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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU 01 FEB 2025

DF 214242

K SANKAR (S.W)
L No. 1481/94
Nungar, Chennai-17

Rupal Rai

GENERALPOWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENNAI ON THIS THE **20TH DAY OF FEBRUARY 2025**

BY:

Mrs. RUPAL RAI [PAN : AAAPR6192C] [Aadhaar No.4740 6800 5692], wife of Mr.Rajiv Rai, aged about 67 years, residing at No.5/124, Pebble Breach Avenue, Injambakkam, Chennai - 600115, herein after referred to as the "**PRINCIPAL**";

SUB REGISTRAR PERAMBUR

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for Cove Holdings Private Limited

Director

POWER AGENT/ATTORNEY

Rupal Rai

PRINCIPAL

SCANNED

429
/2025

TO AND IN FAVOUR OF

M/s. COVE HOLDINGS PRIVATE LIMITED [PAN: AAECR2215B], [CIN: U55101TN2008PTC069738], a private limited company incorporated under the Companies Act, 1956, having its registered office at Old No.5, New No.9, Ethiraj Lane, Egmore, Chennai – 600 008, represented herein by its Director, **Mr. J. Sivakumar** [Aadhaar No. 5349 9554 6266], son of Mr. Jayavel, aged about 50 years, duly authorized in this regard vide Board Resolution dated 08.02.2025, hereinafter referred to as the "**AGENT**";

WITNESSETH AS FOLLOWS:

Whereas,

1) Originally, one Mrs. Prema Rai was the owner of the Plot Nos.8 & 8A, measuring 6 grounds 194 square feet [14594 square feet], comprised in Survey No.9, R.S. No. 1626 [part], Egmore Part-II Town, Egmore Taluk, Chennai District, Tamil Nadu and she acquired the same under the deed of settlement dated 16th October 1978, registered as Doc.No.1119 of 1978, in the office of the SRO, Periamet, executed by her husband, Mr. Balwant Rai;

2) The said Mrs. Prema Rai bequeathed the said Plot Nos.8 & 8A to her daughter in law, Mrs.Rupal Raiunder the Last Will and Testament dated 13th November 2013 and subsequently, the said Mrs.Prema Rai expired on 29th August 2015;

After demise of the said Mrs. Prema Rai, the Last Will and Testament dated 13th November 2013 executed by Mrs. Prema Rai was probated under the order dated 18.06.2019 made in O.P.No.844 of 2018, passed by the Hon'ble Madras High Court;

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4) Subsequently, the Plot Nos.8 & 8A, measuring 6 grounds 194 square feet [14594 square feet] in R.S.No.1626 [part] has been provided with new R.S.Nos.1626/15 & 1626/16;

5) By virtue of the above, Mrs.Rupal Rai, the PRINCIPAL herein, became the owner of the Plot Nos.8 & 8A, measuring 6 grounds 194 square feet [14594 square feet], comprised in Survey No.9, Old R.S.No.1626 [part], Present R.S.Nos.1626/15 & 1626/16, Egmore Part-II Town, Egmore Taluk, Chennai District, Tamil Nadu[which have been more fully described in the Schedule hereunder, herein after referred to as the Schedule Property] and has been in absolute possession & enjoyment of the same;

6) The PRINCIPAL has formulated a scheme for developing the Schedule A Property into a residential apartment complex under the project named as "**The Bungalows**" [herein after referred to as the "Project"] and the Principal has obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for development of the Schedule A Property under the following approvals;

Sl.No.	Description of Approval	No.	Date.
1	Planning permit issued by the Greater Chennai Corporation	CMDA/NHRB/N/01 93/2024	12.8.2023
2	Building permission by the Greater Chennai Corporation	CEBA/WBCN05/004 33/2024	2.9.2024
3	Approved Building Plan		

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PRINCIPAL

7) The PRINCIPAL is now desirous of appointing the AGENT herein to do and execute the various acts, deeds & things relating to the above-said scheme asset out herein below and the AGENT has also agreed to act as the Agent of the PRINCIPAL for these purposes;

NOW THEREFORE THIS GENERAL POWER OF ATTONEY WITNESSETH AS FOLLOWS:

The PRINCIPAL doth hereby appoint, constitute & nominate the AGENT to be the true & lawful agent of the PRINCIPAL to exercise the following acts, deeds and powers in the name of the PRINCIPAL, for and on behalf of the PRINCIPAL:

1. To generally manage, maintain and supervise the Schedule Property for the purpose of development / redevelopment of the Schedule Property by demolishing the existing building and putting up new flats and/or apartments and/or office / commercial buildings thereon and to apply for and obtain planning permissions / approvals, conversion/reclassification permissions, regularization and/or reapply to modify / re-modify and to demolition & reconstruction of new building in the Schedule Property as the AGENT may deem fit.

2. To apply, reapply, comply and obtain for reclassification and/ or conversion and/or re-conversion of the Schedule Property for the said purpose and to do perform and carry out such things as may be required and advised by concerned authorities.

3. To apply for and obtain such other permissions and sanctions as may be required from the Government of Tamil Nadu and any local bodies or the offices connected therewith, such as Chennai Metropolitan Development Authority (CMDA), Greater Chennai Corporation [GCC], Directorate of Town & Country Planning (DTCP), Chennai Metropolitan Water Supply &

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Sewerage Board (CMWSSB), Tamil Nadu Pollution Control Board (TNPCB) and Tamil Nadu Electricity Board (TNEB) and/or Tamil Nadu Fire Service Authorities or any other authorities statutory or otherwise and to go ahead with the pending formalities to be complied by the PRINCIPAL, if the PRINICIPAL has already applied for the above permissions / sanctions and approvals.

4. To sign, prepare and submit all papers, agreements, contracts, including but not limited to plans, affidavits, applications, letters, indemnities, undertakings, authorizations, bonds and corrections, rectifications and/or ratifications before the appropriate / competent authorities of the respective departments or bodies of the Government like Revenue Authorities, Registering Authorities, local bodies such as Village Panchayats, Town Municipalities, Town Panchayat, Panchayat Unions & any other local bodies, CMDA, GCC, DTCP, CMWSSB, TNEB, TNPCB, etc., as the case may be for the purposes of obtaining the necessary permissions, approvals, sanctions, licenses, regularizations, etc., in respect of all / any development works to be done on the Schedule Property, demolition of any existing building/s, superstructure/s, for sanctions/approvals for the construction of new building/s.

5. To prepare building plans for a residential/commercial complex on the Schedule Property and for this purpose to
   a. engage Architects;
   b. accept the terms of engagement with the Architects.
   c. have plans drawn, sign and submit to the concerned Authorities such as CMDA or any other local body or authority for the purpose of obtaining necessary approvals and sanctions.

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d. obtain necessary clearance from Revenue Departments, Police Departments, Pollution Board, Aviation Authority, Fire Departments, Authorities under the Lift Acts, etc.,

6. To pay, deposit and/or withdraw and/or obtain refund of any deposit, compensation or money from any court or planning authorities or local bodies such as Village Panchayats, Town Panchayat, Panchayat Unions, Municipalities and/or any other local bodies, CMDA, GCC, DTCP, CMWSSB, TNPCB, TNEB or any other authority by cash / cheque / pay order / demand draft in the name of the AGENT and for the said purpose to sign any vouchers and/or receipts and/or challans on behalf of the PRINCIPAL.

7. To make applications to the TNEB, CMWSSB, TWAD and to obtain necessary electric and water and sewerage connections and to make all such payments to these agencies in our name on our behalf.

8. To apply for registration of the residential/commercial development with the Tamil Nadu Real Estate Regulatory Authority and to register the project with the authority and to sign & execute all the applications, affidavits, indemnities, agreements, documents., etc., as required by the authority and to comply all the provisions and procedures for registering the proposed project.

9. To sigh & execute and furnish applications, affidavits, indemnities, guarantees, etc., in favour of the Competent Body/Bodies, namely the CMDA, GCC, Corporations, Town Panchayats, Village Panchayats. etc., or any other authority in our name of the PRINCIPAL.

10. To make applications, statements and returns and to submit the plans before the CMDA, Corporations, Town Panchayats, Village Panchayats, Government and/or or any other agencies for the plans to be sanctioned

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for Cove Holdings Private Limited

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PRINCIPAL

and to commence the construction of the proposed building and to make the necessary payments towards the same.

11. To conduct soil test, water test and such other tests and to sub-divide the Schedule Property for any redevelopment proposal envisaged. To apply for sanctions and layout the Schedule Property after reconstitution with the adjoining properties and also to do all necessary acts by way of gifting lands to the local bodies/competent authorities towards formation of such layouts if required.

12. To sign applications & documents such as patta transfer form, electricity service connection transfer form, etc., to enable the purchaser/s to apply & obtain Patta & other related documents from Tahsildar or any other competent authorities.

13. To appear for and represent the PRINCIPAL in all/any court/s and all Appellate Courts, High Courts, Supreme Court of India, Tamil Nadu Real Estate Regulatory Authority, Tribunals, Official Receiver & Official Assignee, and also before all authorities, local bodies such as Village Panchayats, Town Panchayat, Panchayat Unions, Municipalities and/or any other local bodies, CMDA, GCC, DTCP, CMWSSB, TNEB, TNPCB, Police, Revenue, Income-Tax Department, Sales Tax Authorities, Civil Supplies, Chennai Telephones, Post & Telegraph Authorities, Quasi-judicial authorities & in all other Government & Quasi-Government Departments & Public Offices in all proceedings connected with the Schedule Property.

14. To appoint, consult or engage any Advocate/s, Auditor/s, to file affidavits, petitions, plaints, written statements, appeals, etc. to file and defend cases before the courts or any other legal forum or authority, to give evidence, to compromise and settle disputes etc.

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for Cove Holdings Private Limited

Director

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15. To do all such further deeds, acts and things to execute declarations and all such other further documents as may be necessary and reasonably required for the purpose of more perfectly assuring the title and peaceful and effective possession of the Schedule Property.

16. No consideration was received by the PRINCIPAL for executing the general power of attorney and the AGENT shall render proper accounts to the PRINCIPAL.

17. All the acts done by the AGENT under this deed shall be deemed to have been ratified by the PRINCIPAL as if the PRINCIPAL were personally present to do the same.

18. This Power is not for Sale Purpose.

SCHEDULE

All that piece and parcel of the **Plot Nos. 8 & 8A**, measuring **6 Grounds 194 square feet** [14594 square feet], situatedat Old Door Nos. 3 & 4, Previously Door No.5, Present Door No.9/5, Ethiraj Lane, [previously Commander in Chief Road], Egmore, Chennai, comprised in Survey No.9, Old R.S.No.1626 [part], Present **R.S. Nos. 1626/15 & 1626/16**, Block No.51, **Egmore Part-II Town**, Egmore Taluk, Chennai District, Tamil Nadu being bounded on the

North by : Plot No.9;

South by : 25 Feet Road;

East by : 20 Feet Passage;

West by : Postal Audit Office;

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and lying within the Sub - Registration District of Periamet, in the Registration District of Chennai –Central

for Cove Holdings Private Limited

Director

POWER AGENT/ATTORNEY

PRINCIPAL

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS GENERAL POWER OF ATTORNEY AT CHENNAI ON THIS THE DAY AND MONTH FIRST WRITTEN ABVOE.

for Cove Holdings Private Limited

Director

POWER AGENT/ATTORNEY **PRINCIPAL**

WITNESSES:

1. **Mr. D. SARGUNARAJ** son of Mr.Durairaj,
No.31, Bajanai Koil Street, Ambattur, Mogappair, Tiruvallur – 600 037.

2. **Mr. N. SRIRAM** son of Mr. Nageswaran,
New No.2/2, Old No.14A/2, Sakthi Apartments,
DR Vasudev Nagar Extn, Thiruvanmiyur, Chennai – 600 041.



Drafted by:

MANIKANDAN V, BCA., LLB (Hons)
Advocate (Enrl Ms No.7223/2024)
No.2, Tiruvalluvar Nagar Muthu Ramalinga,
Devar Street, Perungudi, Chennai – 600 096.

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SUB REGISTRAR
PERAMET

cove

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S. COVE HOLDINGS PRIVATE LIMITED AT ITS MEETING HELD ON 08TH FEBRUARY 2025, AT ITS REGISTERED OFFICE SITUATED AT 9/5, ETHIRAJ LANE, EGMORE, CHENNAI-60008, TAMILNADU.

"**RESOLVED THAT** Mr. J. Sivakumar, Director of the Company be and is hereby authorised to execute General Power of Attorney with Mrs. Rupal Rai to develop the immovable property belonging to Mrs. Rupal Rai, measuring to an extent of 06 grounds and 194 sq feet RS.no. /TS.No/Block No./Village/Door No. Old Plot No. 8 and 8A in the Layout of 16/1960, Old No. 5, New Door No. 9/5, Ethiraj Lane, Egmore, Chennai 600 008 Comprised in Old RS No. 1626(part), Present RS No.1626/15 and 1626/16, Block No. 51 Egmore II Town, Egmore Taluk, Chennai District

RESOLVED FURTHER THAT Mr. J. Sivakumar, be and hereby authorized to act as the Authorised Signatory/Attorney of the company to accept, sign and execute General Power of attorney for development the property belongs to Mrs. Rupal Rai executed between M/s. Cove Holdings Private Limited and Mrs. Rupal Rai.

RESOLVED FURTHER THAT a certified copy of the board resolution be filed with the respective authorities as and when required."

//CERTIFIED TO BE TRUE

FOR COVE HOLDINGS PRIVATE LIMITED

Sanjana Rai
Director
DIN 08033463

Cove Holdings Private Limited
Chennai
600 008

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PERAMBUR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

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

S.No	Block Code and Name Of Locality	Number		Old Survey No. and Letter	Municipal Door No.	Govt.Mitta, Zamin Inam Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0051-எத்திராஜ் லேன்	1626	16	-	9/5	ரயத்துவாரி	விடு வரி	-	-	0-	-	0.00		0	6	78.0	-	0.84	-	RUPAL RAI ..	....	2023/0153/02/001753TR DT. 2023-01-20 TR DT: 20-01-2023

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

மின் கையொப்பம் / Digital Signature : 20-01-2023
பெயர் / Name : Sumathi V
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : எழும்பூர் வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/06/002/001/0051/1626/16 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/06/002/001/0051/1626/16

2. இத் தகவல்கள் 03-01-2025 அன்று 02:00:31 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 03-01-2025 at 02:00:31 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For Cove Holdings Private Limited
Director

DOCUMENTS No. 123 OF BOOK-I CONTAINS 03 SHEET OF 03 SHEET
SUB REGISTRAR PERAMBUR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

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

S.No	Block Code and Name Of Locality	Number of Sub-Division and Sur. No. and Field No.	Sub-Division Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
											Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0051- எத்திராஜ் லேன்	1626	15	9/5	ரயத்துவாரி	விடு வரி		-	0-		0.00		0	6	78.0	-	0.84	-	RUPAL RAI ..	....	2023/0153/02/000989TR DT. 2023-01-20 TR DT: 20-01-2023

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

மின் கையொப்பம் / Digital Signature : 20-01-2023
பெயர் / Name : Sumathi V
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : எழும்பூர் வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/06/002/001/0051/1626/15 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/06/002/001/0051/1626/15

2. இத் தகவல்கள் 03-01-2025 அன்று 01:57:55 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 03-01-2025 at 01:57:55 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

Rupal Rai

For Cove Holdings Private Limited
Director

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/N061/1291989**	**Receipt Date:**	20-11-2023 17:21:15
Name:	RUPAL RAI		
Address:	9(5), Ethiraj Salai , Egmore, Egmore, CHENNAI - 600105		
Payment Details:	Description: Property Tax Bill Number: 05-061-01487-000/07-106-1191-000 Paid By: RUPAL RAI		

Description Head of A/C	Amount (in Rupees)
II/23-24	13300.00
Total:	**13,300.00**

Amount (in words): Rupees Thirteen Thousands Three Hundred Only

Cheque # 290204 Drawn on ICICI BANK, ICIC0000001 Dated 17-11-2023

Rupal Rai

For Cove Holdings Private Limited

Director

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SUB REGISTRAR
PERIAMET

தமிழ்நாடு பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : RUPAL RAI

மின். இ. எண்: 0114300815 கட்டண முறை : BHARAT BILL PAYMENT SYSTEM

இரசீது எண் : PGIBP262526445 நாள் : 16/01/2025 16:45:51

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	23100-CC Charges	10566.00
	மொத்தம்	10566.00

தொகை (எழுத்தால்) ரூ. Ten thousand Five hundred Sixty Six only

இதர விவரங்கள் :

1.TANGEDCO CIN No. : U40109TN2009SGC073746

2.TANGEDCO GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

• இது கணினியில் உருவாக்கப்பட்ட ஆவணம்
தனி ஒப்புதல் தேவையில்லை
• இது வரி செலுத்தலுக்கு உரியது

நுகர்வோருக்கு தொடர்பு கொள்ளவும்
24 மின்னகம்
94987 94987

Rupal Rai

For Cove Holdings Private Limited

Director

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SUB REGISTRAR
PERIAMET

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

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

Certificate of Incorporation pursuant to change of name

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

Corporate Identification Number (CIN): U55101TN2008PTC069738

I hereby certify that the name of the company has been changed from RAM KRISHAN KULWANT RAI HOLDINGS PRIVATE LIMITED to COVE HOLDINGS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name RAM KRISHAN KULWANT RAI HOLDINGS PRIVATE LIMITED.

Given under my hand at Chennai this Tenth day of April two thousand nineteen.

B SRIKUMAR
Deputy RoC
Registrar of Companies
RoC - Chennai

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

COVE HOLDINGS PRIVATE LIMITED

5/124, Pebble Beach Road, Enjambakkam,, Chennai, Kancheepuram, Tamil Nadu, India, 600115

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SUB REGISTRAR
PERIAMET

R/Periamet/Book-1/429/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 366 of 2025

I hereby certify that a sum of ₹ 1,000/- (Rupees One Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ரூபால் ராய் residing at NO 5/125,PEBBLE BREACH AVENUE ,INJAMBAKKAM ,CHENNAI, Egmore (Part 2)[URBAN], Egmore, Chennai, Tamil Nadu, India, 600115.

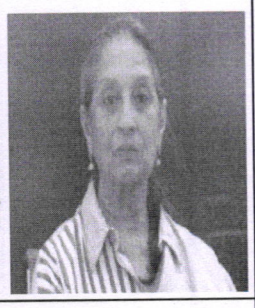
Sub Registrar: Periamet
Date: 20/02/2025

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

Presented in the office of the Sub Registrar of Periamet and fee of ₹ 1,910/- paid at 12:05 PM on the 20/02/2025 by

Left Thumb



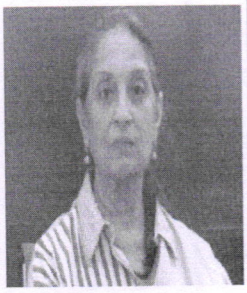


Rupal Rai
99624 50000

Additions as per recitals of document

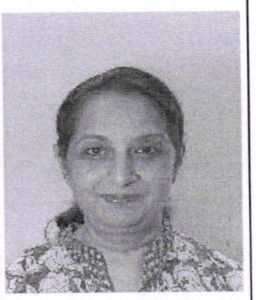
Execution admitted by
Left Thumb





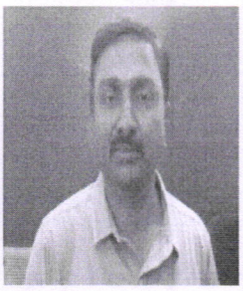
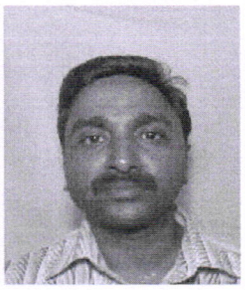
Rupal Rai

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:940616496a0c6ec0ae94958826964117e3768fc (**Details from UIDAI : Rupal Rai W/O Rajiv Rai, 18-05-1957, xxxxxxxx5692**)



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SUB REGISTRAR
PERIAMET

Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:244724244bf90253b4c494ba856a9b7361fad77 **(Details from UIDAI : SIVAKUMAR JAYAVEL S/O: Jayavel, 15-01-1974, xxxxxxxx6266)**	

20th day of February 2025

Kavitharani Velmurugan
Sub Registrar
Periamet

SUB-REGISTRAR
PERIAMET

Registered as Number **R/Periamet/Book-1/429/2025**.

Date: 20/02/2025
Periamet

Kavitharani Velmurugan
Sub Registrar

SUB-REGISTRAR
PERIAMET

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OF 17 SHEET
SUB REGISTRAR
PERIAMET



Government of India

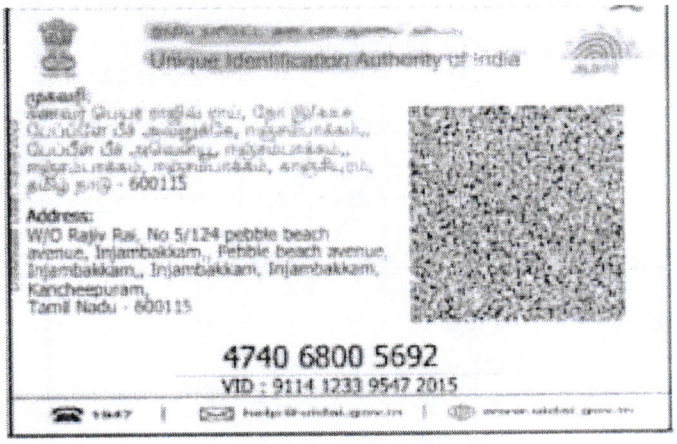
Rupal Rai

DOB: 18/05/1957

FEMALE

4740 6800 5692

VID : 9114 1233 9547 2015



Unique Identification Authority of India

Address:
W/O Rajiv Rai, No 5/124 pebble beach avenue, Injambakkam,, Pebble beach avenue, Injambakkam,, Injambakkam, Injambakkam, Kancheepuram, Tamil Nadu - 600115

4740 6800 5692

VID : 9114 1233 9547 2015



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUPAL RAI

SRIKRISHNA LAKSHMAN CHITALE

18/05/1957
Permanent Account Number

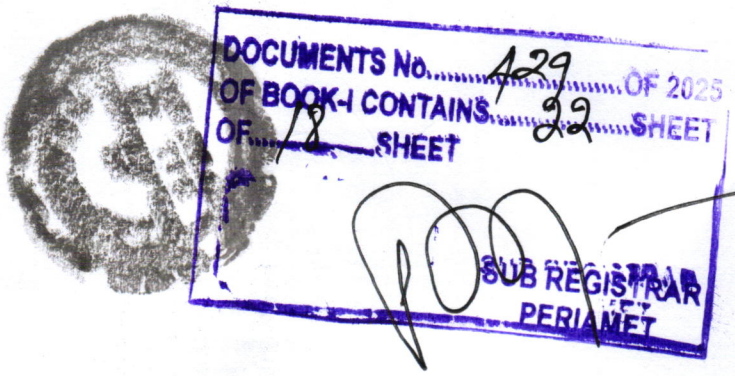
AAAPR6192C

Rupal Rai

Signature

22042007

Rupal Rai



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECR2215B

नाम/ Name
COVE HOLDINGS PRIVATE LIMITED

30052019

निगमन / गठन की तारीख
Date of Incorporation / Formation
03/11/2008

For Cove Holdings Private Limited

Director

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SUB REGISTRAR
PERIAMET

भारत सरकार
GOVERNMENT OF INDIA



சிவக்குமார் ஜெயவேல்
SIVAKUMAR JAYAVEL
பிறந்த நாள் / DOB : 15/01/1974
ஆண் / MALE

5349 9554 6266

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ஜெயவேல், 212,
திருவள்ளுவர் நகர்,
கும்மிடிப்பூண்டி,
கும்மிடிபூண்டி, திருவள்ளூர்,
தமிழ் நாடு, 601201

Address:
S/O: Jayavel, 212,
THIRUVALLUVAR NAGAR,
GUMMIDIPOONDI,
Gummidipoondi, Tiruvallur,
Tamil Nadu, 601201

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bengaluru-560 001

For Cove Holdings Private Limited

Director

DOCUMENTS No.....129.....OF 2025
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SUB REGISTRAR
PERIAMET

भारत सरकार
GOVERNMENT OF INDIA

आधार



ஸ்ரீராம் நா
Sriram N
பிறந்த நாள்/DOB: 09/06/1967
ஆண்/ MALE

9930 5444 2304

எனது ஆதார், எனது அடையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

முகவரி:
தந்தை / தாய் பெயர்: நாகேஸ்வரன், புது எண் 2/2, பழைய எண் 14எ/2, டாக்டர் வாசுதேவ் நகர் விரிவு, திருவான்மியூர், திருவான்மியூர், சென்னை,
தமிழ் நாடு - 600041.
Address :
S/O: Nageswaran, NEW NO 2/2, OLD NO 14A/2,SAKTHI APPARTMENT, DR VASUDEV NAGAR EXTN, THIRUVANMIYUR, Thiruvanmiyur, Chennai,
Tamil Nadu - 600041

9930 5444 2304

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N. Sriram

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SUB REGISTRAR
PERIAMET

भारत सरकार
GOVERNMENT OF INDIA

आधार



து. சர்குணாராஜ்
D. Sargunaraj
பிறந்த நாள்/DOB: 15/03/1965
ஆண்/ MALE

9590 8730 6976

எனது ஆதார், எனது அடையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

முகவரி:
S/O மு. துரைராஜ், எண் 31,, பஜனை கோயில் தெரு, அம்பத்தூர், முகப்பேர், திருவள்ளூர்,
தமிழ்நாடு - 600037
Address :
S/O M. Durairaj, No 31,, Bajanai Koil Street, Ambathur, Mogappair S.O, Thiruvallur,
Tamil Nadu - 600037

9590 8730 6976

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OF 22 SHEET

SUB REGISTRAR
PERIAMET

Gopal Das

For Cove Holdings Private Limited

Director

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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

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