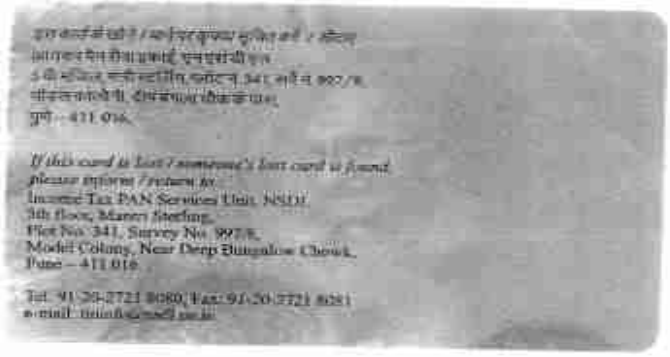
Director

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Registering Offi. er

THE SEAL OF THE SUB REGISTRAR THIRUTTURAI


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMAAYA PROPERTIES PRIVATE LIMITED
17/06/2013
Permanent Account Number
AALCA7124K


If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.
Tel. 91-20-2721 8080, Fax: 91-20-2721 8081

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

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Registering Officer

THE SEAL OF THE SUB REGISTRAR

AMAAYA PROPERTIES PVT. LTD.
NO.15, FIRST FLOOR,
SRIRAM AVENUE 1ST STREET,
NATESAN COLONY, KOTTIVAKKAM,
CHENNAI 600041
044 4501 0022
amaayahomes@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AMAAYA PROPERTIES PRIVATE LIMITED HELD ON 8TH SEPTEMBER 2021 AT 9.00 AM AT 91-92, DR.RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI 600 004

DEVELOPMENT OF PROPERTY SITUATED AT SURVEY NUMBERS 504 & 505 OF THAIYUR VILLAGE, CHENGALPET TALUK, SUB REGISTRATION DISTRICT OF THIRUPORUR, TAMILNADU

"**RESOLVED THAT** the approval of the Board is hereby accorded to the company to develop the said property on the terms and conditions as maybe considered appropriate and in the best interest of the Company

RESOLVED FURTHER that **Mr. Darshan Veeraraghavan**, Managing Director, be and hereby authorised to negotiate and finalise the terms of development as maybe considered most appropriate and in the best interest of the Company.

RESOLVED FURTHER that **Mr. Darshan Veeraraghavan**, Managing Director, be and is hereby authorised to execute on behalf of the Company such documents and papers as maybe required for acquisition of the property and to appear before such authorities as maybe necessary for giving effect to the said transaction and to attend all matters incidental thereto."

ForAMAAYA PROPERTIES PRIVATE LIMITED

DARSHAN VEERARAGHAVAN
MANAGING DIRECTOR
DATE : 09/09/21
PLACE : CHENNAI

MANI VEERARAGHAVAN
CHAIRMAN
DATE : 09/09/2021
PLACE : CHENNAI

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Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

For AMAAYA PROPERTIES PRIVATE LIMITED
Director

THE SEAL OF THE SUB REGISTRAR

भारत सरकार



தாவுல் வீராகவன்
DARSHAN VEERARAGHAVAN
பிறந்த நாள்/ DOB: 30/12/1986
ஆண் / MALE

7482 3118 1163

भारतीय विशिष्ट पहचान प्राधिकरण

முகவரி:
சந்தை / தாய் பிரசாத் மனை
எண் 3/319-2,
வள்ளுவர் தெரு, இரண்டு,
உத்தரவு, காஞ்சிபுரம்,
தமிழ் நாடு -600119

Address:
S/O Mani veeraghavan, 3/319-2,
VALLUVAR ST 2ND, ECR, Uthiram,
Kanchipuram
Tamil Nadu - 600119

7482 3118 1163

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DARSHAN V
MANIVEERARAGHAVAN
30/12/1986
Permanent Account Number
AIRPD6221B

Signature

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

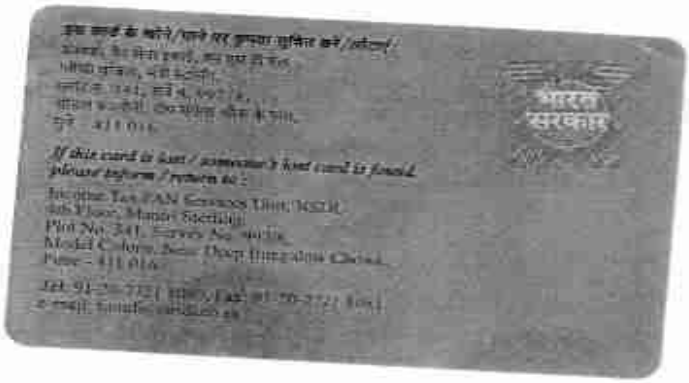
Director

28253/2022
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Registering Officer

THE SEAL OF THE DISTRICT REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABWFA7166Q
नाम/Name
ARUDRA CITADEL VENTURES LLP
14/10/2021


भारत सरकार

For Arudra Citadel Ventures LLP

Designated Partner

28253/2022
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Registering Officer

THE SEAL OF THE SUB REGISTRAR TIRUPPUR

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

ARUDRA
CITADEL VENTURES

BOARD RESOLUTION OF DESIGNATED PARTNERS

CERTIIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF ARUDRA CITADEL VENTURES LLP, AT No. 3A CORAL CLASSIC APARTMENTS, NO. 36 PRITHVI AVENUE 2ND STREET, ABHIRAMAPURAM, CHENNAI – 600018 ON THE 16th NOVEMBER 2023.

AUTHORISATION TO THE DESIGNATED PARTNERS FOR SIGNING:

RESOLVED THAT MR. G HARI MANOJ, Designated Partner (PAN NO: ABSPH2962D) be and is hereby severally authorised to sign, execute and arrange to file, weather digitally or physically, the forms, returns, applications, agreements, statements, undertakings, affidavits, declarations, petitions, appeals and any other documents, as may be required to be submitted, for and on behalf of the LLP with any other State or Central Government authority or Local Bodies in relation to the buying of 0.527 Acres of the property located at S.F. NO. 505, THAIYUR VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT, TAMIL NADU.

RESOLVED FURTHER THAT any one of the Designated Partner be and are hereby Authorised to Certify a Copy of this Resolution to the appropriate authorities.

/CERTIFIED TRUE COPY/

1. ADITHY SRINAATH – DESIGNATED PARTNER

For Arudra Citadel Ventures LLP

Designated Partner

Arudra Citadel Ventures LLP LLP REGN AAZ-0343 Chennai

2. G HARI MANOJ – DESIGNATED PARTNER

For Arudra Citadel Ventures LLP

Designated Partner

28253/2023
Document No.....of.....of Book
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Arudra Citadel Ventures LLP LLP REGN AAZ-0343 Chennai

THE SEAL OF THE SUB REGISTRAR

Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

DATE: 16th NOVEMBER 2023
PLACE: CHENNAI

+91 9884913686
harimanoj@gmail.com
3A, Coral Classic Apartments, No.: 36 Prithvi Avenue 2nd Street, Abhiramapuram, Chennai, Tamil Nadu - 600 018, India.







For Arudra Citadel Ventures LLP

Designated Partner

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

28253/2023
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Registering Officer

THE SEAL OF THE SUB REGISTRAR


भारत सरकार
GOVERNMENT OF INDIA
Elumalai D
DOB: 10/04/1995
/ MALE
8409 8760 3295
எனது ஆதார், எனது அடையாளம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
S/O: தனசேகரன், மேட்டுத் தெரு, வேதாந்தாங்கல், வேதாந்தாங்கல், காஞ்சிபுரம், தமிழ் நாடு - 603314
Address:
S/O: Dhanasekaran, METTU STREET, VEDANTHANGAL, Vedanthangal, Kancheepuram, Tamil Nadu - 603314
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

D. Elumalai

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

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Registering Officer

THE SEAL OF THE SUB REGISTRAR





For AMAAYA PROPERTIES PRIVATE LIMITED

Director

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THE SEAL OF THE SUB REGISTRAR



For Arudra Citadel Ventures LLP

Designated Partner

28253/2023

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Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

2000Rs.



SALE DEED FOR Rs.69,600/-

THIS DEED OF SALE executed at Madras on this 17th day of February 1992, BY: Smt.VASANTHA, wife of Ganesan, Hindu, aged about ~~46~~ years, residing at No.22/23, 7th Street, Narayanappa Naicken Street, Washermanpet, Madras-600 021, hereinafter called the "VENDOR" (which term shall mean and include her heirs, legal representatives, executors, administrators and assigns) of the One Part;

TO AND IN FAVOUR OF: Dr.A.VARGHESE CHUMMAR, son of late Dr.A.V.Chummar, Christian, aged 49 years, residing at No.22, Cenotoph Road, Madras-600 018, hereinafter called the "PURCHASER' (which term shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the Other Part, WITNESSETH AS FOLLOWS:

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

14779 /2021

TP/105130291 /2021

भारतीय गैर न्या ये क

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Rs. 100

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15 SEP 2021

CL 347169

R. SHANMUGAVALLI

STAMP VENDOR LIC No. 19/CH/341/CH (C)/2021-9

62/107, Rajaji Street, Nanganallur, Chennai-61

Mobile: 9445381498

AMAAYA Properties Private Limited - Chennai

Verified 22/9/2021

GENERAL POWER OF ATTORNEY

This Deed of Power of Attorney executed at Chennai on this 15th day of September, 2021

BY

Mr. A. Verghese Chummar [PAN No. ADGPV8476Q/AADHAR No.928370555982] son of Mr. A. V Chummar, aged about 78 years, residing at No.10, Cenotaph Road, Teynampet, Chennai 600 018, hereinafter referred to as the FIRST PRINCIPAL

AND

Mr. Chummar Verghese. [PAN No. AAEPC7271M/AADHAR No.5106 8084 7498] son of Mr. A. Verghese Chummar, aged about 47 years, residing at No.9/16,3D 1st Block, Cedar Park, 4th Main Road, Kotturpuram, Chennai 600 085, hereinafter referred to as the SECOND PRINCIPAL

14779 2021

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

1 Contains 20 sheets 1 Sheet

Registering Officer

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

Director

6/2/2018

भारतीय गैर न्यायिक

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

BN 410952

P.S. SHANMUGA SUNDARAM
STAMP VENDOR
L. No. 89 / 109 / 88
HIGH COURT CAMPUS
CHENNAI-600104. (TAMILNADU)

1652
8.1.2018

Dr. A. Varghese

Verified.
15/9/2021

Verified
22/6/2022

DEED OF RECTIFICATION

This DEED OF RECTIFICATION is executed at Chennai, this the 23rd day of January, 2018:

By:

Mrs. VASANTHA, Wife of Mr. Ganesan, Hindu, aged about 71 years, residing at No.4/17, Jawaharlal Street, Krishnamoorthy Nagar, Viyasarpadi, Chennai 600 039, hereinafter called the RECTIFIER/VENDOR which term includes her legal heirs, legal representatives, administrators, executors and assigns;

TO AND IN FAVOUR OF

Dr. A. VARGHESE CHUMMAR, Son of late Dr A.V. Chummar, Christian, aged about 74 years, residing at Old No.22, New Door No.10, Cenotaph Road, Chennai 600 018, hereinafter called the PURCHASER which term includes his heirs, legal representatives, executors, administrators and assigns of the OTHER PART

Documents
No. 670 / Year 2018
Page No: 1
Total Pages: 13

For AMAAYA PROPERTIES PRIVATE LIMITED

Director

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

Verified RealEstate
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+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.