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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

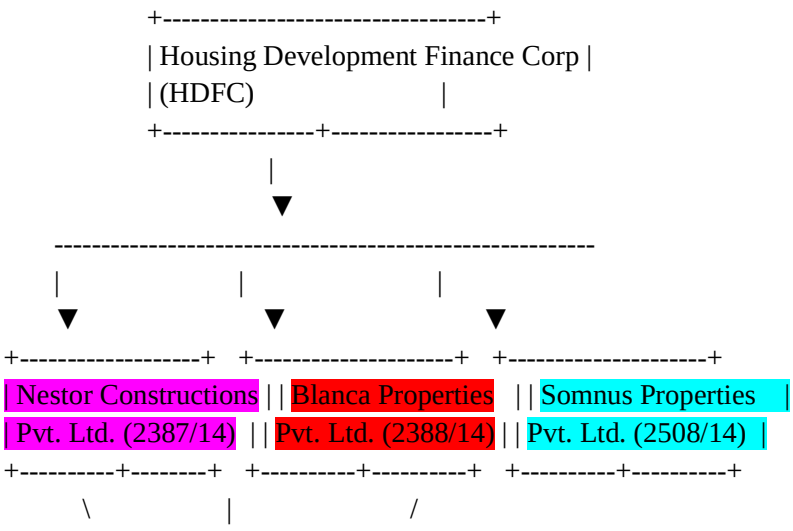
Ownership Clarification – M/s Evita Construction Pvt Ltd

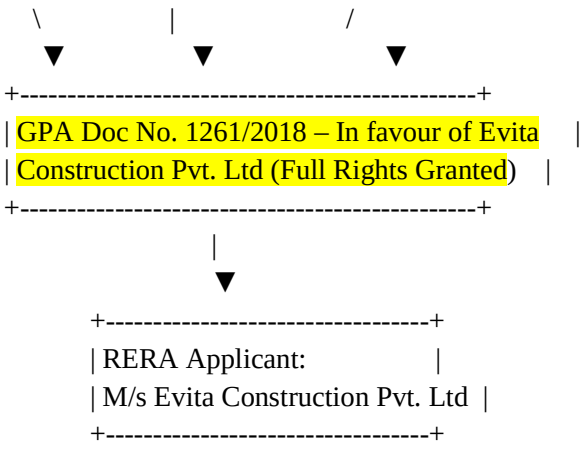
This note is prepared to clearly explain the ownership chain and applicant authority for the lands proposed under RERA registration, where the Patta stands in the name of M/s Nestor Construction Pvt Ltd, but the RERA applicant is M/s Evita Construction Pvt Ltd.

Summary of Ownership and Authorization

Step	Details
1	The land originally belongs to three different owners as per registered sale deeds: • Doc No. 2387/2014 – Nestor Constructions Pvt Ltd • Doc No. 2388/2014 – Blanca Properties Pvt Ltd • Doc No. 2508/2014 – Somnus Properties Pvt Ltd
2	All three companies executed a General Power of Attorney (GPA) in favour of M/s Evita Construction Pvt Ltd, vide Doc No. 1261/2018.
3	The GPA authorizes Evita Construction Pvt Ltd to execute sale deeds, agreements, rectifications, and related documents on behalf of the owners.
4	Hence, in the RERA application, Evita Construction Pvt Ltd acts as the Authorized Developer and Applicant under valid Power of Attorney.

Flow Chart Representation





Suggested Clarification Statement for RERA

The lands comprised in Document Nos. 2387/2014, 2388/2014, and 2508/2014 stand in the names of M/s Nestor Constructions Pvt Ltd, M/s Blanca Properties Pvt Ltd, and M/s Somnus Properties Pvt Ltd respectively.

All three landowning companies have executed a registered General Power of Attorney (Doc No. 1261/2018) in favour of M/s Evita Construction Pvt Ltd, authorizing it to execute sale deeds, enter into agreements, and undertake all statutory approvals and registrations.

Hence, M/s Evita Construction Pvt Ltd, being the authorized power holder, is the proper applicant under RERA.

So Our Document is 1261/2018 and Our Area Is Clearly Mentioned In Item No : 34 Area is 62479 Sq.ft And Sq.mt is 5804.44 sq.mt

Note:

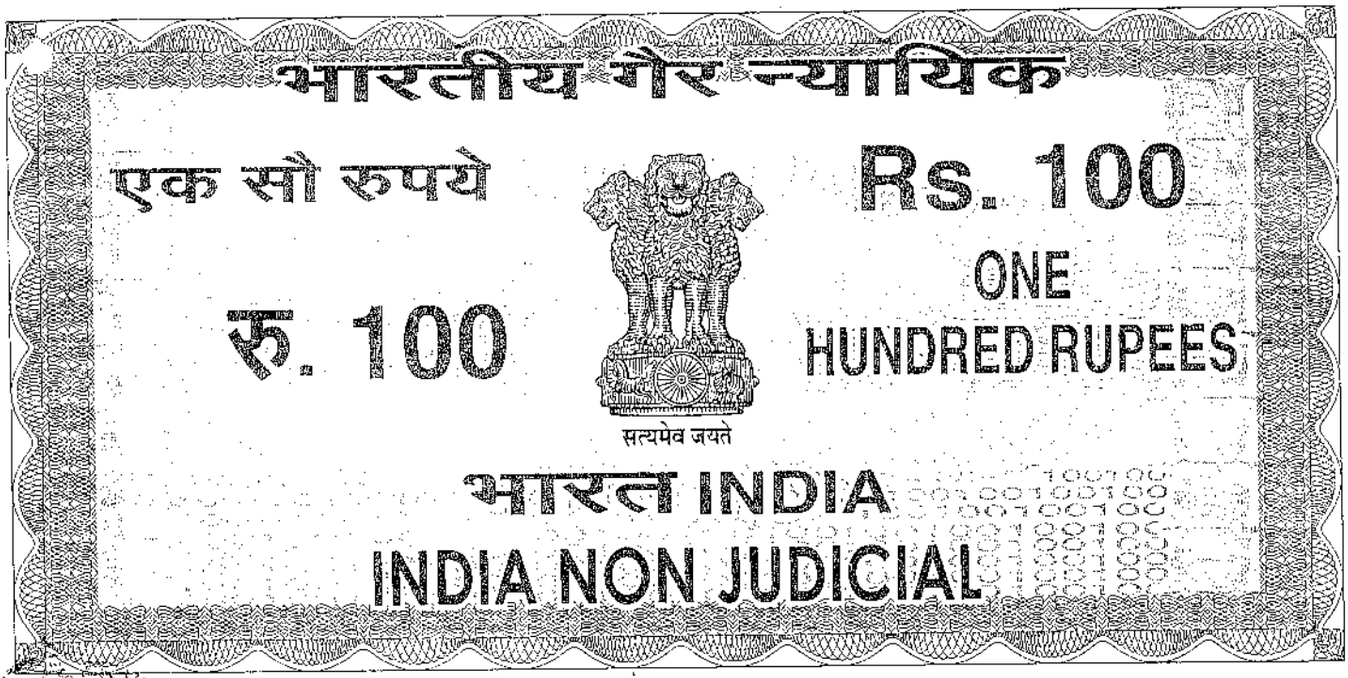
- As per **Document No. 2387/2014**, the full extent of the above survey numbers totals **5.47 Acres**, originally purchased by **M/s Nestor Constructions Pvt Ltd**.
- Under **Document No. 1261/2018**, these lands (Item No. 34) were included in the **Power of Attorney** granted to **M/s Evita Construction Pvt Ltd**, for development of a **Marriage Hall measuring 62,479 sq.ft (approx. 1.43 Acres)**.
- As per **Patta No. 541**, the presently recognized extents total **1.45 Acres**, matching the built-up and appurtenant area under active use.

Sl. No	OLD Survey No.	Extent as per Doc No. 2387/2014 (in Acres)	NEW Survey No.	Extent as per Patta No. 541 (in sq.mt)	Extent as per Patta No. 541 (in Acres)	Extent as per Doc No. 1261/2018 (in Acres)
1	53/1	1.21	53/1 A1A	1312	0.32	**ITEM NO 34**
2	59/1	0.85	59/1E1	1175	0.29	
3	59/2B	0.39	59/2B4A	366	0.09	
4	59/2C	0.2	59/2C	805	0.20	
5	59/3	0.84	59/3E1	399	0.10	
6	59/6	0.32	59/6A	1093	0.27	
7	60/2	0.81	60/2E1	142	0.04	
8	64	0.85	64/1C	600	0.15	
	Total	**5.47 Acres**		**Total**	**1.45 Acres**	**(Marriage Hall extent – 62,479 sq.ft / 1.43 Acres)**

AS PER PATTA				SALE CERTIFICATE				GPA IN FAVOUR OF M/S EVITA CONSTRUCTION PVT LTD				
OWNER.	S.NO	EXTENT IN SQ.MT	EXTENT IN ACRES	DOC NO	IN FAVOUR OF	S.NO	EXTENT IN ACRES	DOC NO	EXECUTED BY	S.NO	SCHEDULE	EXTENT
M/S NESTOR CONSTRUCTION PVT LTD	53/1 A1A	1312	0.32	**2387/2014**	**M/S NESTOR CONSTRUCTION PVT LTD**	53/1	1.21	**1261/2018**	**M/S NESTOR CONSTRUCTION PVT LTD**	53/1 A1	**ITEM NO 34**	**62479.00 SQ.FT (OR) 5804.53 SQ.MT (OR) 1.44 ACRES**
	59/1E1	1175	0.29			59/1	0.85			59/1E		
	59/2B4A	366	0.09			59/2B	0.39			59/2B4		
	59/2C	805	0.20			59/2C	0.2			59/2C		
	59/3E1	399	0.10			59/3	0.84			59/3E		
	59/6A	1093	0.27			59/6	0.32			59/6A		
	60/2E1	142	0.04			60/2	0.81			60/2E1		
	64/1C	600	0.15			64	0.85			64/1C		
	TOTAL	5892	1.46			TOTAL	5.47					

NOTE

In the site plan, the total site area is mentioned as **5725.88 sq.m**. The overall extent of the land is **5804.53 sq.m,** and after deducting the EB and LB area of **78.65** sq.m, the net site area works out to **5725.88 sq.m**. This area is clearly indicated in the approved layout No. 113/2013, and a copy of the approved layout has been attached herewith for reference.



தமிழ்நாடு तमिलनाडु TAMILNADU

AU 150788

HDFC
Ch.2

T. SHANMUGAM
L. No. 9140/-3/-2010 Dt: 20-9-2010
No. 662, Anna Salai, Thousand Lights,
Chennai-600 006.

2014 / 4380

28 MAR 2014

SALE CERTIFICATE
For immovable property
(Rule 9(6))

Whereas the undersigned being the Authorized Officer of **Housing Development Finance Corporation Limited** having its Registered Office at Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020, being the secured creditor under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred by Sub-Section 4(a) and Sub-section 12 of Section 13 read with Rules 8 & 9 (6) of the Security Interest (Enforcement) Rules, 2002, has sold on behalf of **Housing Development Finance Corporation Limited** (hereinafter referred to as the "**Secured Creditor**)" in favour of **Nestor Constructions Private Limited** having its Registered Office at No.514, Dalamal Towers, Nariman Point, Mumbai-400 021 and represented herein by its Director / Authorsied Signatory Mr. Raman Giridharadas (hereinafter referred to as the "**Purchaser**"), the immovable property / secured asset more particularly described in the **Schedule** written hereunder (hereinafter referred to as "**Secured Assets**"). The Secured Assets have been sold as aforesaid on "as is where is" and "as is what is basis".

The said Secured Asset was mortgaged in favour of **Secured Creditor** by **Ultima Realtors Private Limited** -(hereinafter referred to as the **"Mortgagor")** as and by way of security for Construction Finance facility availed by **Hiranandani Palace Gardens Private Limited** (hereinafter referred to as the **"Borrower")**from **Secured Creditor.**

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1 PAGE

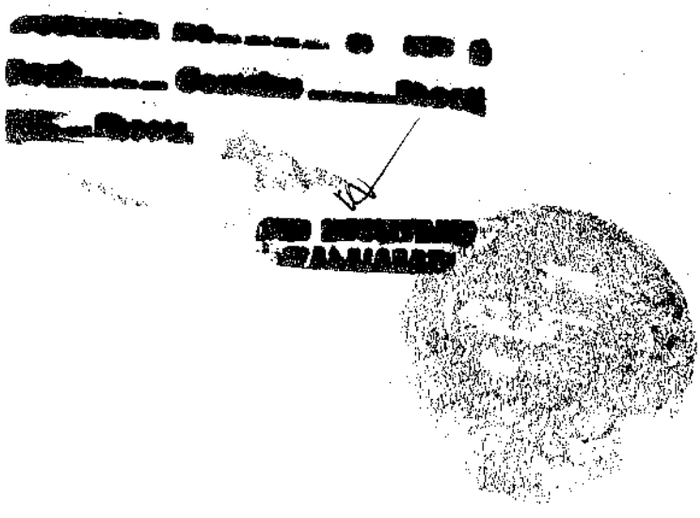
For NESTOR CONSTRUCTIONS PVT. LTD.
Director/Authorised Signatory

HOUSING DEVELOPMENT FINANCE CORPORATION LTD. CHENNAI

For HOUSING DEVELOPMENT FINANCE CORPN. LTD.
LOHIT KOTIAN
AUTHORISED OFFICER

2387/2014

SCANNED



The total sale consideration of the said Secured Asset is Rs.18,77,00,000/-. (Rupees Eighteen crores seventy seven lacs only).

The undersigned acknowledges the receipt of sale price / sale consideration after deduction of 1 % TDS u/s 194 –IA of the Income Tax Act, 1961 from total sale consideration. It is the purchaser's responsibility to remit the amount deducted into the account of appropriate Authority and to issue the TDS certificate within the prescribed time limits.

The said sale of the scheduled Secured Assets has been duly confirmed by the undersigned and becomes absolute.

The sale of the scheduled Secured Assets has been made subject to the terms and conditions of sale including but without limitation to the disclaimers / disclosures contained in the Sale Notice published in The Indian Express and Dinamani on 29th January, 2014, online e-auction Bid Document / Terms of Auction / Offer Acceptance Letter.

The sale of the scheduled Secured Assets has been made free from all encumbrances known to the Secured Creditor. Possession of the scheduled Secured Assets has been handed over to the PURCHASER.

It shall be the responsibility of the Purchaser to meet all statutory compliances and obligations including stamp duty, registration fees and all taxes, in accordance with law.

SCHEDULE HEREINABOVE REFERRED

DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET

All that piece and parcel of land comprised in the Survey Nos. 19/1, 19/2, 19/3, 19/4, 21, 22/1, 22/2A, 22/2C, 23, 24/1, 24/2, 28/1, 28/2, 30/1A, 30/1B, 30/2, 30/3, 31/1, 31/2A, 31/2B, 32, 51/1, 51/2, 52/1B, 52/2, 52/3, 52/4A, 52/4B, 53, 54/1, 54/2A, 54/2B, 55/1, 55/2, 56/1, 56/2, 57/1, 60/1, 60/2, 64, 58, 59/1, 59/2A, 59/2B, 59/2C, 59/3, 59/4, 59/5, 59/6, 63, 65 aggregating to 38.88 acres in ~~Bhadarwadi~~ YADALUPATTU Village, Sriperumbudur Taluk, Kancheepuram District, situated within Registration District of Kancheepuram and Sub-Registration District of Walajabad.

Sr. No.	Survey No	Extent of Acres
1	19/1	1.09
2	19/2	1.85
3	19/3	1.40
4	19/4	0.43
5	21	1.51
6	22/1	1.12
7	22/2A	0.81
8	22/2C	0.23
9	23	0.30
10	24/1	0.80

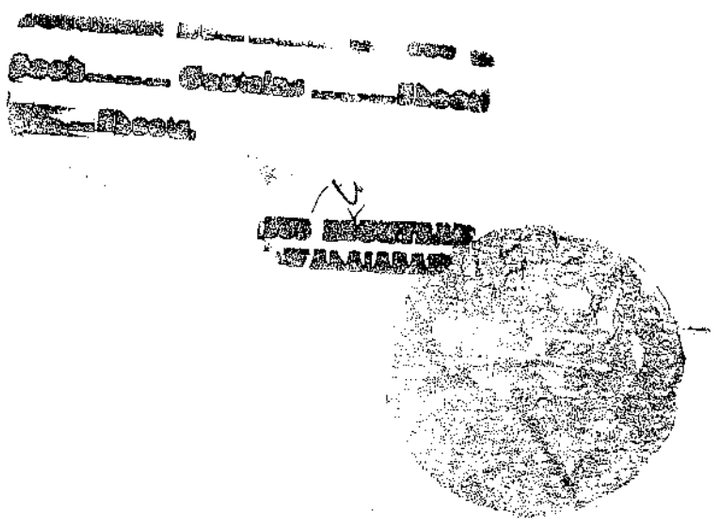
For HOUSING DEVELOPMENT FINANCE CORPN. LTD.
LOHIT KOTIAN
AUTHORISED OFFICER

DOC. No: 2387/2014
1 PAGE 11
2 PAGE

For NESTOR CONSTRUCTIONS PVT. LTD.
Director/Authorised Signatory

HOUSING DEVELOPMENT FINANCE CORPORATION LTD. CHENNAI-2

For HOUSING DEVELOPMENT FINANCE CORPN. LTD.
LOHIT KOTIAN
AUTHORISED OFFICER



11	24/2	0.81
12	28/1	0.74
13	28/2	0.59
14	30/1A	0.34
15	30/1B	0.32
16	30/2	0.53
17	30/3	0.44
18	31/1	0.22
19	31/2A	1.74
20	31/2B	0.90
21	32	0.44
22	51/1	0.75
23	51/2	0.73
24	52/1B	1.56
25	52/2	2.05
26	52/3	0.70
27	52/4A	0.69
28	52/4B	0.63
29	53	1.21
30	54/1	0.55
31	54/2A	0.28
32	54/2B	0.86
33	55/1	0.32
34	55/2	0.34
35	56/1	0.23
36	56/2	2.07
37	57/1	0.10
38	60/1	1.08
39	60/2	0.81
40	64	0.85
41	58	0.60
42	59/1	0.85
43	59/2A	0.20
44	59/2B	0.39
45	59/2C	0.20

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2387/2014
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3 PAGE

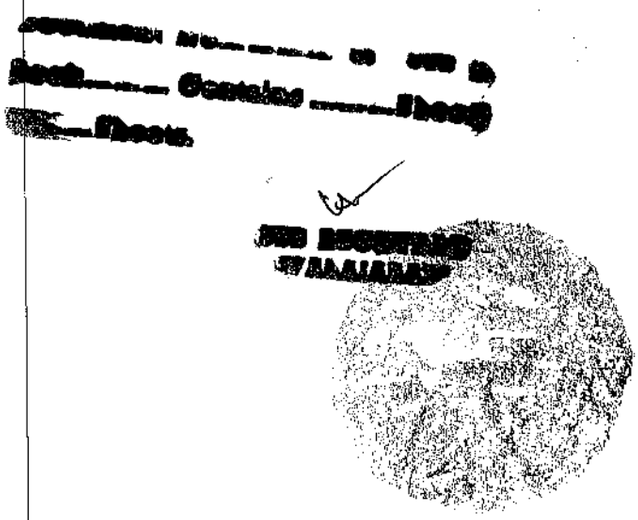
For REGISTRATION

Director/Authorised Signatory

HOUSING DEVELOPMENT FINANCE CORPORATION LTD. * CHENNAI-2

For HOUSING DEVELOPMENT FINANCE CORPN. LTD.

LOHIT KOTIAN
AUTHORISED OFFICER



46	59/3	0.84
47	59/4	0.83
48	59/5	0.88
49	59/6	0.32
50	63	0.57
51	65	0.78
		38.88
Total Sale Consideration		**Rs.18.77 Crores**

For HOUSING DEVELOPMENT FINANCE CORPN. LTD.

LOHIT KOTIAN
AUTHORISED OFFICER

DEVELOPMENT FINANCE CORPORATION LTD. * HOUSING * CHENNAI-2

(LOHIT KOTIAN)
Authorised Officer
Housing Development Finance Corporation Ltd.,

For NESTOR CONSTRUCTIONS PVT. LTD.

Director/Authorised Signatory

Date: 28th March 2014
Place: Chennai

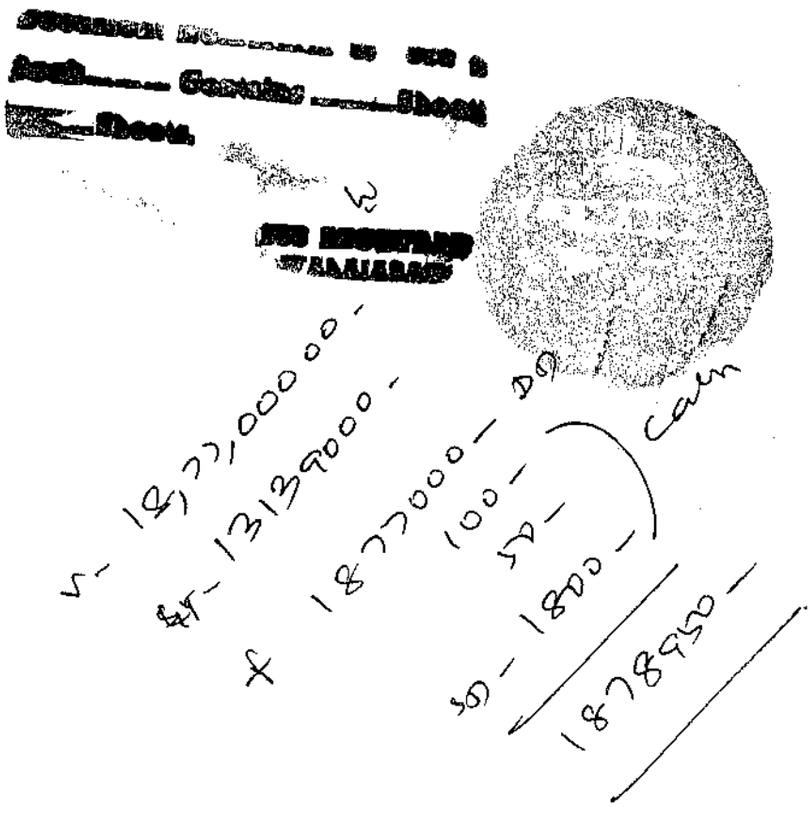
Witnesses:

1. Name: V. SRIDHAR (Signature)

2. Name: SANJAY SARATHY (Signature)

Drafted by HDFC
(R. Jaikumar)
Dy. Manager-Legal

DOC. No: 2387/2014 4
T. PAGE 11
4 PAGE



2387/2014/BK1

2387

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 752 of 2014

I hereby certify that a sum of Rs. 13139000 (Rupees One Crore Thirty one lakh Thirty Nine Thousand only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from RAMAN GIRIDHARADAS residing at Mumbai

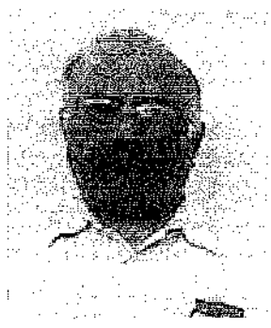
Walajabad
Date:16/04/2014

Signature of SUBREGISTRAR & Collector
Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUBREGISTRAR of Walajabad and fee of Rs. 1878950 paid between hours of 11-12 and ____ on 16/04/2014 by

1 Left Thumb





For Nestor Constructions Pvt . Ltd

Director / Authorised Signatory

NESTOR CONSTRUCTIONS PVT. LTD.

Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





For HOUSING DEVELOPMENT FINANCE CORPN. LTD.

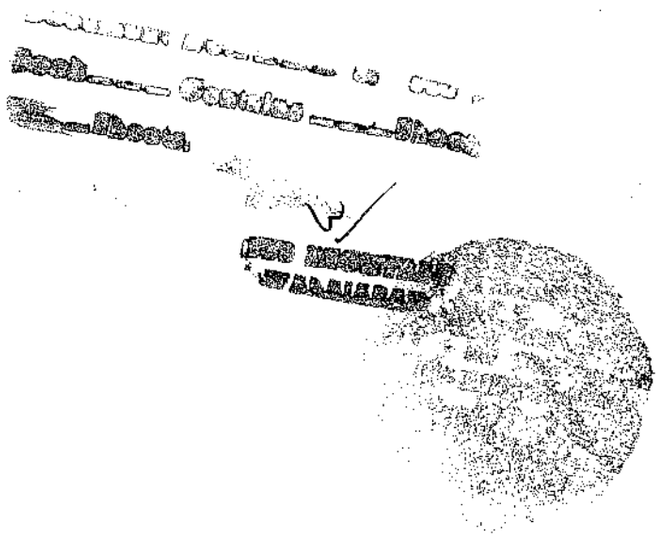
LOHIT KOTIAN
AUTHORISED OFFICER

HOUSING DEVELOPMENT FINANCE CORPORATION CHENNAI-2

Additions As per the recitals of the document

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1 PAGE 1
5 PAGE

Sheet no. 1 of 2



Claim Admitted by

1 Left Thumb





For Nestor Constructions Pvt . Ltd

Director / Authorised Signatory

NESTOR CONSTRUCTIONS PVT. LTD.

Additions As per the recitals of the document

Identified by

1 Name : V. SRIDHAR S/o N. VENKATARAMAN

2 Name SRINIVASA S/o DR E.K.A. WARRIER

16th day of April 2014

SUBREGISTRAR Walajabad

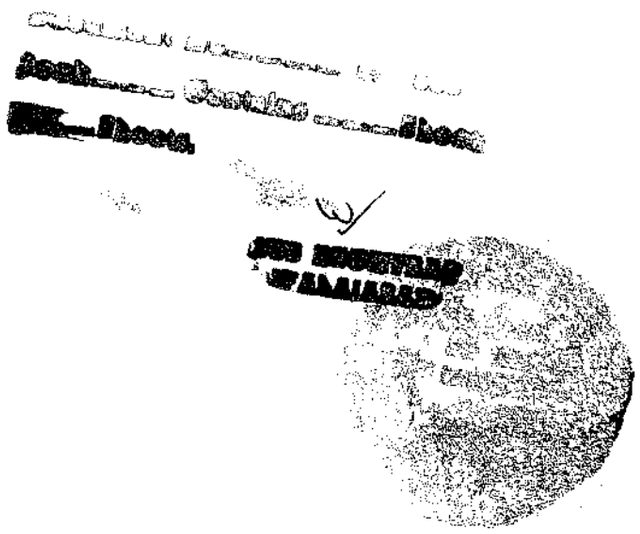
Registered as No 2387 of 2014 of Book I

Date : 16/04/2014 SUBREGISTRAR Walajabad

DOC. No: 2387/2014 4

I PAGE 11

6 PAGE



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE OF THE CORPORATION AT THE MEETING HELD ON MAY 4, 2009

APPOINTMENT OF AUTHORISED OFFICERS UNDER THE "SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002" (SARFAESI):

"RESOLVED THAT in partial modification to the resolutions passed earlier, Mr. Lohit Kotian – Manager - Recoveries be and are hereby appointed to act as Authorised Officers (AO) as defined in Rule 2 (a) of 'The Security Interest (Enforcement) Rules, 2002."

"RESOLVED FURTHER THAT the said AO be and is hereby severally authorised to exercise such powers and authorities as specified under the SARFAESI and / or any Rules/Regulations made there under, for and on behalf and in the name of the Corporation."

"RESOLVED FURTHER THAT the said AO shall upon termination from the services of the Corporation on account of resignation, earlier determination or retirement, shall cease to be the AO in terms of this resolution, unless otherwise specifically authorised in writing to continue as AO by any one of Mr. Deepak S Parekh – Chairman, Mr. Keki M Mistry – Vice Chairman & Managing Director and Ms. Renu Sud Karnad – Joint Managing Director of the Corporation."

"RESOLVED FURTHER THAT Mr. Deepak S Parekh – Chairman, Mr. Keki M Mistry - Vice Chairman & Managing Director and Ms. Renu S Karnad - Joint Managing Director be and are hereby severally authorised to appoint such persons as Valuer(s), Security Officer(s), Manager(s) and Other Service Provider(s), for the purpose of complying with the provisions of the said Act and the Rules made there under as amended from time to time and further authorised to delegate all or any of their powers to such Officer or Officers of the Corporation, as they deem fit, in the interest of the Corporation."

"RESOLVED FURTHER THAT any one of Mr. Deepak S Parekh - Chairman, Mr. Keki M Mistry - Vice Chairman & Managing Director, Ms. Renu S Karnad – Joint Managing Director and Mr. K Suresh Kumar - General Manager - Recoveries be and are hereby severally authorised to appoint any other officers of the Corporation in addition to the persons specified above as AO or remove them as AO, as deem fit in the interest of the Corporation."

Certified true copy

Girish V. Koliyote
Company Secretary

Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.
Tel: 66316000, 22820282. Fax: 022-22046834, 22046758.

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HDFC

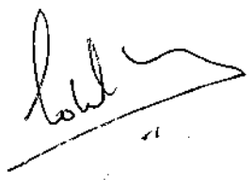


Name : **LOHIT T. KOTIAN**

Emp No. : **3759**

Blood Group : **O +ve**

Authorised Signatory



0999 2201 5491

- ★ The holder of this card is a permanent employee of Housing Development Finance Corporation Limited (HDFC).
- ★ This card is Non-Transferable and must be surrendered by the holder upon ceasing to be in employment of HDFC.
- ★ Loss or theft of this card should be reported immediately to the Facilities Management Dept.
- ★ If found, please return to:

HDFC LTD.,
RAMON HOUSE,
H. T. PAREKH MARG,
169, BACKBAY RECLAMATION,
CHURCHGATE, MUMBAI 400 020.
PHONE : 2282 0282, 2283 6255





स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACH0997E

नाम /NAME

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

17-10-1977

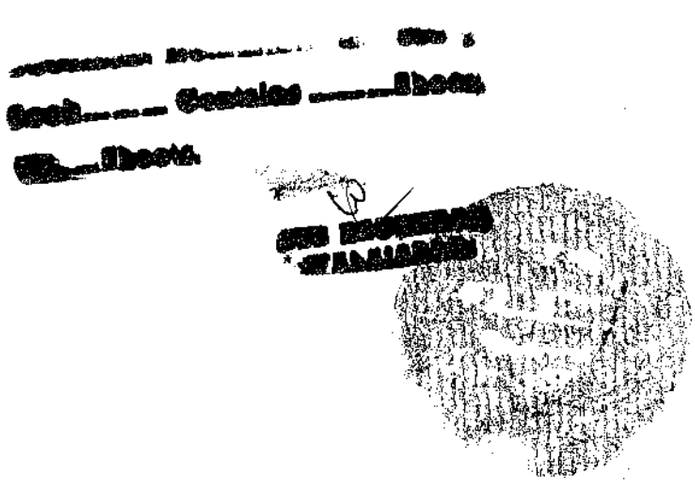
आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेन्टर, भूतल
ई-२, झन्डेवालान एक्सटेन्शन
नई दिल्ली - 110 055

In case this card is lost/found,kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

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भारत गणराज्य REPUBLIC OF INDIA

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

डी. के. कडू/D. K. KADU
अधीक्षक/Superintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई
Regional Passport Office, Mumbai

DOC. No: 2387/2011 4
T. PAGE 11
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भारत गणराज्य REPUBLIC OF INDIA



प्रकार / Type	P
राष्ट्र कोड / Country Code	IND
पासपोर्ट नं. / Passport No.	J1612116
उपनाम / Surname	KOTIAN
दिया गया नाम / Given Name(s)	LOHIT
राष्ट्रीयता / Nationality	INDIAN
लिंग / Sex	M
जन्मतिथि / Date of Birth	27/03/1974
जन्म स्थान / Place of Birth	MULKI
जारी करने का स्थान / Place of Issue	MUMBAI
जारी करने की तिथि / Date of Issue	06/05/2010
समाप्ति की तिथि / Date of Expiry	05/05/2020

P<INDKOTIAN<<LOHIT<<<<<<<<<<<<<<<<<<<<<<<<<
J1612116<1IND7403275M2005054<<<<<<<<<<<<<<4

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
TARUN KARKERA

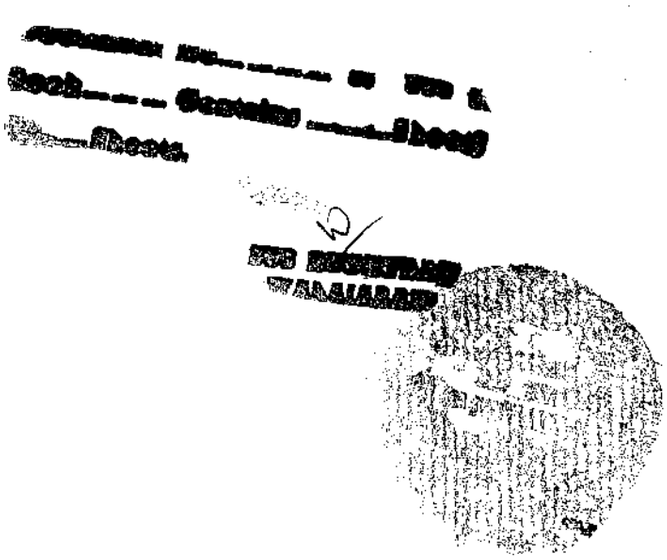
माता का नाम / Name of Mother
MOHINI KARKERA

पति या पत्नी का नाम / Name of Spouse
LOVEWISHA KOTIAN

पता / Address
1101/1102, A WING, 11TH FLOOR,
MAYFAIR SYMPHONY SPRINGS, POWAI
LINK RD,VIKHROLI (W), MUMBAI 400079

पुराने पासपोर्ट का नं. और जारी करने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue
E5632378 06/06/2003 MUMBAI

फाइल सं. / File No.
BOML01003010 - OLD PPT CLD & RETURNED



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAIPG5776B



नाम /NAME

RAMAN GIRIDHARDAS

पिता का नाम /FATHER'S NAME

VENKATRAMANIER GIRIDHARDAS

जन्म तिथि /DATE OF BIRTH

19-07-1947

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Raman

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस करें

आयकर निदेशक (पद्धति)

ए.आर.ए. सेन्टर, भूतल

ई-२, झंडेवालान एक्सटेंशन

नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to the issuing authority :

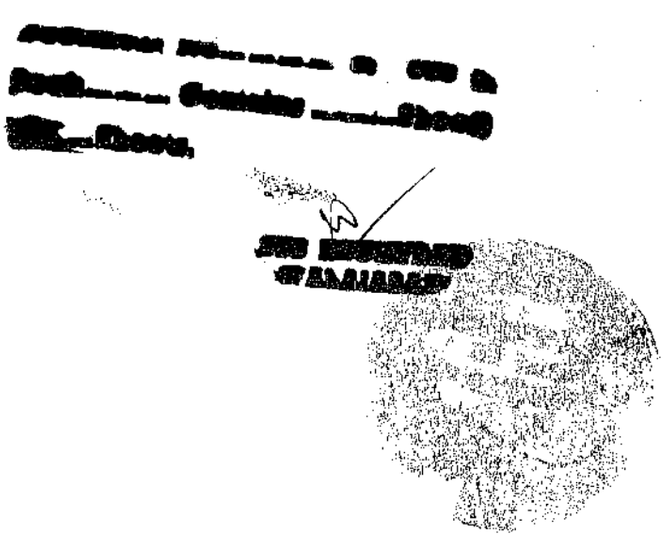
Director of Income Tax (Systems)

ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

New Delhi - 110 055





SCANNED

1259/18

1261/18

GENERAL POWER OF ATTORNEY

KNOW ALL MEN THAT BY THIS POWER OF ATTORNEY executed at Walajabad this 10th day of April, 2018,

M/s. SOMNUS PROPERTIES PRIVATE LIMITED, Represented by its Authorised Signatory Mr. R.SURESH, having registered office at No. 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai -400021, and

M/s. NESTOR CONSTRUCTIONS PRIVATE LIMITED, Represented by its Authorised Signatory Mr. R.SURESH, having registered office at No. 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai -400021, and

M/s. BLANCA PROPERTIES PRIVATE LIMITED, Represented by its Authorised Signatory Mr. J.NITHYANANDAN, having registered office at No. 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai -400021, (hereinafter referred as PRINCIPALS)

Document No. 1261 of 2018 of Book 1
Contains 4 Sheets
Registering Officer

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

1

does hereby nominate, constitute and appoint **M/s. EVITA CONSTRUCTIONS PRIVATE LIMITED,** Represented by its Authorised Signatory Mr. Y.RAJESH, having registered office at No. 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai -400021,(hereinafter referred as AGENT) and, as our lawful Attorney to do and execute in our name and on our behalf all and every one or more of the following acts, deeds and things that is to say:-

WHEREAS:-

1. The PRINCIPALS are the absolute owners of the Schedule mentioned Property morefully described in the Schedule hereunder acquired by way of Registered Sale Certificates No. 2508 of 2014, 2387 of 2014 and 2388 of 2014, respectively registered before the Sub- Registrar, Walajabad. Ever from the date of purchase the PRINCIPALS herein are in absolute possession and enjoyment of the SCHEDULE PROPERTY.

2. The PRINCIPALS have jointly appointed the AGENT for applying for layout development before the Directorate of Town and Country Planning(CTCP), Chennai and the AGENT have obtained layout approval in No. 2 of 2018 on 22.01.2018 and Directorate of Town and Planning, Chennai accorded to the approval for developing Plot No. 1 to 469 residential plots ,Community Hall and Marriage Hall, Shops No. 1 to 9 and Owner's use land. Whereas the PRINCIPALS have felt it is necessary to engage AGENT for selling of the above said Plots , Shops Commercial Sites and Owner's use land to the prospective Customers.

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

Document No.1261 of 2018 of Book 1
Contains 444 Sheets 2 Sheet
Registering Officer

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

3. The PRINCIPALS are appointing the AGENT, as their Power of Attorney to do and execute various acts, deeds and things contemplated herein in respect of the SCHEDULE PROPERTY;

4. The AGENT have agreed to act as the Power of Attorney holder of the PRINCIPAL for the said purposes.

NOW KNOW ALL MEN BY THESE PRESENTS that We, the aforesaid Executant do hereby constitute, ordain, nominate, retain and appoint the aforementioned appoint **M/s. EVITA CONSTRUCTIONS PRIVATE LIMITED,** Represented by its Authorised Signatory Mr. Y.RAJESH, having registered office at No. 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai -400021,to be our true and lawful Attorney and Agent for us to act, do and perform in our name and on our behalf all or any of the following acts, deeds and things namely;

1. To execute sale deed/s /agreement/s, rectification deeds if required lodge the said deed/s with the concerned office of the Registrar/Sub-Registrar of Assurance for the purpose of the registration of the same, admit execution and attend to all registering formalities etc., on behalf of the PRINCIPALS, in relation to the Schedule mentioned Property in its present condition or after the Schedule mentioned Property is developed fully or partially.

2. For the aforesaid purposes prepare, sign and execute all or any requisite/necessary deed or deeds and documents and cause the same to be duly registered, if necessary.

Registering Officer
Document No. 1284 of 2018 of Book 1
Contains 4 Sheets 3 Sheet

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

3. To appear before the Registering Authority and to present before such authority any deed or instrument signed or executed, pursuant to the powers granted hereby, to admit the receipt of consideration and to do any act, deed or thing that may be necessary to complete the registration of the said deed or deeds and when it is or they are returned to the AGENT after being duly registered, to give proper receipts and discharge for the same in respect of the Schedule mentioned Property in its present condition or after the Schedule mentioned Property is developed fully or partially.

4. To substitute and/or appoint any person/s to act under or in place of the said AGENT, i.e., either as sub-agent or substituted agent, either jointly or severally in respect of all or any of the powers hereby conferred on such terms and conditions as the AGENT may deem fit, and/or to revoke or remove any such substitute/s or sub-agent/s.

5. To advertise, publish necessary advertisements in news papers or other known modes, canvass purchasers for purchasing the Schedule mentioned property.

6. To receive the sale consideration, advances, token money earnest money deposits, part payments and balance payments in regard to the sale of the lands on behalf of the Principal, morefully described in the Schedule mentioned Property and issue receipts and acknowledgements therefor.

7. Execute documents to handover possession of the Plots sold to the Purchasers obtain acknowledgements thereof and sign all undertakings etc. on behalf of the Principal relating to the Schedule property.

Document No.12.5.of.2018.of Book...1.....
Contains.....4.....Sheets.....4.....Sheet
Registering Officer

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

8. And generally to do all such other acts, deed and things that have not been specifically mentioned in this deed, but which are essential to protect our interests in the Schedule mentioned Property. We further declare that all acts, deeds and things lawfully done by our said Agent shall be construed as acts done by us as if we personally present and whatsoever oir agent shall do, We do hereby agree to affirm and ratify.

9. The AGENT should maintain proper accounts regarding all transactions and submit the same to the PRINCIPAL whenever required. The Power of Attorney does not affect any transfer of ownership of the Schedule mentioned property. No property is conveyed and no consideration has been given.



SCHEDULE PROPERTY

All that piece and parcel of land measuring to

Survey Nos. 52/3C, 53/1. 54/1 Part, 54/2B Part, 56/2A Part, 59/1, 59/2A, 59/2B, 59/2C, 59/3, 59/4, 59/5 Part, 59/6, 60/1, 60/2, 61/1A, 61/1B, 61/2A, 61/2B, 62/1,64/1,66/3 68/3,69/1C, 69/2C and 71/3A Part in all measuring to an extent of 9.50 Acres situated in in Vadakkupattu Village, Sriperumpudur Taluk, Kancheepuram District, and

Survey Nos. 14/1 Part,14/5 Part 14/6 Part,15/1 Part, 15/2 Part, 15/3C, 15/4C, 15/5A1, 15/5B3 Part ,15/5C, 15/5D, 15/5E, 15/6A, 16/1A, 16/1B, 16/2, 16/3,18,19/1, 19/2A, 19/2B, 20/1, 20/2, 21/1A, 21/1B, 21/1C, 21/2 Part, 22/1A, 22/1B, 22/2, 22/3, 22/4 Part, 25/1A, 25/1B, 25/1C, 25/1D1, 25/1D2, 25 /1F, 26 , 27, 28/1, 28/2, 29/1 Part, 29/2, 29/3, 29/4 Part, 29/5A Part, 29/5B Part, 29/6 Part in all measuring to an extent of 24.52 Acres situated in Patharvadi Village, SriperumpudurTaluk, Kancheepuram District, in all totaling 34.02 Acres in Layout No. 2 of 2018 approved by Directorate of Town and Country Planning, Chennai

Registering Officer
Document No.1251 of 2018 of Book 1
Contains 4 Sheets 5 Sheet

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

Item No. 1

Plot No. 1 to 10 measuring to an extent of 20,553 Square feet

North by : 30 feet road,

South by :60 feet road

East by : DTCP Approved layout No. 121/ 2015

West by: 40 feet road

Item No.2

Plot No. 11 to Plot 24 and Shop No. 4 measuring to an extent of 28,216 square feet

North by : DTCP Approved layout No. 121/2015

South by : 30 feet Road

East by: DTCP Approved layout No. 121/2015

West by: 40 feet road,

Item No. 3

Plot No. 25 to Plot No. 41 and Shop No.1 measuring to an extent of 30,895 Square feet

North by: 30 feet road.

South by: 60 feet road.

East by: 40 feet road.

West by: 30 feet road.

Document No. 12401 of 2018 of Book 1
Contains A4 Sheets 6 Sheet
Registering Officer

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

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Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD.
Director / Authorised Signatory

Item No: 4

Plot No. 42 to Plot No. 59 measuring to an extent of 33,066 Square feet

North by: 30 feet road.

South by: 30 feet road,

East by : 40 feet road,

West by : 30 feet road.

Item No. 5

Plot No. 60 to Plot No. 76 and Shop No. 3 measuring to an extent of 33,031 Square feet

North by: 30 feet road.

South by: 30 feet road,

East by : 40 feet road.

West by : 30 feet road.



Item No. 6

Plot No. 77 to Plot No. 94 measuring to an extent of 32,982 Square feet

North by: 30 feet road.

South by: 30 feet road,

East by : 40 feet road.

West by : 30 feet road.

Document No.:126 Lof 2018 of Book....../.....
Contains.....4.....Sheets.....7.....Sheet
Registering Officer

For EVITA CONSTRUCTIONS PVT. LTD,
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Item No. 7.

Plot No. 95 to Plot No. 112, measuring to an extent of 35,958 square feet.

North by: 40 feet road.

South by: 30 feet road.

East by: 40 feet road.

West by: 30 feet road.

Item No. 8

Plot No. 113 to Plot No.145 and Shop No. 5, measuring to an extent of 54,028 Square feet

North by: 40 feet road,

South by :30 feet road,

East by 30 feet road.

West by: 30 feet road.



Item No. 9

Plot No. 146 to Plot No. 161, measuring to an extent of 32,560 Square feet

North by : 30 feet road,

South by: 30 feet road,

East by : 30 feet road.

West by : 60 feet road

Document No.126...of..2018...of Book../.....
Contains.....Sheets.....Sheet
Registering Officer

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Item No.10

Plot Not. 162 to Plot No.177, measuring to an extent of 32,560 Square feet

North by : 30 feet road,

South by: 30 feet road,

East by : 30 feet road.

West by : 60 feet road

Item No.11.

Plot No. 178 to Plot No. 193, measuring to an extent of 35,488 Square feet

North by : 40 feet road,

South by: 30 feet road,

East by : 30 feet road.

West by : 60 feet road

Item No. 12

Plot No. 194 to Plot No. 201 measuring to an extent of 33,940 Square feet

North by: 30 feet road.

South by : 40 feet road,

East by: 30 feet road,

West by 60 feet road,

Document No. 126 of 2018 of Book 1
Contains 44 Sheets 9 Sheet 2
Registering Officer

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Director / Authorised Signatory

9

Item No. 13

Plot No. 202 to Plot No. 211, measuring to an extent of 22,062 Square feet

North by: 30 feet road.

South by : 30 feet road,

East by: 30 feet road,

West by: 60 feet road,

Item No. 14

Plot No 212 to Plot No.223 measuring to an extent of 14,753 Square feet

North by: 23 feet road,

South by: 30 feet road,

East by: 30 feet road

West by: Balance Lands in Survey Nos. 15/2 Part and 15/3 Part in Padharvadi Village

Item No. 15.

Plot No. 224 to Plot No. 236 measuring to an extent of 18,306 Square feet

North by: 40 feet road,

South by : 23 feet road,

East by: 30 feet road,

West by: Balance Lands in Survey Nos. 15/1 Part and 15/2 Part in Padharvadi Village

Document No.1264 of 2018 of Book 1
Contains 11 Sheets 10 Sheet 4
Registering Officer

For EVITA CONSTRUCTIONS PVT. LTD,
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For BLANCA PROPERTIES PVT. LTD.
Director / Authorised Signatory

10

Item No.16.

Plot No. 237 to Plot No. 247 and Shop No. 9 measuring to an extent of 14,089 Square feet

North by : 23 feet road,

South by: 40 feet road,

East by: 30 feet road,

West by: Balance lands in Survey No. 15/2 Part in Padharvadi Village.

Item No. 17

Plot No. 248 to Plot No. 253 measuring to an extent of 22,476 Square feet

North by Park No.-VI

South by 40 feet road,

East by 30 feet road

West by 30 feet road

Item No. 18

Plot No. 254 to Plot No. 260 and Plot No. 282 to Plot No.296 measuring to an extent of 26,058 Square feet

North by: 23 feet road.

South by :40 feet road

East by: 30 feet road,

West by: 30 feet road

Document No.486 of 2018 of Book 1
Contains 4 Sheets 1 Sheet
Registering Officer

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

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Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

Item No. 19

Plot No. 261 to Plot No. 281 measuring to an extent of 25,189 Square feet

North by 23 feet road,

South by 40 feet road

East by 30 feet road.

West by 30 feet road.

Item No. 20

Plot No. 297 to Plot No. 326 measuring to an extent of 18,532 Square feet

North by 30 feet road

South by 23 feet road

East by 30 feet road

West by 30 feet road

Item No. 21.

Plot No. 327 to Plot No. 338 measuring to an extent of 7,490 Square feet

North by : PARK No-.IV

South by 30 feet road

East by 30 feet road

West by : PARK No-.IV

Document No. 126 of 2018 of Book 1
Contains 44 Sheets 12 Sheet
Registering Officer

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Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

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Item No. 22

Plot No. 339 to Plot No.344 and Shop No.7, measuring to an extent of 6,395 Square feet

North by: 30 feet road

South by: 40 feet road.

East by : balance lands in Survey No. 29/5A, 29/5B, 29/5C 29/6 in Padharvadi village

West by : 30 feet road.

Item No.23

Plot No. 345 to 350, Plot No.376 to Plot No. 388 and Shop No.8, measuring to an extent of 24,287 Square feet

North by: 40 feet road

South by: 23 feet road,

East by: 30 feet road

West by: 40 feet road,



Item No. 24,

Plot No. 351 to 366, measuring to an extent of 68,397 Square feet

North by 40 feet road

South by 30 feet road

East by 40 feet road

West by 30 feet road

Document No.1261 of 2018 of Book 1
Contains 4 Sheets 13 Sheet
Registering Officer

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Director / Authorised Signatory

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Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD
Director / Authorised Signatory

13

Item No. 25

Plot No. 367 to Plot No. 375, measuring to an extent of 23,355 Square feet

North by: 30 feet road

South by: 40 feet road

East by ; 40 feet road

West by : Park No.- I

Item No 26

Plot No. 389 to Plot No. 411, measuring to an extent of 24,046 Square feet

North by 23 feet road,

South by 30 feet road,

East by 30 feet road,

West by 40 feet road.

Item No. 27

Plot No. 412 to Plot No. 429, measuring to an extent of 21,378 Square feet

North by 30 feet road,

South by 30 feet road,

East by 23 feet road

West by 40 feet road

Document No. 126.1 of 2018 of Book 1
Contains 44 Sheets 19 Sheet
Registering Officer

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

14

Item No. 28

Plot No. 430 to Plot No.446, measuring to an extent of 9,892 Square feet

North by: 30 feet road

South by: 23 feet road

East by: 23 feet road

West by: 23 feet road

Item No. 29

Plot No. 447 to 455, measuring to an extent of 5,572 Square feet

North by: 23 feet road,

South by: 30 feet road,

East by: Lands in Survey No. 23 Padharvadi Village

West by: 23 feet road.

Item No. 30

Plot No. 456 to Plot No. 469, measuring to an extent of 17,950 Square feet

North by 30 feet road

South by 40 feet road

East by Lands in Survey No. 23 Padharvadi and DTCP approved Layout No.121/2015

West by 40 feet road,

Document No. 1241 of 2018 of Book 1
Contains 4 Sheets 5 Sheet
Registering Officer

For BLANCA PROPERTIES PVT. LTD,

Director / Authorised Signatory

For SOMNUS PROPERTIES PVT. LTD,

Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

Item No. 31

Shop No. 6 measuring to an extent of 830 Square feet

North by: Park No.II

South by :23 feet road

East by: Lands in Survey No. 23 Padharvadi Village

West by: 23 feet road.

Item No. 32

Shop No. 2 measuring to an extent of 4,055 Square feet

North by: Lands in Survey No. 63 in Vadakkupattu Village

South by: 60 feet road,

East by: 30 feet road

West by: 60 feet road

Item No. 33

Community Hall measuring to an extent of 48,567 Square feet

North by 30 feet road

South by Lands in Survey No.63 Vadakkupattu village and 60 feet road

East by 30 feet road

West by 60 feet road

Document No.1251 of 2018 of Book 1
Contains 44 Sheets 16 Sheet
Registering Officer

For BLANCA PROPERTIES PVT. LTD,
Director / Authorised Signatory

For SOMNUS PROPERTIES PVT. LTD,
Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,
Director / Authorised Signatory

Item No. 34

Marriage Hall measuring to an extent of 62,479 Square feet

North by: 30 feet road.

South by: 60 feet road

East by: 30 feet road.

West by: Lands in Survey No. 63 Vadakkupattu Village and 30 feet road

Item No. 35.

Owner's user land measuring to an extent of 48,044 Square feet

North by: Lands in Survey No. 12 in Padharvadi Village

South by: 23 feet road.

East by: 30 feet road

West by: Lands in Survey No. 14/1 Part, 14/6 Part and 71/3A Vadakkupattu Village

Item No. 36.

Owner's user land measuring to an extent of 969 Square feet

North by: Lands in Survey No. 29/4A in Padharvadi Village

South by: 30 feet road.

East by: Lands in Survey No. 29/4A Part in Padharvadi Village.

West by: 30 feet road.

Document No.1261 of 2018 of Book 1

Contains 42 Sheets 17 Sheet 3

Registering Officer

For BLANCA PROPERTIES PVT. LTD,

Director / Authorised Signatory

For SOMNUS PROPERTIES PVT. LTD,

Director / Authorised Signatory

For NESTOR CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

For EVITA CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

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In all from Item No. 1 to Item No. 36, totally measuring to an extent of 938,448 square feet.

IN WITNESS WHEREOF, We, the aforesaid Executants and the Attorney have hereunto set their hands and signatures to this instrument at Walajabad on the day, month and year first above written.

For SOMNUS PROPERTIES PVT. LTD,

Director / Authorised Signatory

WITNESSES:

For NESTOR CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

1. E. BALU
S/O: ETHIRAJALOO.
No. 16. Thottakaran Street, Athu
Village & Post.

2. S. PRABU
S/O: SEKAR,
No: 31, Nadu Street, Keezhpennathur
Village & Taluk. Tiruvannamalai District.

For BLANCA PROPERTIES PVT. LTD,

Director / Authorised Signatory

EXECUTANTS

For EVITA CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

ATTORNEY

Document No.1251 of 2018 of Book 1
Contains 1 Sheets 08 Sheet

Registering Officer

P. SARAVANAMUTHU
ADVOCATE
Enr. Roll No: MS 754 / 1[illegible]
No: 53, Madurai Samy Madam Street,
Selaiyur, Pallavaram, Chennai - 11



Document No.1261 of 2018 of Book 1

Contains 44 Sheets 19 Sheet

Registering Officer

TP/7504138/2018

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार

E-Aadhaar Letter

பதிவேட்டு எண்/Enrolment No.: 2007/13815/08444

Date: 05/01/2014

Suresh Ramarao (சுரேஷ் ராமராவ்)

S/O: Ramarao, 43/13, A 1 ABIRAMI NIVAS, VALMEEGI STREET, EASTTAMBARAM, Tambaram, Kancheepuram, Tamil Nadu - 600059

- ஆதார் அனைத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாளத்தை ஆன்லைனில் அதன்பின் உறுதிசெய்யவும்.
- இது மின்னணு முறையில் உருவாக்கப்பட்ட கடிதமாகும்.

INFORMATION

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

உங்கள் ஆதார் எண்/ Your Aadhaar No.:

3115 9626 8925

Validity unknown
Digitally signed by Rajeev Bhardwaj
Date: 2014.01.05 12:16:33 IST

ஆதார் சாதாரண மனிதனின் அதிகாரம்

1947
1800 300 1947

help@uidai.gov.in

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- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- ஆதார் ஆதார் பெறுவதற்கு ஒரே ஒரு முறை மட்டுமே நீங்கள் விண்ணப்பத்தை பூர்த்தி செய்து பதிவு செய்ய வேண்டிய அவசியம் ஏற்படும்.
- தயவுசெய்து உங்களின் சமீபத்தைய புதிய மொபைல் தம்பர் மற்றும் e-மெயில் முகவரியை பதிவு செய்யவும். இதனால் உங்களுக்கு பல்வேறு வசதிகளை பெற்றுக் கொள்ளும் சௌகரியம் கிடைக்கும்.

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भारत सरकार
GOVERNMENT OF INDIA



சுரேஷ் ராமராவ்
Suresh Ramarao
பிறந்த நாள்/ DOB: 27/11/1963
ஆண் / MALE

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ராமராவ், 43/13, ஏ1 அபிராமி நிவாஸ், வால்மீகி தெரு, கிழக்குதாம்பரம், தாம்பரம், காஞ்சிபுரம், தமிழ் நாடு - 600059

Address:
S/O: Ramarao, 43/13, A 1 ABIRAMI NIVAS, VALMEEGI STREET, EASTTAMBARAM, Tambaram, Kancheepuram, Tamil Nadu - 600059

20

3115 9626 8925

3115 9626 8925

Document No.1261 of 2014 of Book 1
Contains 4+2 Sheets 20 Sheet

Registering Officer



Document No.1261 of 2018 of Book 1

Contains 44 Sheets 21 Sheet

Registering Officer

TP/7504138/2018

भारतीय विशिष्ट पहचान प्राधिकरण
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Government of India

आधार

E-Aadhaar Letter

பதிவேட்டு எண்/Enrolment No.: 0000/00166/23654

Rajesh Y (ராஜேஷ் யோ)

S/O,Yoganathan, 244/3c, 2nd Street,north Jagannathan Nagar Annex,, Kambridge School, Villivakkam, Villivakkam , Chennai, Tamil Nadu - 600049

Date: 14/02/2015

உங்கள் ஆதார் எண்/ Your Aadhaar No.:

8461 4230 6129

ஆதார் -சாதாரண மனிதனின் அதிகாரம்

1947
1800 300 1947

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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.
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- This is electronically generated letter.

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Date: 2015.02.14 14:43:31 IST

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- ஆதார் ஆதார் பெறுவதற்கு ஒரே ஒரு முறை மட்டுமே நீங்கள் விண்ணப்பத்தை பூர்த்தி செய்து பதிவு செய்ய வேண்டிய அவசியம் ஏற்படும்.
- தயவுசெய்து உங்களின் சமீபத்தைய புதிய மொபைல் நம்பர் மற்றும் இ-மெயில் முகவரியை பதிவு செய்யவும். இதனால் உங்களுக்கு பல்வேறு வசதிகளை பெற்றுக் கொள்ளும் சௌகரியம் கிடைக்கும்.

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ராஜேஷ் யோ
Rajesh Y
பிறந்த நாள்/ DOB: 08/06/1974
ஆண் / MALE

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O யோகனாதன்,
244/3 ஸி, 2வது வீதி,நார்த்
ஜகன்னாதன் நகர்
அன்னேக்ஸ்,, காம்பிரிட்கே
பள்ளி, வில்லிவக்காம்,
வில்லிவாக்கம் , சென்னை,
தமிழ் நாடு - 600049

Address:
S/O,Yoganathan, 244/3c, 2nd Street,north Jagannathan Nagar Annex,, Kambridge School, Villivakkam, Villivakkam , Chennai, Tamil Nadu - 600049

8461 4230 6129 22 8461 4230 6129

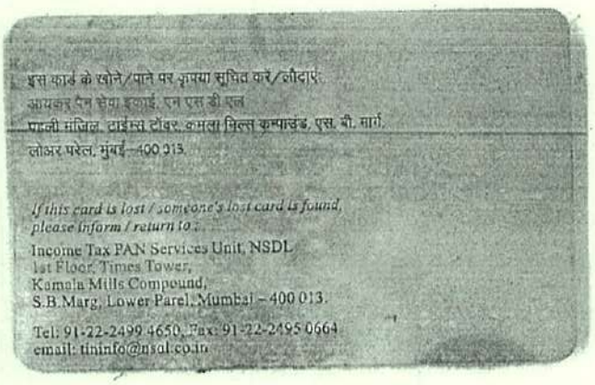
ஆதார் -சாதாரண மனிதனின் அதிகாரம் Aadhaar-Aam Admi ka Adhikar

Document No.1251 of 2015 of Book No.1

Contains 4+4 Sheets 22 Sheet

Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BALU E
KRISHNAREDDIAR ETHIRAJULOO
24/09/1981
Permanent Account Number
AMOPB6455A
E Balu
Signature


इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
प्रथम मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found, please inform / return to :-
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650 Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

Document No. 1261 of 2018 of Book 1

Contains 44 Sheets 23 Sheet

Registering Officer



S. Prabu

Document No.126 of 2018 of Book 1

Contains 4 Sheets 24 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : திருப்பெரும்புதூர்

வருவாய் கிராமம் : பாதர்வாடி பட்டா எண் : 38

உரிமையாளர்கள் பெயர்

1. .... சோம்னஸ் பிராப்பர்ட்டிஸ் பிரைவேட் லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
14	1	0 - 8.50	0.56	--	--	--	--
14	2	0 - 7.50	0.56	--	--	--	--
14	3	0 - 16.50	1.19	--	--	--	--
14	4	0 - 16.00	1.13	--	--	--	--
14	5	0 - 17.50	1.25	--	--	--	--
14	6	0 - 19.00	1.37	--	--	--	--
14	7	0 - 8.50	0.56	--	--	--	--
14	8	0 - 9.50	0.69	--	--	--	--
15	1	0 - 57.50	4.06	--	--	--	--
15	2	0 - 31.00	2.19	--	--	--	--
15	3A	0 - 15.78	1.25	--	--	--	--
15	3C	0 - 3.72	0.20	--	--	--	--
15	4A	0 - 60.47	4.51	--	--	--	--
15	4C	0 - 2.46	0.20	--	--	--	--
15	5A1	0 - 9.37	0.67	--	--	--	--
15	5B1	0 - 2.62	0.29	--	--	--	--
15	5B3	0 - 0.89	0.10	--	--	--	--
15	5C	0 - 7.00	0.49	--	--	--	--
15	5D	0 - 14.00	1.03	25 --	--	--	--
15	5E	0 - 14.00	0.98	--	--	--	--
15	6A	0 - 23.72	1.69	--	--	--	--

Document No.1261 of 2018 of Book 1

Contains 44 Sheets 25 Sheet

Registering Officer

16	1A	0 - 24.00	1.69	--	--	--	--
16	1B	0 - 26.50	1.87	--	--	--	--
16	2	0 - 99.50	7.06	--	--	--	--
16	3	0 - 71.00	5.06	--	--	--	--
18	-	0 - 51.50	3.62	--	--	--	--
19	1	0 - 15.00	1.06	--	--	--	--
19	2A	0 - 7.50	0.55	--	--	--	--
19	2B	0 - 7.50	0.55	--	--	--	--
20	1	0 - 16.00	1.12	--	--	--	--
20	2	0 - 15.50	1.13	--	--	--	--
21	1A	0 - 11.50	0.80	--	--	--	--
21	1B	0 - 11.50	0.80	--	--	--	--
21	1C	0 - 22.50	1.61	--	--	--	--
21	2	0 - 56.50	4.02	--	--	--	--
21	3	0 - 54.50	3.90	--	--	--	--
21	4A	0 - 52.93	3.76	--	--	--	--
22	1A	0 - 16.00	1.15	--	--	--	--
22	1B	0 - 13.50	0.95	--	--	--	--
22	2	0 - 28.00	2.00	--	--	--	--
22	3	0 - 30.00	2.12	--	--	--	--
22	4	0 - 63.50	4.56	--	--	--	--
22	5A	0 - 18.50	1.29	--	--	--	--
22	5B	0 - 18.00	1.29	--	--	--	--
22	6	0 - 38.50	2.76	--	--	--	--
24	-	0 - 16.00	1.12	--	--	--	--
25	1A	0 - 35.00	2.50	--	--	--	--
25	1B	0 - 14.00	0.94	--	--	--	--
25	1C	0 - 40.00	2.88	--	--	--	--
25	1D1	0 - 8.00	0.57	--	--	--	--
25	1D2	0 - 7.50	0.52	--	--	--	--
25	1F	0 - 3.00	0.25	--	--	--	--
26	-	0 - 17.00	1.19	--	--	--	--
27	-	0 - 11.00	0.75	--	--	--	--
28	1	0 - 16.00	1.13	--	--	--	--
28	2	0 - 15.50	1.12	--	--	--	--
29	1	0 - 47.50	3.37	--	--	--	--
29	2	0 - 34.00	2.44	--	--	--	--
29	3	0 - 31.00	2.19	--	--	--	--
29	4	0 - 19.50	1.37	--	--	--	--

Document No.1261 of 2018 of Book 1

Contains 44 Sheets 26 Sheet

Registering Officer

29	5A	0 - 5.50	0.37	--	--	--	--
29	5B	0 - 7.50	0.50	--	--	--	--
29	5C	0 - 1.50	0.12	--	--	--	--
29	6	0 - 65.00	4.62	--	--	--	--
29	7	0 - 44.50	3.19	--	--	--	--
29	8A	0 - 15.50	1.06	--	--	--	--
29	8B	0 - 14.00	1.06	--	--	--	--
29	9	0 - 44.50	3.13	--	--	--	--
		16 - 27.96	116.18				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/02/217/00038/40701** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 22-09-2017 அன்று 12:12:44 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No.1261 of 2018 of Book 1

Contains 104 Sheets 27 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : திருப்பெரும்புதூர்

வருவாய் கிராமம் : வடக்குப்பட்டு -அ பட்டா எண் : 541

உரிமையாளர்கள் பெயர்

1. .... நெஸ்ட்டர் கன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
19	1A	0 - 41.79	2.96	--	--	--	--
19	2A	0 - 71.83	5.09	--	--	--	--
19	3	0 - 56.50	3.99	--	--	--	--
19	4	0 - 17.50	1.26	--	--	--	--
20	1	0 - 42.00	4.16	--	--	--	--
20	2	0 - 2.00	0.20	--	--	--	--
21	1	0 - 59.68	5.90	--	--	--	--
22	1	0 - 45.50	4.48	--	--	--	--
22	2A1	0 - 12.17	1.20	--	--	--	--
22	2A3	0 - 2.71	0.20	--	--	--	--
22	2C	0 - 9.50	0.96	--	--	--	--
23	--	0 - 12.00	1.20	--	--	--	--
24	1	0 - 32.50	3.20	--	--	--	--
24	2	0 - 33.00	3.28	--	--	--	--
28	1	0 - 30.00	3.42	--	--	--	--
28	2	0 - 24.00	2.77	--	--	--	--
29	1	0 - 13.50	1.28	--	--	--	--
29	2	0 - 40.00	4.00	--	--	--	--
30	1A1	0 - 7.78	0.89	--	--	--	--
30	1A3	0 - 0.72	0.27	--	--	--	--
30	1B	0 - 13.00	1.52	--	--	--	--

Document No 2861 of 2018 of Book 1

Contains 446 Sheets 28 Sheet

Registering Officer

30	2A	0 - 12.69	1.42	--	--	--	--
30	2C	0 - 1.33	0.15	--	--	--	--
30	3A	0 - 7.80	1.75	--	--	--	--
30	3C	0 - 4.20	0.40	--	--	--	--
32	-	0 - 18.00	2.03	--	--	--	--
51	1	0 - 30.50	3.47	--	--	--	--
51	2	0 - 29.50	3.37	--	--	--	--
52	1B	0 - 63.00	7.21	--	--	--	--
52	2A	0 - 80.52	9.19	--	--	--	--
52	3A	0 - 16.45	1.88	--	--	--	--
52	3C	0 - 0.72	0.10	--	--	--	--
52	4A	0 - 28.00	3.19	--	--	--	--
52	4B	0 - 25.50	2.91	--	--	--	--
53	1	0 - 34.89	3.98	--	--	--	--
53	3	0 - 1.34	0.15	--	--	--	--
54	1	0 - 22.50	2.54	--	--	--	--
54	2A	0 - 11.50	1.39	--	--	--	--
54	2B	0 - 35.00	3.98	--	--	--	--
56	1	0 - 9.50	1.06	--	--	--	--
56	2A	0 - 74.00	8.44	--	--	--	--
59	1	0 - 34.50	3.93	--	--	--	--
59	2A	0 - 8.00	0.92	--	--	--	--
59	2B	0 - 16.00	1.84	--	--	--	--
59	2C	0 - 8.00	0.92	--	--	--	--
59	3	0 - 34.00	3.88	--	--	--	--
59	4	0 - 33.50	3.84	--	--	--	--
59	5	0 - 35.50	3.97	--	--	--	--
59	6	0 - 13.00	1.48	--	--	--	--
60	1	0 - 44.00	4.99	--	--	--	--
60	2	0 - 33.00	3.79	--	--	--	--
64	1	0 - 13.56	1.55	--	--	--	--
64	3	0 - 6.59	1.00	--	--	--	--
31	1B	--	--	0 - 0.70	0.10	--	--
31	2A1	--	--	0 - 66.90	2.68	--	--
31	2B	--	--	0 - 36.50	1.46	--	--
55	1	--	--	0 - 13.00	1.52	--	--
55	2	--	--	0 - 14.00	1.57	--	--
57	1	--	--	0 - 4.00	0.16	--	--
58	-	--	--	0 - 24.50	0.97	--	--

Document No. 1261 of 2018 of Book 1

Contains 140 Sheets 29 Sheet

Registering Officer

13 - 54.27 142.95 1 - 59.60 8.46

குறிப்பு2 :		
	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/02/216/00541/60630** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2.	இத் தகவல்கள் 22-09-2017 அன்று 12:26:51 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No.2261 of 2018 of Book 1

Contains 214 Sheets 30 Sheet

Registering Officer

TP/7504138/2018

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : திருப்பெரும்புதூர்

வருவாய் கிராமம் : வடக்குப்பட்டு -அ பட்டா எண் : 540

உரிமையாளர்கள் பெயர்

1. .... பிளாங்கா பிராப்பர்ட்டீஸ் பிரைவேட் லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
52	1A	0 - 63.00	7.21	--	--	--	--
61	1A1	0 - 5.10	0.58	--	--	--	--
61	1A3	0 - 5.60	0.64	--	--	--	--
61	1B	0 - 15.00	1.71	--	--	--	--
61	2A1	0 - 4.10	0.47	--	--	--	--
61	2B1	0 - 0.50	0.10	--	--	--	--
62	1	0 - 27.66	3.16	--	--	--	--
66	1	0 - 90.70	10.35	--	--	--	--
66	3	0 - 8.00	1.00	--	--	--	--
67	1A	0 - 39.50	4.53	--	--	--	--
67	1B	0 - 68.50	7.81	--	--	--	--
67	1C	0 - 12.50	1.43	--	--	--	--
67	1D	0 - 12.50	1.43	--	--	--	--
67	2A	0 - 10.00	1.16	--	--	--	--
67	2B	0 - 8.50	0.97	--	--	--	--
67	3	0 - 13.50	1.52	--	--	--	--
68	1	0 - 92.47	10.55	--	--	--	--
68	3	0 - 1.57	0.10	--	--	--	--
69	1A	0 - 69.25	7.90	--	--	--	--
69	1C1	0 - 8.14	0.93	--	--	--	--
69	1C3	0 - 0.20	0.10	--	--	--	--
69	2A	0 - 72.20	8.24	--	--	--	--
69	2C1	0 - 4.70	0.54	--	--	--	--
70	1A	0 - 56.50	6.46	--	--	--	--

Document No.1261 of 2018 of Book 1

Contains 44 Sheets 31 Sheet

Registering Officer

70	1B	0 - 32.50	3.70	--	--	--	--
70	2A	1 - 13.34	13.00	--	--	--	--
71	1	0 - 50.50	5.77	--	--	--	--
71	2	0 - 12.00	1.38	--	--	--	--
71	3A	0 - 31.00	3.56	--	--	--	--
71	3B	0 - 27.50	3.14	--	--	--	--
71	3C	0 - 57.00	6.52	--	--	--	--
71	3D	0 - 20.50	2.27	--	--	--	--
71	3E1	0 - 6.50	0.74	--	--	--	--
71	3E2	0 - 22.50	2.59	--	--	--	--
71	3E3	0 - 12.50	1.43	--	--	--	--
72	"	--	--	--	--	0 - 11.00	0.50
73	"	--	--	--	--	0 - 36.00	1.66
		10 - 75.53	122.99			0 - 47.00	2.16

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/02/216/00540/60629** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 30-03-2018 அன்று 02:47:50 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 196 of 2018 of Book 1
Contains 40 Sheets 32 to 33 Sheet
Registering Officer

TP/7504138/2018

Somnus Properties Private Limited

CIN:-U70103MH2007PTC172111

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SOMNUS PROPERTIES PRIVATE LIMITED HELD ON 28TH MARCH, 2018 AT OLYMPIA, 3RD FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI – 400 076.

"RESOLVED THAT Mr. R Suresh, be and is hereby authorised on behalf of the Company to sign and execute the Power of Attorney (as per the draft placed before the board) IN favour of Evita Constructions Private Limited (referred to as 'Agent') and to perform all such acts, deeds, matters and things as mentioned in the Draft of Power of Attorney including the following in connection with lands / projects situated at the Company's Project site in Padharvadi Village, Sriperumpudur Taluk, Kancheepuram District, Chennai, Tamil Nadu;

1. To execute sale deed/s /agreement/s, rectification deeds if required lodge the said deed/s with the concerned office of the Registrar/Sub-Registrar of Assurance for the purpose of the registration of the same, admit execution and attend to all registering formalities etc., on behalf of the company, in relation to the said Property in its present condition or after the Property is developed fully or partially.

2. Further to prepare, sign and execute all or any requisite/necessary deed or deeds and documents and cause the same to be duly registered, if necessary.

3. To appear before the Registering Authority and to present before such authority any deed or instrument signed or executed, pursuant to the powers granted hereby, to admit the receipt of consideration and to do any act, deed or thing that may be necessary to complete the registration of the said deed or deeds and when it is or they are returned to the Agent after being duly registered, to give proper receipts and discharge for the same in respect of the said Property in its present condition or after the Property is developed fully or partially.

4. To substitute and/or appoint any person/s to act under or in place of the said Agent, i.e., either as sub-agent or substituted agent, either jointly or severally in respect of all or any of the powers hereby conferred on such terms and conditions as the Agent may deem fit, and/or to revoke or remove any such substitute/s or sub-agent/s.

5. To advertise, publish necessary advertisements in newspapers or other known modes, canvass purchasers for purchasing the property.

6. To receive the sale consideration, advances, token money earnest money deposits, part payments and balance payments in regard to the sale of the lands on behalf of the Principal, more fully described in the draft Power of Attorney with respect to said Property and issue receipts and acknowledgements therefor.

E-Mail :info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2576 3600 Fax: (91-22) 2570 6455
Registered Office: 514, DalamalTowers, Nariman Point, Mumbai - 400 021. Tel.: 2287 6000 / 2287 6061 * Fax : 22832010
Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400 076. India

Document No. 1261 of 2018 of Book 1

Contains 4 Sheets 3 Sheet

Registering Officer

Somnus Properties Private Limited
CIN:-U70103MH2007PTC172111

7. Execute documents to handover possession of the Plots sold to the Purchasers obtain acknowledgements thereof and sign all undertakings etc. on behalf of the Principal relating to the said property.

8. And generally to do all such other acts, deed and things that have not been specifically mentioned in this deed, but which are essential to protect our interests in the Property. We further declare that all acts, deeds, and things lawfully done by our said Agent shall be construed as acts done by us as if we personally present and whatsoever our agent shall do, we do hereby agree to affirm and ratify.

RESOLVED FURTHER THAT the aforesaid authority shall be valid for acts done, agreements, documents, other deeds and papers as mentioned aforesaid which are signed/executed within one year from the date of passing of the above mentioned resolution.

Certified True Copy
For Somnus Properties Private Limited

Radharaman Giridharadas
Director
DIN: 01869708

E-Mail :info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2576 3600 Fax (91-22) 2570 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai 400 021. Tel: 2287 6060 / 2287 6061 * Fax : 22832010
Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400 076. India

Document No.1261 of 2018 of Book 1

Contains Nil Sheets 34 Sheet

Registering Officer

TP/7504138/2018

Nestor Constructions Private Limited

CIN:-U45400MH2007PTC171384

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NESTOR CONSTRUCTIONS PRIVATE LIMITED HELD ON 28TH MARCH, 2018 AT OLYMPIA, 3RD FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400 076.

"RESOLVED THAT Mr. R Suresh, be and is hereby authorised on behalf of the Company to sign and execute the Power of Attorney (as per the draft placed before the board) in favour Evita Constructions Private Limited (referred to as 'Agent') and to perform all such acts, deeds, matters and things as mentioned in the Draft of Power of Attorney including the following in connection with lands / projects situated at the Company's Project site in Vadakkupattu Village, Sriperumpudur Taluk, Kancheepuram District, Chennai, Tamil Nadu;

1. To execute sale deed/s /agreement/s, rectification deeds if required lodge the said deed/s with the concerned office of the Registrar/Sub-Registrar of Assurance for the purpose of the registration of the same, admit execution and attend to all registering formalities etc., on behalf of the company, in relation to the said Property in its present condition or after the Property is developed fully or partially.

2. Further to prepare, sign and execute all or any requisite/necessary deed or deeds and documents and cause the same to be duly registered, if necessary.

3. To appear before the Registering Authority and to present before such authority any deed or instrument signed or executed, pursuant to the powers granted hereby, to admit the receipt of consideration and to do any act, deed or thing that may be necessary to complete the registration of the said deed or deeds and when it is or they are returned to the Agent after being duly registered, to give proper receipts and discharge for the same in respect of the said Property in its present condition or after the Property is developed fully or partially.

4. To substitute and/or appoint any person/s to act under or in place of the said Agent, i.e., either as sub-agent or substituted agent, either jointly or severally in respect of all or any of the powers hereby conferred on such terms and conditions as the Agent may deem fit, and/or to revoke or remove any such substitute/s or sub-agent/s.

5. To advertise, publish necessary advertisements in newspapers or other known modes, canvass purchasers for purchasing the property.

6. To receive the sale consideration, advances, token money earnest money deposits, part payments and balance payments in regard to the sale of the lands on behalf of the Principal, more fully described in the draft Power of Attorney with respect to said Property and issue receipts and acknowledgements therefor.

E-Mail : info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2576 3000 / Fax (91-22) 2570 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai - 400 021. Tel: 2287 5060 / 2287 6061 Fax: 22832010
Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400 076. India

Document No. 1261 of 2018 of Book 1

Contains 44 Sheets 35 Sheet

Registering Officer

Nestor Constructions Private Limited

CIN:-U45400MH2007PTC171384

7. Execute documents to handover possession of the Plots sold to the Purchasers obtain acknowledgements thereof and sign all undertakings etc. on behalf of the Principal relating to the said property.

8. And generally to do all such other acts, deed and things that have not been specifically mentioned in this deed, but which are essential to protect our interests in the Property. We further declare that all acts, deeds, and things lawfully done by our said Agent shall be construed as acts done by us as if we personally present and whatsoever our agent shall do, we do hereby agree to affirm and ratify.

RESOLVED FURTHER THAT the aforesaid authority shall be valid for acts done, agreements, documents, other deeds and papers as mentioned aforesaid which are signed/executed within one year from the date of passing of the above mentioned resolution.

Certified True Copy
For Nestor Constructions Private Limited

Radharaman Giridharadas
Director
DIN: 01869708

E-Mail : info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2576 3000 / Fax: (91-22) 2570 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai – 400 021. Tel.: 2287 6000 / 2287 6001 Fax : 22832010
Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076. India

Document No.1206 of 2018 of Book.....1.....

Contains.....Sheets.....36.....Sheet

Registering Officer

TP/7504138/2018

Blanca Properties Private Limited

CIN:-U70102MH2007PTC171378

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BLANCA PROPERTIES PRIVATE LIMITED HELD ON 28TH MARCH, 2018 AT OLYMPIA, 3RD FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI – 400 076.

"**RESOLVED** THAT Mr. J. Nithyanandan, be and is hereby authorised on behalf of the Company to sign and execute the Power of Attorney (as per the draft placed before the board) in favour of Evita Constructions Private Limited (referred to as 'Agent') and to perform all such acts, deeds, matters and things as mentioned in the Draft of Power of Attorney including the following in connection with lands / projects situated at the Company's Project site in Vadakkupattu Village, Sriperumpudur Taluk, Kancheepuram District, Chennai, Tamil Nadu;

1. To execute sale deed/s /agreement/s, rectification deeds if required lodge the said deed/s with the concerned office of the Registrar/Sub-Registrar of Assurance for the purpose of the registration of the same, admit execution and attend to all registering formalities etc., on behalf of the company, in relation to the said Property in its present condition or after the Property is developed fully or partially.

2. Further to prepare, sign and execute all or any requisite/necessary deed or deeds and documents and cause the same to be duly registered, if necessary.

3. To appear before the Registering Authority and to present before such authority any deed or instrument signed or executed, pursuant to the powers granted hereby, to admit the receipt of consideration and to do any act, deed or thing that may be necessary to complete the registration of the said deed or deeds and when it is or they are returned to the Agent after being duly registered, to give proper receipts and discharge for the same in respect of the said Property in its present condition or after the Property is developed fully or partially.

4. To substitute and/or appoint any person/s to act under or in place of the said Agent, i.e., either as sub-agent or substituted agent, either jointly or severally in respect of all or any of the powers hereby conferred on such terms and conditions as the Agent may deem fit, and/or to revoke or remove any such substitute/s or sub-agent/s.

5. To advertise, publish necessary advertisements in newspapers or other known modes, canvass purchasers for purchasing the property.

6. To receive the sale consideration, advances, token money earnest money deposits, part payments and balance payments in regard to the sale of the lands on behalf of the Principal, more fully described in the draft Power of Attorney with respect to said Property and issue receipts and acknowledgements therefor.

E-Mail : info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2576 3600 / Fax: (91-22) 2570 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai – 400 021. Tel. : 2287 6060 / 2287 6061 * Fax : 22832010
Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400 076. India

Document No 1261 of 2018 of Book 1

Contains 44 Sheets 37 Sheet

Registering Officer

Blanca Properties Private Limited

CIN:-U70102MH2007PTC171378

7. Execute documents to handover possession of the Plots sold to the Purchasers obtain acknowledgements thereof and sign all undertakings etc. on behalf of the Principal relating to the said property.

8. And generally to do all such other acts, deed and things that have not been specifically mentioned in this deed, but which are essential to protect our interests in the Property. We further declare that all acts, deeds, and things lawfully done by our said Agent shall be construed as acts done by us as if we personally present and whatsoever our agent shall do, we do hereby agree to affirm and ratify.

RESOLVED FURTHER THAT the aforesaid authority shall be valid for acts done, agreements, documents, other deeds and papers as mentioned aforesaid which are signed/executed within one year from the date of passing of the above mentioned resolution.

Certified True Copy
For Blanca Properties Private Limited

Radharaman Giridharadas
Director
DIN: 01869708

E-Mail : info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2576 3600 / Fax (91-22) 2570 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai – 400 021. Tel: 2287 6060 / 2287 6061 * Fax : 22832010
Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400 076. India

Document No. 12610f2018 of Book 1

Contains 044 Sheets 38 Sheet

Registering Officer

TP/7504138/2018

Evita Constructions Private Limited

CIN No. U45400MH2007PTC171380

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EVITA CONSTRUCTIONS PRIVATE LIMITED (the Company) HELD ON 28TH MARCH, 2018 AT OLYMPIA BUILDING, 3RD FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400076.

"**RESOLVED THAT** the company do hereby accept Power of Attorney being issued by Somnus Properties Private Limited, Nestor Constructions Private Limited and Blanca Properties Private Limited and that Mr. Y Rajesh, be and is hereby authorized to sign and execute Power of Attorney on behalf of the Company (as per the drafts tabled in the meeting) for applying for layout development before the Directorate of Town and Country Planning (CTCP), Chennai and to do and perform the acts, deeds, matters and things as mentioned in the Draft of Power of Attorney in connection with lands/property situated in Patharvadi and Vadakpattu Village, Sriperumpudur Taluk, Kancheepuram District on the South Western outskirts of Chennai, Tamil Nadu, India:

RESOLVED FURTHER THAT the aforesaid authority shall be valid for acts done, agreements, documents, other deeds and papers as mentioned aforesaid which are signed/executed within one year from the date of passing of the above mentioned resolution.

Certified True Copy
For Evita Constructions Private Limited

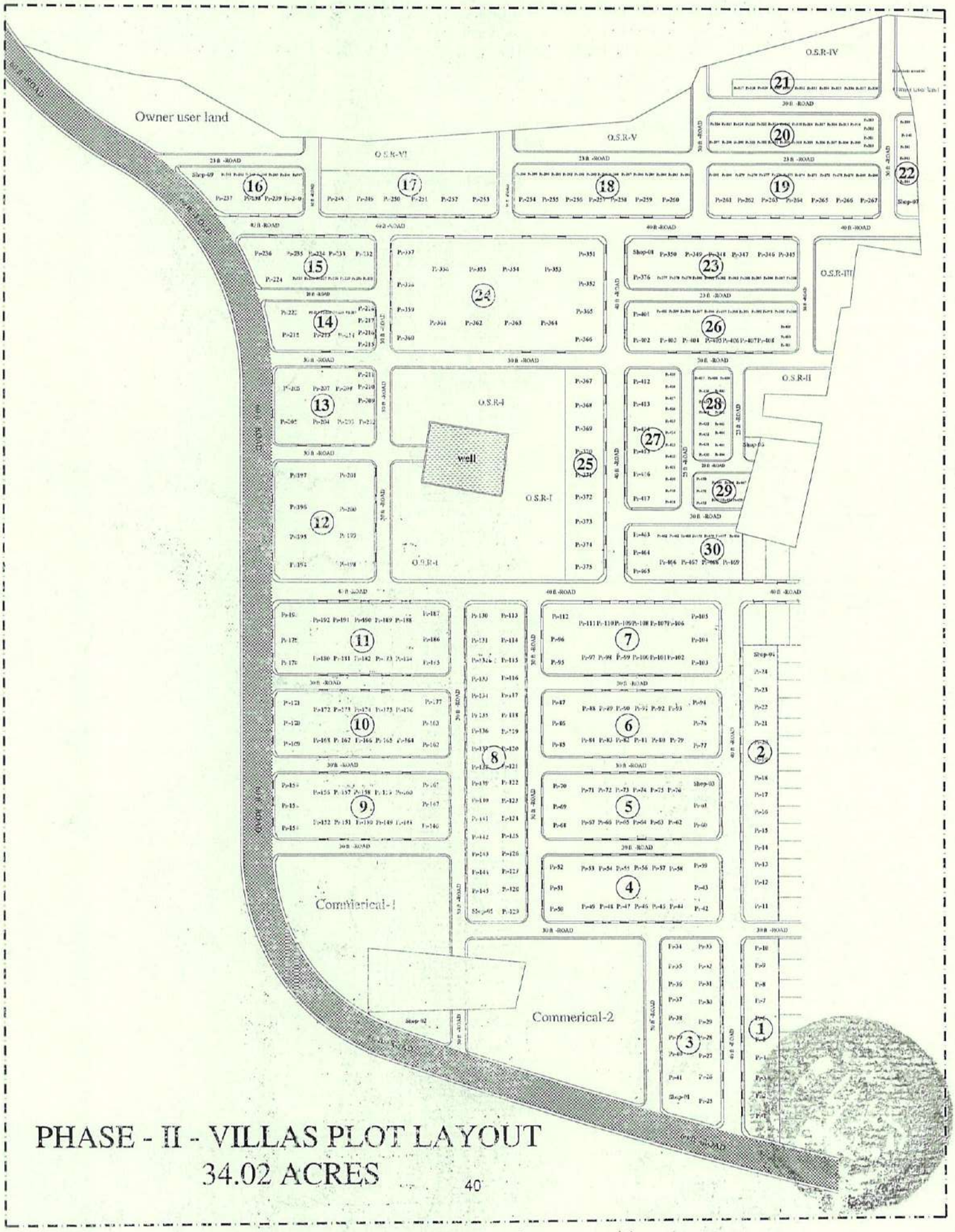
Niranjan Hiranandani
Director
DIN: 00011923

Corporate Address: Alpha, 11th Floor, Central Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076. India
E-Mail :info@hiranandani.net website : www.hiranandani.com Tel: (91-22) 2570 6441 / 6466 Fax: (91-22) 2570 6455
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai - 400 021. Tel : 2287 6060 / 2287 6061 Fax : 22832010

Document No. 3861 of 2018 of Book 1

Contains 44 Sheets 39 Sheet

Registering Officer



PHASE - II - VILLAS PLOT LAYOUT
34.02 ACRES

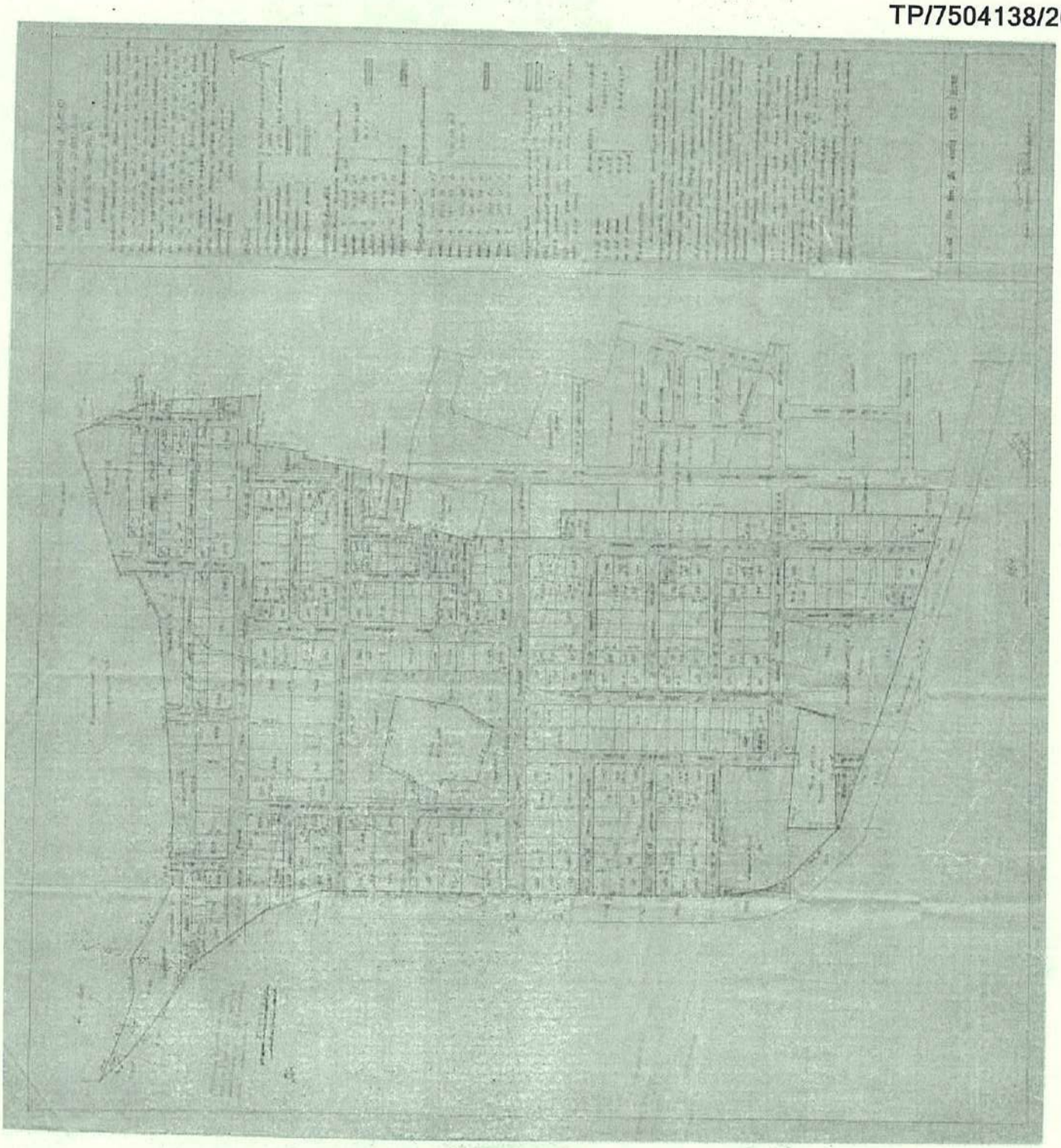
40

Document No 1261 of 2018 of Book 1

Contains 44 Sheets 40 Sheet

Registering Officer

TP/7504138/2018



Document No.1261 of 2018 of Book 1

Contains 4 C.P. Sheets 41 Sheet

Registering Officer

41

R/Walajabad/Book-1/1261/2018

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 783 of 2018

I hereby certify that a sum of ₹ 300/- (Rupees Three 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. R SURESH residing at: 514, Dalamal Towers, 211, FPJ MARG, NARIMAN POINT, MUMBAI, Maharashtra, India, 400021.

Sub Registrar: Walajabad
Date: 10/04/2018

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

Presented in the office of the Sub Registrar of Walajabad and fee of ₹ 3,00,615/- paid at 12:58 PM on the 10/04/2018 by

Left Thumb  	8939828619 Additions as per recitals of document
Execution admitted by Left Thumb  	Additions as per recitals of document
Execution admitted by Left Thumb  	Additions as per recitals of document

Document No. 1261 of 2018 of Book 1

Contains 64 Sheets 42 Sheet

Registering Officer

R/Walajabad/Book-1/1261/2018

Execution admitted by Left Thumb  	8939828603 Additions as per recitals of document
Claim admitted by Left Thumb  	8939828616 Additions as per recitals of document
Identified by Witness 1 Left Thumb  	8939828624 Additions as per recitals of document
Identified by Witness 2 Left Thumb  	9600929486 Additions as per recitals of document

10th day of April 2018

CHANDREN SHANMUGASUNDARAM
Sub Registrar
Walajabad

Document No.1261 of 2018 of Book 1

Contains 124 Sheets A3 Sheet

Registering Officer

R/Walajabad/Book-1/1261/2018

Registered as Number **R/Walajabad/Book-1/1261/2018.**

Date: 10/04/2018
Walajabad

CHANDREN SHANMUGASUNDARAM
Sub Registrar

S. CHANDREN
SUB REGISTRAR
WALAJABAD

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

Document No:1261 of 2018 of Book 1

Contains 49 Sheets 49 Sheet

Registering Officer

VPD/1c/00239-003.

VPD
DT.

File No.**TNRERA / 1225 / 2018**

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/01/Layout/0046/2018 Dt.:09/05/2018

Project Details & Address: Layout of House sites in S.No.52/3C, 53/1, 54/1pt, 2B pt, 56/2A pt, 59/1, 2A, 2B, 2C, 3, 4, 5 pt, 6, 60/1, 2, 61/1A, 1B, 2A, 2B, 62/1, 64/1, 66/3, 68/3, 69/1C, 2C & 71/3A pt of Vadakkupattu Village and 14/1 pt, 5, 6pt, 15/1pt, 2 pt, 3C, 4C, 5A1, 5B3 pt, 5C, 5D, 5E, 6A, 16/1A, 1B, 2, 3, 18, 19/1, 2A, 2B, 20/1, 2, 21/1A, 1B, 1C, 2pt, 22/1A, 1B,2, 3, 4pt, 25/1A, 1B, 1C, 1D1, 1D2, 1F, 26, 27, 28/1, 2, 29/1pt, 2, 3, 4 pt, 5A pt, 5B pt & 29/6 of Patharvadi Village, Chengalpet Taluk, Kancheepuram District, approved by the Commissioner, Town and Country Planning, Chennai approved Layout LP/DTCP No.2/2018 in Lr.No.342/2016/LA1, dt.22.01.2018, the Dy. Director (i/c), Town & Country Planning, Chenglpet Lr.No.2809/2015CM3, dt.01.03.2018 and the Special Officer/BDO, Vadakkupattu Panchayat, Kundrathur Panchayat Union Lr.No.2441/2017/A1, dt.28.03.2018

1. **Applicant :**

   M/s. Evita Constructions Private Ltd.
   No.514, Dalmal Towers
   211, FPJ Marg
   Nariman Point
   Mumbai-400 021.

2. This registration is granted subject to the following conditions, namely:-

   (i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

   (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;

   (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (*I*) of sub-section (2) of section 4 of the Act;

   (iv) The registration shall be valid till **31.05.2021** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

   (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

   (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch : Axis Bank
Powai Branch, Mumbai-400 076.

Account Number : **918020001984464**

Dated: 09.05.2018
Place: Chennai-8

10/5/18.

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Secretary (Projects)
TNRERA, Chennai-8.

10.5.18

நகர் அமைப்பு துறை
செங்கற்பட்டு மண்டலம்
வடக்குப்பட்டு ஊராட்சி

காஞ்சிபுரம் மாவட்டம், திருப்பெரும்புதூர் வட்டம் வடக்குப்பட்டு ஊராட்சி மற்றும் கிராமம் நில அளவு எண்கள்: 52/3C 53/1, 54/1 பாகம் 2பா, 56/2A பா, 59/1, 2A, 2B, 2C, 3, 4, 5பா, 6, 60/1, 2, 61/1A, 1B, 2A, 2B, 62/1 64/1 66/3, 68/3 69/1C, 2C மற்றும் 71/3A பாகம் முழுமை பாதர்வாடி கிராமம் நில அளவு எண்கள்: 4/1பா, 5பா, 6பா, 15/1பா, 2பா, 3C, 4C, 5A1, 5B3 பா, 5C, 5D, 5E, 6A, 16/1A, 1B, 2, 3, 18, 19/1, 2A, 2B, 20/1, 2, 21/1A, 1B, 1C, 2பா, 22/1A, 1B, 2, 3, 4பா, 25/1A, 1B, 1C, 1D1, 1D2, 1F, 26, 27, 28/1, 2, 29/1பா, 2, 3, 4பா, 5A1பா, 5Bபா, மற்றும் 29/6 பாகத்தில் அமையும் இடையிருப்பு மனைப் பகுதி மனைகள் அமைப்பு தொகுதிக்கு நகர ஊடுருவுப் வரைபடம்.

அளவுத் திட்டம் : 1: 800 (1" = 66'. 0")

தொகுப்பு எண் : 342/2016/எல்1

வ.

குறிப்பு

மனைப் பகுதியின் பரப்பளவு : 34.02 ஏக்கர் (137672.90 சமீ)

தொகுக்கப்படாத மனைகள் : 489.

தொகுக்கப்பட்ட மனைகள் : 469. (E.W.S மனைகள் 216 உட்பட)

மனைப் பிரிவு எல்லை.

கிராம எல்லை.

நிலையமைந்துள்ள சாலை.

பயன்படுத்தப்படாத நிலம்

(பள்ளத்தாக்கு மற்றும் நீர்வழிப்பாதை ஒப்படைப்பு தவிர்த்து)

தூங்கா I	6268.30 சமீ	13927.33 சமீ
தூங்கா II	1052.67	10.11%
தூங்கா III	989.13	
தூங்கா IV	2460.70	
தூங்கா V	1574.60	
தூங்கா VI	1581.93	
தொகுதிக்கு சாலை மற்றும் மூலை முக்கு.		

ஒதுக்கீடுகள் (இன்பனைக்கு நிலமளவைகள்)

கிணறு 1	220.64 சமீ	
கிணறு 2	376.72 "	
கிணறு 3	197.79 "	1719.03 சமீ
கிணறு 4	167.44 "	1.24%
கிணறு 5	161.37 "	
கிணறு 6	77.14 "	
கிணறு 7	164.90 "	
கிணறு 8	182.15 "	
கிணறு 9	164.90 "	
சமுதாய கூடம்	4512.07 சமீ	10316.6 சமீ
சுடுகாடு	5804.53 "	7.49%

EWS மனைகளின் பரப்பளவு : 1019.58 சமீ. 10.06%

(E.W.S. மனைகள் : 209 - 211, 215 - 222, 225 - 231, 241 - 247, 268 - 344, 377 - 400, 409 - 411 மற்றும் 418 - 462 வரை)

	அகலம்	மூலை முக்கு
7.0 மீ சாலை	1.5 மீ	1.5 மீ x 1.5 மீ
9.15 மீ சாலை	3.0 மீ	
12.2 மீ சாலை	3.0 மீ	3.0 மீ x 3.0 மீ
18.3 மீ சாலை	4.5 மீ	

நிபந்தனைகள்

1. இம் மனைப்பிரிவிற்கு உள்ளாட்சியால் ஒதுக்கி ஒப்புதல் வழங்கும் திட்டத்தில் வகுக்கப்படாத நில ஒதுக்கீடு நடவடிக்கைகளும் இல்லை என்பதையும் நில ஒதுக்கீடு பரிவர்த்தனை மாவட்ட வருவாய் அலுவலரால் பரிசீலிக்கப்படவில்லை என்பதையும் உறுதி செய்து கொள்ளவேண்டும்.

2. நில உரிமம் உறுதி வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்களை சரியானவையல்ல என அறியப்பட்டால் அல்லது மனைப்பிரிவிற்கு எதிராக நடப்பு ஆய்புதல் வழங்கப்பட்டதால் பாதிப்பு ஏற்படுகிறது என்பதை மனைப்பிரிவிற்கு வழங்கப்பட்ட தொகுதி நடப்பு ஆய்புதல் ரத்து செய்யும் அதிகாரம் நகர் ஊரமைப்பு அலுவலர் சென்னை அவர்களால் பெற்றது வைக்கப்படும்.

3. நிறைவுற்ற வகையாய் பகுதிகளுக்கான E.W.S. மனைகளை (மனை எண்கள்: 209 - 211 முதல் 215 - 222, 225 - 231, 241 - 247, 268 - 344, 377 - 400, 409 - 411 மற்றும் 418 முதல் 462 வரையிலான) மனைகளை மனை உட்பிரிவு / மனை ஒருங்கிணைப்பு/ மனை மறுவகை மாற்றம் செய்தல் கூடாது. ஆனால் 9.15 மீ அகல சாலையில் அமையும் E.W.S. மனைகளுக்கு மட்டும் மேற்கூட வரம்பு 1.5 மீ வரை தளர்த்தலாம்.

3. மனைகளை உபயோகத்தினை 2 மற்றும் 3 என கொண்ட மனைகள் என தேர்ந்தெடுக்கப்பட்டால் மேல் அனுமதி பெற்று அவ்வாறு மாற்றம் செய்தல் கூடாது.

ம.அ / நா.ஊ.இ எண் : 02/2018

நகர் ஊரமைப்பு அலுவலருக்காக

அலுவர் / பதவி வரைபடவாளர்.

மேற்காண்பவாறு சரிபார்க்கப்பட்டது

கிராம நிர்வாக அலுவலர் (பட்டா)

வடக்குப்பட்டு ஊராட்சி

தனி அலுவலர் / வட்டாரவளர்ச்சி அலுவலர் (பட்டா)

வடக்குப்பட்டு ஊராட்சி

கிராம நத்தம் நில அளவை எண்: 12

பாதர்வாடி கிராம நில அளவை எண்: 12

மனைப்பிரிவு எண்: 02/2018

மனைப்பிரிவு வகை: நகர் எண்: 2441/17/சி1

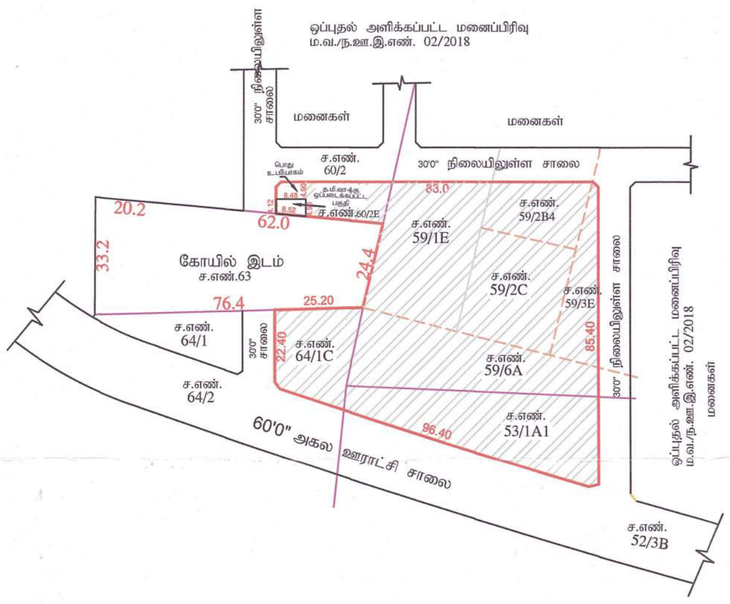
நாள்: 28.3.2018 ன்படி 469 மனைகளுக்கு மனைப்பிரிவு மேம்பாட்டு நிபந்தனைகளுடன் ஒப்புதல் அளிக்கப்படுகிறது.

28/3/18

12.04.18



கல்யாண மண்டபம் பகுதியினை குடியிருப்பு பகுதியாக மாற்றம் செய்யப்பட்ட பகுதி



தலைவர்
வடக்குப்பட்டு ஊராட்சி

குன்றத்தூர் ஊராட்சி ஒன்றியம்

வடக்குபட்டு ஊராட்சி

மனைப்பிரிவு வரைபடம்:

மாவட்டம்	.....	காஞ்சிபுரம்
வட்டம்	.....	குன்றத்தூர்
கிராமம்	.....	வடக்குபட்டு
நில அளவை எண்கள்	.....	53/1A1,59/1E,59/2B4,59/2C,59/3E,59/6A,60/2E & 64/1C-ல் அமையும் கல்யாண மண்டபம் பகுதியினை குடியிருப்பு பகுதியாக மாற்றம் செய்து மனைப்பிரிவுக்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.
அளவு	.....	1 : 800
கோப்பு எண்	.....	288PATBW
குறிப்பு	.....	திட்டமில்லாத பகுதி
மனைப்பிரிவு இடத்தின் பரப்பு	.....	1.43 ஏக்கர் (அ) 5804.53 ச.மீ

ஏற்கனவே ஒப்புதல் அளிக்கப்பட்ட மனை எண்கள் - 469 எண்ணம்

தற்போது ஒதுக்கிய மனைகள்	.....	கல்யாண மண்டபம் பகுதியினை குடியிருப்பு பகுதியாக மாற்றம்
மனைப்பிரிவு இடத்தின் எல்லை	.....	
நிலையில் உள்ள சாலை	.....	

பொது ஒதுக்கீடுகள்:

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்ட பகுதி:

(தானபத்திர எண்-2934/2017 நாள்: 03.10.2017-ல் ஊராட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது)

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்ட பகுதி:

பொது உபயோகம் - 40.42 ச.மீ (0.70%) .....

தமிழ்நாடு மின்சாரவாரியத்திற்கு ஒப்படைக்கப்பட்ட பகுதி - 38.23 ச.மீ (0.65%) .....

(தானபத்திர எண்-6623/2023 நாள்: 16.10.2023-ல் ஊராட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது)

		கட்டிட வரம்பு		மூலைமுடக்கு
24'-0"(7.20மீ) சாலைக்கு	.....	1.50மீ	.....	1.5மீ x 1.5மீ

நிபந்தனைகள்:

1. இம்மனைப்பிரிவுக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் இடம் எந்த துறைக்காகவும் நில ஆர்ஜிதம் செய்யப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதபட்டியல் மாவட்ட வருவாய்த்துறை அலுவலருக்கு அனுப்பப்படவில்லை என்றும் உறுதி செய்து கொள்ள வேண்டும்.
2. அரசாணை எண்.18 நாள்:04.02.2019 மற்றும் அரசாணை எண்.16 31.01.2020 நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை - ன்படி சாலை ஒதுக்கீடுகளை (ம) பொது உபயோக பகுதியினை உள்ளாட்சியே தானமாக பெற்றுக்கொண்டு பராமரிக்க வேண்டும் என்றும், நில உரிமம் குறித்து உள்ளாட்சியே முழுப்பொறுப்பு என்றும் தெரிவிக்கப்படுகிறது.
3. இம்மனைப்பிரிவிற்கு உள்ளாட்சியில் இறுதி ஒப்புதல் வழங்கும் முன் அரசாணை எண்:181 வீ.வ (ம) ந.வ.-ன் நாள்: 09.12.2020 Para 4(IV) -ல் தெரிவித்த கீழ்கண்ட நிபந்தனைகள் பின்பற்றப்பட வேண்டும்.

உள்ளாட்சி அமைப்பு, மனைப்பிரிவுக்கு இறுதி ஒப்புதல்/ உரிமம் வழங்குவதற்கு முன் மனுதாரர் சாலை அமைப்பு வரைபடத்தின்படி தார்சாலைகள் அமைத்துள்ளதை உறுதிசெய்த பின்னரே இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.மேலும் ழுர்வு அமைத்து நீர் வழங்குதல் வசதிகள்இ கழிவுநீர் வடிகால் (ம) தெருவிளக்குகள் போன்ற வசதிகள் உள்ளாட்சி அமைப்புகளால் குறிப்பிடப்பட்டுள்ள விதிகளின்படி அமைக்கப்பட்டுள்ளதா என்பதனை உறுதி செய்து இறுதி ஒப்புதல் அளிக்கப்பட்ட விபரத்தினை மாவட்ட நகர் ஊரமைப்பு அலுவலகத்திற்கு தெரிவிக்கப்பட வேண்டும்.

4. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரீசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் (அ) மனைப்பிரிவிற்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் இம்மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் அவர்களால் ரத்து செய்யப்படும்.
5. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு மனைகள் வாங்கும் ஒவ்வொரு மனுதாரருக்கும் ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபட நகல் வழங்கப்பட வேண்டும்.
6. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபடத்தினை பொதுமக்கள் பார்வைக்காக சம்மந்தப்பட்ட இடத்தில் 6'0" x 4'0" என்ற அளவுக்கு குறையாமல் காங்கீரீட் பலகையில் வரைந்து வைக்கப்பட வேண்டும்.
7. சாலை அமைப்பு வரைபடத்தில் குறிப்பிடப்பட்டுள்ள மின்வாரியத்திற்காக (TANGEDCO) ஒதுக்கப்பட்டுள்ள இடத்தினை மின்வாரிய (TANGEDCO) பயன்பாட்டிற்காக இடத்தின் அளவுகள், பரப்பளவு ஆகிய விவரங்களுடன் குறிப்பிட்டு தானமாக தானப்பத்திரம் மூலம் மின்வாரியத்திற்கு ஒப்படைக்கப்பட வேண்டும்.
8. மனைப்பிரிவில் அமையும் ஒப்படைப்பு செய்யப்பட்ட சாலைகளை தடை செய்யாமல் புழக்க சாலைகளாக நிலை நிறுத்தப்பட வேண்டும்.

சிறப்பு நிபந்தனைகள்:-

நகர் ஊரமைப்புத்துறை சட்ட பூர்வமாக தொழில் நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பேரில் உள்ள நில உரிமையை உறுதிபடுத்தவில்லை தொழில் நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதற்கு முன்பு விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரையப்பத்திரம், குத்தகை பத்திரம், பட்டா, தானப்பத்திரம் பொது அதிகார பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது.

சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிபடுத்திக்கொள்ள வேண்டும். மேலும் அதன் மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய நகர் ஊரமைப்புத்துறை பொருத்தமான அமைப்பு அல்ல.

ம.வ./ ந.ஊ.து.இ (கா.மா.)எண்:113/ 2023
(ஏற்கனவே ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு: ம.வ/ந.ஊ.இ.எண்.02/2018)

வ

உதவி இயக்குநர்/துணை இயக்குநர்(பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
காஞ்சிபுரம் மாவட்டம்.

Signature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2023.11.06 18:07:38

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : குன்றத்தூர்**

வருவாய் கிராமம் : வடக்குப்பட்டு அ **பட்டா எண் : 541**

உரிமையாளர்கள் பெயர்

1. .... நெஸ்ட்டர் கன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட் -

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	
55	1A1A	0 - 0.50	0.10	--	--	--	--	2021/0105/03/323410--2021/03/14/000094SD ------ Digitally signed:Lakshmi R Tahsildar 30/06/2021 12:59:34:PM
55	1C1A1A	0 - 0.10	0.10	--	--	--	--	2024/0105/03/458972--2024/03/14/000243SD ------ Digitally signed:NARAYANAN M Tahsildar 09/05/2024 04:00:05:PM
55	2C1A1A	0 - 0.35	0.01	--	--	--	--	2024/0105/03/458972--2024/03/14/000243SD ------ Digitally signed:NARAYANAN M Tahsildar 09/05/2024 04:00:05:PM
57	1	0 - 4.00	0.16	--	--	--	--	6-7/9753*--- ------ Digitally signed:JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
58	-	0 - 24.50	0.97	--	--	--	--	6-7/9753*--- ------ Digitally signed:JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
19	1A1	--	--	0 - 36.29	2.60	--	--	2018/0105/03/173155--2018/03/02/000040SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
19	2A1A	--	--	0 - 12.13	1.00	--	--	2020/0105/03/298639--2020/03/14/000064SD ------ Digitally signed: MUTHU D Tahsildar 30/11/2020 01:59:43:PM
19	2A3	--	--	0 - 4.50	0.40	--	--	2018/0105/03/173155--2018/03/02/000040SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
19	2A4	--	--	0 - 4.80	0.40	--	--	2018/0105/03/173155--2018/03/02/000040SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
20	1	--	--	0 - 42.00	4.16	--	--	6-7/9974--- ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
20	2	--	--	0 - 2.00	0.20	--	--	6-7/9974--- ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM

21	1	--	--	0 - 59.68	5.90	--	--	R15/2933/1--1425/1516 ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
22	2A3	--	--	0 - 2.71	0.20	--	--	r15/29333/--1425/1516 ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
30	1A3	--	--	0 - 0.72	0.27	--	--	R15/29333---- ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
30	2C	--	--	0 - 1.33	0.15	--	--	R15/29333.--1425/1516 ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
30	3C	--	--	0 - 4.20	0.40	--	--	15/29333/2--1425/1516 ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
52	3C	--	--	0 - 0.72	0.10	--	--	15/29333/4--1425/1516 ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
53	1A1A	--	--	0 - 13.12	2.24	--	--	2025/0106/03/001279--2025/03/14/000006CB ------ Digitally signed: CHERANTHIAN S Tahsildar 16/10/2025 10:06:04:PM
53	1A1B	--	--	0 - 2.41	0.20	--	--	2025/0105/03/518960--2025/03/14/000297SD ------ Digitally signed: CHERANTHIAN S Tahsildar 29/07/2025 07:50:41:AM
53	1C1A1A	--	--	0 - 1.48	0.20	--	--	2022/0105/03/385223--2022/03/14/000154SD ------ Digitally signed: KALYANASUNDARAM M Tahsildar 15/11/2022 07:41:23:PM
53	3	--	--	0 - 1.34	0.15	--	--	15/29333/5--1425/1516 ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
54	2A1A	--	--	0 - 0.05	0.01	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	2A1C	--	--	0 - 0.01	0.10	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	2B1E1	--	--	0 - 0.05	0.10	--	--	2022/0105/03/350589--2022/03/14/000122SD ------ Digitally signed: PRIYA R Tahsildar 17/02/2022 06:14:30:PM

54	42	--	--	0 - 1.00	0.11	--	--	2024/0105/03/457874--2024/03/14/000242SD ------ Digitally signed: NARAYANAN M Tahsildar 08/05/2024 10:01:43:AM
54	43	--	--	0 - 1.67	0.19	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	44	--	--	0 - 1.87	0.21	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	45	--	--	0 - 0.30	0.03	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	46	--	--	0 - 0.70	0.08	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	47	--	--	0 - 0.56	0.06	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	49	--	--	0 - 0.51	0.06	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	50	--	--	0 - 0.25	0.03	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	5A1A1	--	--	0 - 0.06	0.01	--	--	2024/0105/03/463490--2024/03/14/000249SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2024 09:01:43:AM
54	6A	--	--	0 - 0.05	0.10	--	--	2021/0105/03/306585--2021/03/14/000087SD ------ Digitally signed: Lakshmi R Tahsildar 07/02/2021 11:25:46:PM
56	1A1A1	--	--	0 - 0.08	0.10	--	--	2022/0105/03/393884--2023/03/14/000161SD ------ Digitally signed: KALYANASUNDARAM M Tahsildar 03/01/2023 03:48:00:PM

56	1C	--	--	0 - 0.60	0.10	--	--	2018/0105/03/166647--2018/03/02/000038SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
56	2A1A1A1	--	--	0 - 0.11	0.10	--	--	2023/0105/03/400111--2023/03/14/000175SD ------ Digitally signed: KALYANASUNDARAM M Tahsildar 14/03/2023 04:33:20:PM
56	31	--	--	0 - 2.12	0.24	--	--	2024/0105/03/459390--2024/03/14/000244SD ------ Digitally signed: NARAYANAN M Tahsildar 11/05/2024 02:51:48:PM
56	32	--	--	0 - 0.45	0.05	--	--	2024/0105/03/459390--2024/03/14/000244SD ------ Digitally signed: NARAYANAN M Tahsildar 11/05/2024 02:51:48:PM
56	36	--	--	0 - 2.30	0.26	--	--	2024/0105/03/459390--2024/03/14/000244SD ------ Digitally signed: NARAYANAN M Tahsildar 11/05/2024 02:51:48:PM
56	37	--	--	0 - 2.44	0.28	--	--	2024/0105/03/459390--2024/03/14/000244SD ------ Digitally signed: NARAYANAN M Tahsildar 11/05/2024 02:51:48:PM
56	4	--	--	0 - 5.00	0.50	--	--	2018/0105/03/166647--2018/03/02/000038SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM
56	5A	--	--	0 - 0.51	0.10	--	--	2024/0105/03/483956--2024/03/14/000268SD ------ Digitally signed: CHERANTHIAN S Tahsildar 14/12/2024 11:03:07:PM
56	6A1A	--	--	0 - 3.98	0.45	--	--	2024/0105/03/459390--2024/03/14/000244SD ------ Digitally signed: NARAYANAN M Tahsildar 11/05/2024 02:51:48:PM
56	7A1A	--	--	0 - 2.10	0.24	--	--	2024/0105/03/459390--2024/03/14/000244SD ------ Digitally signed: NARAYANAN M Tahsildar 11/05/2024 02:51:48:PM
56	8	--	--	0 - 2.60	0.30	--	--	2018/0105/03/166647--2018/03/02/000038SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:43:06:PM

59	1A1A1A1A	--	--	0 - 0.45	0.10	--	--	2025/0105/03/513872--2025/03/14/000288SD ------ Digitally signed: CHERANTHIAN S Tahsildar 31/05/2025 03:13:40:PM
59	1E1	--	--	0 - 11.75	1.41	--	--	2025/0106/03/001275--2025/03/14/000002CB ------ Digitally signed: CHERANTHIAN S Tahsildar 09/10/2025 09:12:14:PM
59	1E6	--	--	0 - 1.54	0.10	--	--	2025/0105/03/513872--2025/03/14/000288SD ------ Digitally signed: CHERANTHIAN S Tahsildar 31/05/2025 03:13:40:PM
59	2A1A1A1A	--	--	0 - 0.27	0.10	--	--	2023/0105/03/425732--2023/03/14/000212SD ------ Digitally signed: NARAYANAN M Tahsildar 30/08/2023 04:36:06:PM
59	2B4A	--	--	0 - 3.66	0.49	--	--	2025/0106/03/001280--2025/03/14/000007CB ------ Digitally signed: CHERANTHIAN S Tahsildar 16/10/2025 10:07:17:PM
59	2C	--	--	0 - 8.05	0.93	--	--	2025/0106/03/001278--2025/03/14/000005CB ------ Digitally signed: CHERANTHIAN S Tahsildar 09/10/2025 09:15:14:PM
59	3E1	--	--	0 - 3.99	0.50	--	--	2025/0105/03/538186--2025/03/14/000306SD ------ Digitally signed: CHERANTHIAN S Tahsildar 26/10/2025 07:20:05:PM
59	3F1D	--	--	0 - 0.20	0.10	--	--	2021/0105/03/341989--2021/03/14/000109SD ------ Digitally signed: PRIYA R Tahsildar 25/11/2021 01:23:36:PM
59	5A1F1A1	--	--	0 - 0.56	0.06	--	--	2022/0105/03/357414--2022/03/14/000129SD ------ Digitally signed: PRIYA R Tahsildar 09/04/2022 06:07:23:PM
59	6A	--	--	0 - 10.93	1.34	--	--	2025/0106/03/001277--2025/03/14/000004CB ------ Digitally signed: CHERANTHIAN S Tahsildar 09/10/2025 09:14:17:PM
59	89	--	--	0 - 1.54	0.18	--	--	2024/0105/03/464415--2024/03/14/000253SD ------ Digitally signed: NARAYANAN M Tahsildar 24/06/2024 08:29:07:PM

59	94	--	--	0 - 0.01	0.10	--	--	2025/0105/03/538186--2025/03/14/000306SD ------ Digitally signed: CHERANTHIAN S Tahsildar 26/10/2025 07:20:05:PM
60	1A1A1	--	--	0 - 0.53	0.10	--	--	2025/0105/03/518959--2025/03/14/000294SD ------ Digitally signed: CHERANTHIAN S Tahsildar 05/07/2025 09:13:58:AM
60	1C1A1B	--	--	0 - 0.72	0.10	--	--	2025/0105/03/518959--2025/03/14/000294SD ------ Digitally signed: CHERANTHIAN S Tahsildar 05/07/2025 09:13:58:AM
60	1E1A1	--	--	0 - 0.22	0.10	--	--	2022/0105/03/385215--2022/03/14/000155SD ------ Digitally signed: KALYANASUNDARAM M Tahsildar 17/11/2022 07:14:41:AM
60	1G1A1A1	--	--	0 - 1.72	0.70	--	--	2023/0105/03/416691--2023/03/14/000198SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2023 05:03:39:PM
60	2A1A	--	--	0 - 10.17	1.16	--	--	2025/0105/03/518959--2025/03/14/000294SD ------ Digitally signed: CHERANTHIAN S Tahsildar 05/07/2025 09:13:58:AM
60	2D1A	--	--	0 - 0.16	0.10	--	--	2025/0105/03/518959--2025/03/14/000294SD ------ Digitally signed: CHERANTHIAN S Tahsildar 05/07/2025 09:13:58:AM
60	2E1	--	--	0 - 1.42	0.20	--	--	2023/0105/03/435275--2023/03/14/000222SD ------ Digitally signed: NARAYANAN M Tahsildar 20/11/2023 03:39:54:PM
61	1A1A1A1A1	--	--	0 - 1.16	0.13	--	--	2025/0105/03/518960--2025/03/14/000297SD ------ Digitally signed: CHERANTHIAN S Tahsildar 29/07/2025 07:50:41:AM
61	1A3A1A	--	--	0 - 2.68	0.30	--	--	2023/0105/03/399399--2023/03/14/000180SD ------ Digitally signed: KALYANASUNDARAM M Tahsildar 27/03/2023 05:58:01:PM
61	1B1A1A1A	--	--	0 - 1.69	0.19	--	--	2025/0105/03/518960--2025/03/14/000297SD ------ Digitally signed: CHERANTHIAN S Tahsildar 29/07/2025 07:50:41:AM

61	21	--	--	0 - 1.16	0.13	--	--	2025/0105/03/518960--2025/03/14/000297SD ------ Digitally signed: CHERANTHIAN S Tahsildar 29/07/2025 07:50:41:AM
61	22	--	--	0 - 1.79	0.20	--	--	2025/0105/03/518960--2025/03/14/000297SD ------ Digitally signed: CHERANTHIAN S Tahsildar 29/07/2025 07:50:41:AM
61	23	--	--	0 - 1.79	0.20	--	--	2025/0105/03/518960--2025/03/14/000297SD ------ Digitally signed: CHERANTHIAN S Tahsildar 29/07/2025 07:50:41:AM
61	2A1A1A1A1	--	--	0 - 0.90	0.10	--	--	2023/0105/03/416691--2023/03/14/000198SD ------ Digitally signed: NARAYANAN M Tahsildar 15/06/2023 05:03:39:PM
64	1A	--	--	0 - 5.76	0.66	--	--	2018/0105/03/115938--2018/03/02/000030SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:45:26:PM
64	1C	--	--	0 - 6.00	0.68	--	--	2018/0105/03/115938--2018/03/02/000030SD ------ Digitally signed: JAYACHITHRA S Tahsildar 25/01/2020 08:45:26:PM
		0 - 29.45	1.34	2 - 99.62	32.84			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/03/14/216/00541/80650** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 10-11-2025 அன்று 11:18:42 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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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.