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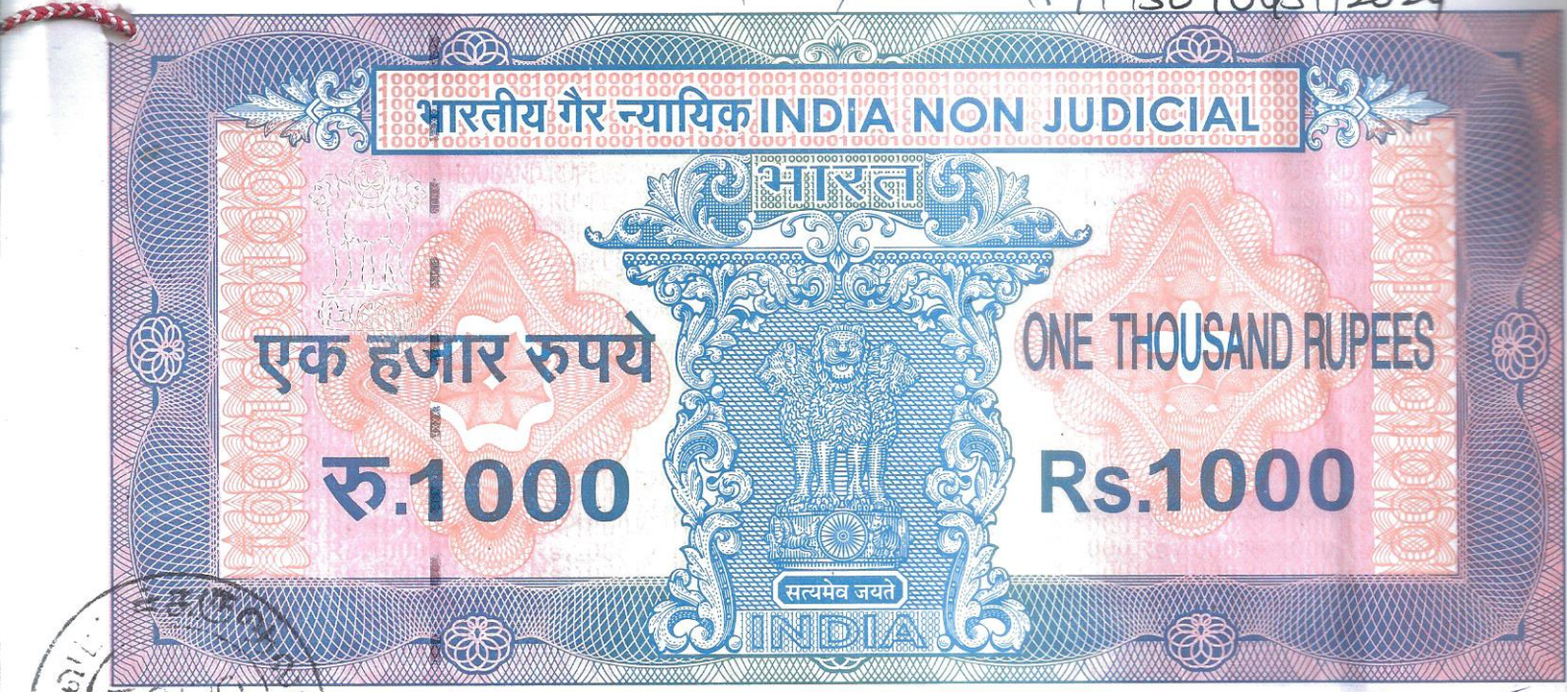
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4030/2024 TP/17509057/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

21 FEB 2024

Purple Chakra Ventures LLP
Chennai 600017.

BD 438844
V.BEDHARAJAN
Stamp Vendor
L.No: 12144/B1/96
Ekkattuthangal, Ch-32
Mobile No: 9710019474

GENERAL POWER OF ATTORNEY WITH CONSIDERATION

This Deed of General Power of Attorney executed on this .23th day of February 2024 by .

M/s. Pragnya South City Projects Pvt Limited (Previously known as L & T South City Projects Private Limited, earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.,) (CIN No.U70101TN2006PTCO58866), having its registered Office at Eden Park Township, M.R. Radha Main Road, Behind SIPCOT It Park, Siruseri, Pudupakkam, Chennai - 603103, represented by its Vice President-Finance and Accounts, Mr. Govindaraghavan K (Aadhaar No.5363 3491 9188, PAN No.ABDPG9171E), son of Mr. Ramasawamy Krishnamoorthi, aged about 56 years, hereinafter referred to as the PRINCIPAL.

For PURPLE CHAKRA VENTURES LLP

Partner

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No.4030 of 2024 of Book 1
Contains 23 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

TO AND IN FAVOUR OF

M/s. Purple Chakra Ventures LLP, (PAN No.ABEFP9336M), having its registered Office at No.56, G.N. Chetty Road, T.Nagar, Chennai – 600017, represented by its Partner, Mr.L.Dharmichand Singhvi (Aadhar No.7542 4264 7557) S/o. Mr. Lalchand, aged about 66 years, hereinafter referred to as the AGENT.

WHEREAS:

a. The property being the land of an extent of 32 cents comprised in S.No.128/6 together with certain other properties of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited, Earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.,), the PRINCIPAL herein, they having purchased the same from Mr. S.K. Padmanabhan and Mr. S. Prabhakaran, in terms of Sale Deed dated 16.03.2006, registered as Document Number 2407 of 2006 at the Office of the Sub Registrar of Thiruporur.

b. The property being the land of an extent of 50 cents comprised in S.No.128/8 together with certain other properties of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited, Earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.,), the PRINCIPAL herein, they having purchased the same from Mr. S.K. Padmanabhan and Mr. S. Prabhakaran, in terms of Sale Deed dated 16.03.2006, registered as Document Number 2408 of 2006 at the Office of the Sub Registrar of Thiruporur.

Document No. 1090 of 2024 of Book 1
Contains 22 Sheets 2 Sheet
Registering Officer

c. Patta bearing No.1438 was also issued in the name of M/s. Dinesh Ranka Property Developers Pvt. Ltd., for an extent of 13 ares (32 cents approx.,) in S.No.128/6 and 20 ares (49.4 cents approx.,) in S.No.128/8.

d. The property being the land of an extent of 12 cents in S.No.128/9 and 22 cents in S.No.130/25 of Siruseri Village, Vandalur Taluk, Chengapattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited, Earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.,), the PRINCIPAL herein, they having purchased the same from Mr. Robert Vijaykumar, represented by his agents Mr. N. Sirajuddeen

For PURPLE CHAKRA VENTURES LLP

Partner

THE SEAL OF THE SUB REGISTRAR 2 THIRUPPORUR

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

and Mr. Kathiravan, in terms of Sale Deed dated 16.03.2006, registered as Document Number 2418 of 2006 at the Office of the Sub Registrar of Thiruporur.

e. Patta bearing No.1438 was also issued in the name of M/s. Dinesh Ranka Property Developers Pvt. Ltd., for an extent of 5 ares (12 cents approx.,) in S.No.128/9 and 9 ares (22 cents approx.,) in S.No.130/25.

f. The property being the land of an extent of 13068 sq.ft., (30 cents) in S.No.128/7 together with another property of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited), the PRINCIPAL herein, they having purchased the same from Mr. Thirumalai Naicker, Mr. T. Dinesh Kumar, Mr. Soundarrajan, Mrs. S. Hemavathi, Mr. M. Sambanthamoorthy, Mr. M. Raghupathi, Mrs. Poonguzhali, Mrs. Anjalam, Mrs. Veerammal, Mrs. Kuttiammal, Mrs. Devaki, represented by their agent M/s. A.V.R. Properties Developer Pvt. Ltd., and M/s. Surendra Plastics Pvt. Ltd., (as Confirming Party), in terms of Sale Deed dated 18.10.2007, registered as Document Number 9851 of 2007 at the Office of the Sub Registrar of Thiruporur.

g. Patta bearing No.962 was also issued in the name of M/s. L & T South City Projects Ltd., for an extent of 12 ares (30 cents approx.,) in S.No.128/7.

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

Registering Office
Document No. 2220 of 2008 of Book 1
Contains 23 Sheets 3 Sheet

NOW THIS DEED OF POWER OF ATTORNEY WITNESSES THAT:

The PRINCIPAL do hereby nominate, constitute, appoint, empower and authorize M/s. Purple Chakra Venture LLP, to be their true and lawful AGENT to do, exercise, execute and perform all or any of the following acts, deeds, matters and things in respect of the property morefully described in Schedule hereunder.

For PURPLE CHAKRA VENTURES LLP

Partner

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

3

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

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

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

3. To sell and dispose off the property morefully described in Schedule hereunder to the interested purchaser or their nominee/s as a whole or in parts.

4. To receive advance amounts, sale consideration from the interested purchaser with respect to the property morefully described in the Schedule hereunder.

5. To sign, execute, modify, cancel, alter, draw, approve the Sale Agreements, Sale Deeds, Mortgage Deeds, Rectification Deeds, Ratification Deeds, Gift Deeds, Memorandum of Deposit of Title Deeds, Joint Development Agreement or any other deeds and to present the same for registration and admit registration before the concerned Registering Authorities in respect of the property morefully described in Schedule hereunder.

6. To apply/close any loan from any Banks whether nationalised or scheduled Banks or Foreign National Banks or Private Banks, Non-Banking Financial Institutions or any other Financial Institution(s). and to pay any processing fee and to sign the loan application, to accept the loan offer letter, to change or alter or modify the loan amounts, interest rates, repayment periods and other terms and conditions relating to the loan at any time or from time to time. Further the Agent is also authorised to execute any loan agreements, promissory notes, letters or undertakings, declarations or such other documents as may be required by the banks or any other financial institutions. Further, the AGENT is authorized to create registered mortgage or equitable mortgage by depositing the Title Deeds of the property, which are handed over today, morefully described in Schedule hereunder with any Banks whether nationalised or scheduled Banks or Foreign National Banks or Private Banks or any other Financial Institution(s).

Document No. 4020 of 2020 of Book 1
Contains 22 Sheets 4 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR 4 THIRUVALLUR

For PURPLE CHAKRA VENTURES LLP

Partner

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

7. To enter into lease, licence or tenancy agreement or any other document regarding the property morefully described in the Schedule hereunder and enforce any covenant in such document/s. To sign and give notice to any occupier of the property morefully described in the Schedule hereunder to quit or to repair or to abate any nuisance or to remedy any breach of covenant or for any other purpose whatsoever.

8. To get prepared plans for Layout over the property morefully described in the Schedule hereunder and to have the same sanctioned, modified and/or altered by DTCP / CMDA, Corporation of Chennai, Tamil Nadu Housing Board, Municipalities or any other Competent Authorities and to make necessary applications, give undertakings, pay fees/charges/levies, obtain sanctions & permits and such other orders and permissions as may be required.

9. To apply for renewal of sanction/s, approval/s or permit/s issued for developing the Layout on the property morefully described in the Schedule hereunder.

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

11. To apply to the Authorities such as TNEB, CMWSSB etc., to obtain permissions for electricity, water, drainage and other connections and/or to make alterations and/or close down and/or have disconnected the same over the property morefully described in the Schedule hereunder.

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

13. To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with the property more fully described in Schedule hereunder before any authority as may be required under any law or laws now prevailing

Document No. 4030 of 2022 of Book 1
Contains 22 Sheets 5 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR 5 THIRUVOTTIYUR

For PURPLE CHAKRA VENTURES LLP

Partner

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds, matters and things required thereunder.

14. To appoint and authorise an Agent by executing a Specific Power of Attorney or otherwise, for the purpose of delegating the powers conferred herein

15. To appear and act on behalf of the PRINCIPAL, before all Courts, Tribunals and Authorities, Civil, Revenue or Criminal, Original or Appellate and to sign any Plaints, Written Statements, Applications, Affidavits, Petitions, Claims, Objections or any other Petitions/Applications/Appeals to protect rights, and interest of the PRINCIPAL.

16. And the PRINCIPAL hereby for themselves, executors, administrators, successors in Office and legal representatives ratifies and confirms and agrees to ratify and confirm all and whatsoever lawful act or acts, deeds, matters and things done or cause to be done by the AGENT by virtue of these presents.

17. The AGENT shall maintain and render proper accounts.

18. The consideration received for the powers hereby granted is Rs.10,00,000/- (Rupees Ten Lakhs Only).

The PRINCIPAL, hereby agreed to ratify and confirm all and whatever other act or acts, deeds or things the said Agent lawfully do, execute or perform or cause to be done, executed or performed in connection with the powers conferred herein and by virtue of this deed.

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

For PURPLE CHAKRA VENTURES LLP

Partner

Document No. 4030 of 2024 of Book 1
Contains 23 Sheets 6 Sheets
Registering Office

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

SCHEDULE

All that piece and parcel of property being the Land of an extent of 1 acre 46 cents comprised in S.Nos.128/6, 7, 8, 9 & 130/25 of Siruseri Village, Vandalur Taluk, Chegalpattu District.

Sl. No.	Survey No.	Extent (in cents)
1.	128/6	32
2.	128/8	50
3.	128/9	12
4.	130/25	22
5.	128/7	30
	Total	**1 acre 46 cents**

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

IN WITNESS WHEREOF the PRINCIPAL, has signed this POWER OF ATTORNEY on the date, month and year hereinabove mentioned.

WITNESSES:

1. G. Ramesh
G. Ramesh S/o G George
S.t Thomas Mount Chennai-16

2. (M.S. Rajamanickam)
No:144, Bhuvaneswari Nagar
4th main Road, Madambakkam
Chennai-126.

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

PRINCIPAL

For PURPLE CHAKRA VENTURES LLP

Partner

POWER AGENT

Drafted by :- *Perciba Jose*, B.Com. B.L.,
Advocate. Roll No. MS-2006/2016,
Almighty Associates,
'JOSE COMPLEX', No. 48, Nellikuppam Road, Kamarajapuram,
Nandhivaram-Guduvanchery – 603 202.



Document No. 4030 of 2024 of Book 1
Contains 23 Sheets 7 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு **வட்டம் : வண்டலூர்**

வருவாய் கிராமம் : சிறுசேரி **பட்டா எண் : 1438**

உரிமையாளர்கள் பெயர்

1. - ... DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
127	1	--	--	0 - 25.00	1.78	--	--	2022/0103/35/283189-- -- 29-09-2022
127	2	--	--	0 - 24.00	1.69	--	--	2022/0103/35/283189-- -- 29-09-2022
127	3	--	--	0 - 52.50	3.73	--	--	2022/0103/35/283189-- -- 29-09-2022
128	1	--	--	0 - 59.00	3.63	--	--	2022/0103/35/283189-- -- 29-09-2022
128	10	--	--	0 - 12.00	0.68	--	--	2022/0103/35/283189-- -- 29-09-2022
128	11	--	--	0 - 13.00	0.72	--	--	2022/0103/35/283189-- -- 29-09-2022
128	14	--	--	0 - 8.00	0.44	--	--	2022/0103/35/283189-- -- 29-09-2022
128	3	--	--	0 - 27.50	1.53	--	--	2022/0103/35/283189-- -- 29-09-2022
128	5	--	--	0 - 9.50	0.52	--	--	2022/0103/35/283189-- -- 29-09-2022
128	6	--	--	0 - 13.00	0.72	--	--	2022/0103/35/283189-- -- 29-09-2022
128	8	--	--	0 - 20.00	1.13	--	--	2022/0103/35/283189-- -- 29-09-2022
128	9	--	--	0 - 5.00	0.27	--	--	2022/0103/35/283189-- -- 29-09-2022
130	25	--	--	0 - 9.00	0.50	--	--	2022/0103/35/283189-- -- 29-09-2022
139	10	--	--	0 - 23.50	2.03	--	--	2022/0103/35/283189-- -- 29-09-2022
139	6	--	--	0 - 16.50	1.44	--	--	2022/0103/35/283189-- -- 29-09-2022
139	7	--	--	0 - 10.50	0.91	--	--	2022/0103/35/283189-- -- 29-09-2022
139	8	--	--	0 - 25.00	2.17	--	--	2022/0103/35/283189-- -- 29-09-2022
				3 - 53.00	23.89			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 35/35/038/01438/60836 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 21-02-2024 அன்று 07:05:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து SG/EPRS மூலம் இணைத்தை சரிபார்க்கவும்

Document No.4030 of 2024 of Book 1 Contains 23 Sheets & 8 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

For PURPLE CHAKRA VENTURES LLP

Partner

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : சிறுசேரி பட்டா எண் : 962

உரிமையாளர்கள் பெயர்

1. ... ... எல்.அண்டு .டி.சௌத்சிட்டி புராஜெக்ட்ஸ் லிமிடெட்நிறுவனம்

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	
123	-	--	--	0 - 38.50	2.73	--	--	1424/08--- -- 11-09-2006
128	7	--	--	0 - 12.00	0.68	--	--	1424/08--- -- 10-04-2001
132	3	--	--	0 - 26.50	1.89	--	--	1424/08--- -- 10-04-2001
138	2A	--	--	0 - 13.00	0.92	--	--	1424/08--- -- 25-07-2002
138	2B1	--	--	0 - 9.50	0.70	--	--	1424/08--2003/424 -- 20-11-2003
138	4A	--	--	0 - 13.00	0.90	--	--	2022/0105/35/358496--2022/35/15/000076SD -- 06-04-2022
138	5A	--	--	0 - 8.00	0.52	--	--	---- -- 30-10-2014
138	5B	--	--	0 - 7.50	0.57	--	--	1424/08--- -- 01-12-2004
139	2D1	--	--	0 - 0.50	0.10	--	--	2018/0105/03/108770--2018/03/11/000015SD -- 13-06-2018
151	3	--	--	0 - 21.00	1.82	--	--	1424/08--- -- 25-07-2002
154	1	--	--	0 - 11.00	0.95	--	--	1424/08--- -- 10-04-2001
154	2	--	--	0 - 12.00	1.05	--	--	1424/08--- -- 01-12-2004
159	2	--	--	0 - 5.00	0.30	--	--	---- -- 26-01-2016
160	2B	--	--	0 - 13.00	1.02	--	--	1424/08--- -- 10-04-2001
160	3	--	--	0 - 14.50	1.26	--	--	1424/08--- -- 24-07-2002
160	4A	--	--	0 - 5.00	0.40	--	--	1424/08--243/1417 -- 09-09-2007
160	4B	--	--	0 - 11.00	0.90	--	--	1424/08--243/1417 -- 09-09-2007
160	4C	--	--	0 - 11.00	0.90	--	--	1424/08--243/1417 -- 09-09-2007
162	-	--	--	0 - 12.00	0.86	--	--	1424/08--- -- 10-04-2001
163	4B	--	--	0 - 14.50	1.15	--	--	1424/08--- -- 25-07-2002
163	5	--	--	0 - 33.00	2.37	--	--	1424/08--- -- 25-07-2002
166	4	--	--	0 - 26.50	1.87	--	--	1424/08--- -- 25-07-2002
166	6	--	--	0 - 25.00	1.78	--	--	1424/08--- -- 25-07-2002
166		--	--	[illegible]	1.87	--	--	1424/08--- -- 25-07-2002
167	1A	--	--	0 - 12.50	0.90	--	--	1424/08--1152/1416 -- 03-08-2007
167	2	--	--	0 - 24.50	1.72	--	--	1424/08--- -- 25-07-2002
168	1A	--	--	0 - 14.50	1.05	--	--	1424/08--1152/1416 -- 03-08-2007
168	2	--	--	0 - 26.00	1.84	--	--	1424/08--- -- 25-07-2002
				4 - 47.00	33.02			

Document No. 4030 of 2024 of Book 1
Contains 23 Sheets 9 Sheet
Registering Office

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணையதளத்தில் 35/15/038/00962/140877 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 21-02-2024 அன்று 07:07:02 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

THE SUB REGISTRAR OFFICE THIRUPORUR

For PURPLE CHAKRA VENTURES LLP

Partner

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

PRAGNYA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s. PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED (THE "COMPANY") AT THEIR MEETING HELD ON 3RD JANUARY 2024 AT 11:00 A.M.

To sell a land extent of 1.46 acres at Survey No.128/6 (32 cents), Survey No.128/7 (30 cents), Survey no.128/8 (50 cents), Survey No.128/9 (12 cents) and Survey No. 130/25 (22 cents) of Siruseri Village.

"RESOLVED THAT the consent of the Board of Directors be and is hereby given to sell another land extent of 1.46 acres situated at Survey No.128/6 (32 cents), Survey No.128/7 (30 cents), Survey no.128/8 (50 cents), Survey No.128/9 (12 cents) and Survey No. 130/25 (22 cents) of Siruseri Village for an approximate consideration of upto Rs.13 Crores.

"RESOLVED FURTHER THAT the sale consideration of the above lands will be used for launch expenses of Eden Park-Phase 2B and other financial commitments of the Company.

"RESOLVED FURTHER THAT Mr. Francis O Haokip, Director and Mr.Srinivas Rao K, Chief Executve Officer of the Company are severally authorised to deal with the above sale transaction including fixing the buyer, seller, fixing consideration, payment terms, mode of payment and such other terms conditions in relation to the transaction.

"RESOLVED FURTHER THAT the minimum sale price to be fixed should not be below Rs.5,00,000 per cent of land

"RESOLVED FURTHER THAT Mr.Francis O Haokip and Mr. Srinivas Rao K are severally authorised to delegate and authorise Mr. Govindaraghavan K, Vice President-Finance & Accounts of the Company to execute, sign, appear before Sub Registrar and do other formalities for registration of above said property/ies

"RESOLVED FURTHER THAT any Director or a Company Secretary of the Company, be and is hereby severally authorised to sign and forward a true copy of the foregoing resolution to the concerned authorities, as and when necessary."

Document No.4030 of 2024 of Book 1 Contains 23 Sheets to Sheet

Registering Office

//CERTIFIED TO BE TRUE//
FOR PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED

Francis O Haokip
Director
(DIN: 07154987)

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCD3198H
नाम/ Name
PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED
निगमन / गठन की तारीख
Date of incorporation / Formation
15/02/2006

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No.4030 of 2024 of Book 1
Contains 23 Sheets 11 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR



இந்திய அரசாங்கம்
Government of India

கோவிந்தராகவன் கி
Govindaraghavan K
பிறந்த நாள் / DOB : 22/02/1967
ஆண்பால் / Male

5363 3491 9188

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: அபார்ட்மெண்ட் எ 1025 , பேர்ல் அபார்ட்மெண்ட்ஸ், நம்பர் 1, லாக் வீதி, ஆட்டோ ஸ்டான்ட், கோட்டூர்புரம், கோட்டூர்புரம், சென்னை, தமிழ் நாடு, 600085

Address: Apartment A 1025 , Pearl Apartments, Number 1, Lock Street, Auto Stand, Kotturpuram, Kotturpuram, Kotturpuram, Chennai, Tamil Nadu, 600085

5363 3491 9188

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For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No.4030 of 2024 of Book 1
Contains 23 Sheets 12 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVALLUR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABEFP9336M
नाम / Name
PURPLE CHAKRA VENTURES LLP
निगमन/गठन की तारीख
Date of Incorporation/Formation
03/02/2024
Fold
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, प्रोटीयन ईगव टेक्नोलॉजीज़ लिमिटेड
(पूर्व में एनएसडीएल ई-गवर्नेंस इंफ्रास्ट्रक्चर लिमिटेड)
चौथी मंज़िल, सफायर चैंबर,
बानेर रोड, बानेर,
पुणे - 411045
If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, Protean eGov Technologies Limited
(formerly NSDL e-Governance Infrastructure Limited)
4th Floor, Sapphire Chambers,
Baner Road, Baner,
Pune - 411045
Tel: 91-20-2721 8080, e-mail: tinpan@proteantech.in

For PURPLE CHAKRA VENTURES LLP

Partner

Document No 4030 of 2024 of Book 1
Contains 23 Sheets 13 Sheet
Registering Office

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR



இந்திய அரசாங்கம்
Government of India

தர்மிசந்த் சிங்குவி எல்
Dharmichand Singhvi L
பிறந்த நாள்/DOB: 31/12/1957
ஆண்/ MALE

7542 4264 7557
VID : 9186 2403 1764 0616

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O: லால் சந்த், எண் 6/ஏ, லட்சுமணன் தெரு,
தி.நகர், தியாகராய நகர், சென்னை,
தமிழ் நாடு - 600017

Address:
S/O: Lal Chand, NO 6/A, LAKSHMANAN STREET, T.NAGAR, Thiyagaraya Nagar, Chennai,
Tamil Nadu - 600017

QR Code with Photograph

7542 4264 7557
VID : 9186 2403 1764 0616



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAIPS2071B

नाम / Name
L DHARMICHAND SINGHVI

पिता का नाम / Father's Name
LALCHAND SINGHVI

जन्म की तारीख / Date of Birth
31/12/1957

हस्ताक्षर / Signature

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For PURPLE CHAKRA VENTURES LLP

Partner

Document No. 4030 of 2024 of Book 2
Contains 23 Sheets 14 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

Government of India



மா சு ராஜமாணிக்கம்
M S Rajamanickam
பிறந்த நாள்/DOB: 01/05/1990
ஆண்/ MALE

3734 5329 9261
VID : 9106 6481 5038 3792

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
C/O: M Sakthivel, 144, Flat No.S2 Mohis Geethalaya, 4 th Main Road, Bhuvaneswari Nagar, Madambakkam, Kancheepuram, Tamil Nadu - 600126

Address:
C/O: M Sakthivel, 144, Flat No.S2 Mohis Geethalaya, 4 th Main Road, Bhuvaneswari Nagar, Madambakkam, Kancheepuram, Tamil Nadu - 600126

3734 5329 9261
VID : 9106 6481 5038 3792

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

M S RAJA MANICKAM

MANICKAM SAKTHIVEL

01/05/1990

Permanent Account Number
BDLPR6191L

Signature

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No.4030 of 2024 of Book I
Contains 22 Sheets 15 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

FORM I R.

CERTIFICATE OF INCORPORATION

CIN. U701011N2006PTC058866

I hereby certify that DINESH RANKA PROPERTY ******** DEVELOPERS PRIVATE LIMITED ********** ********** is this day incorporated under the Companies Act 1956 (No.1 of 1956) and that the Company is Limited.

Given under my hand at CHENNAI

this FIFTEENTH TWENTY SIXTH day of FEBRUARY MAGHA

Two thousand SIX

One thousand nine hundred and TWENTY SEVEN (Saka)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

Asst. (R.V. UNNIKRISHNAN)

Registrar of Companies
TAMIL NADU

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No. 4030 of 2024 of Book 1

Contains 23 Sheets 16 Sheet

Registering Officer

(2)

CONVERSION OF PRIVATE TO PUBLIC COMPANY UNDER SECTION 44 OF THE COMPANIES ACT, 1956

Company Number:

U70101TN2006PLC058865

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME

In the office of the Registrar of Companies, Tamil Nadu, Chennai-8
(Under the Companies Act, 1956 (1 of 1956)

IN THE MATTER OF* *** DINESH RANKA PROPERTY DEVELOPERS LIMITED ****

I hereby certify that *** DINESH RANKA PROPERTY DEVELOPERS LIMITED ****

which was originally incorporated on FIFTEENTH day of FEBRUARY 2006

under** Companies Act, 1956/1913 and under the name **********

******* DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED *****

having duly passed the necessary resolution on 13.03.2006 in terms of Section 21/22 (1) (a)/22 (1) (b)/44/43A (4)/31 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai,

Letter No. ********** dated **********

the name of the said company is this day changed to **********

******** DINESH RANKA PROPERTY DEVELOPERS LIMITED ********

and this Certificate is issued pursuant to Section 23(1)/44/43A(4)/31 of the said Act.

Given under my hand at CHENNAI this FIFTH Day of APRIL

Two thousand SIX FIFTEENTH CHAITRA

One thousand nine hundred and TWENTYSEVEN(Saka)

(S. MEENAKSHI)
Asst. Registrar of Companies
Tamil Nadu, Chennai

* Here give the name of the company as existing prior to this Change.
** Here give the name of the Act(s) under which the company was originally registered and incorporated.

Document No. 4030 of 2024 of Book 1
Contains 23 Sheets She.. 1

For Pragnya South City Projects Pvt. Ltd.

Registering Officer

Authorised Signatory

Company Number:

U70101TN2006PLC058866

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME

In the office of the Registrar of Companies, Tamil Nadu, Chennai-6
(Under the Companies Act, 1956 (I of 1956)

IN THE MATTER OF* DINESH RANKA PROPERTY DEVELOPERS LIMITED

I hereby certify that DINESH RANKA PROPERTY DEVELOPERS LIMITED

which was originally incorporated on FIFTEENTH day of FEBRUARY 2006

under** Companies Act, 1956/~~1913~~ and under the name

DINESH RANKA PROPERTY DEVELOPERS LIMITED

having duly passed the necessary resolution on 25.05.2006 in terms of Section 21/~~22(1)(a)/22(1)(b)/44/48A(4)/31~~ of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai,

Letter No. 58866/S.21/2006 dated 07.07.2006

the name of the said company in this day changed to

**********L & T SOUTH CITY PROJECTS LIMITED**********

and this Certificate is issued pursuant to Section 23(1)/~~44/48A(4)/81~~ of the said Act.

Given under my hand at CHENNAI this SEVENTH / SIXTEENTH Day of JULY / ASADHA

Two thousand SIX

One thousand nine hundred and TWENTY EIGHT (Saka)

(R.V. UNNIKRISHNAN)
ASST Registrar of Companies
Tamil Nadu, Chennai

* Here give the name of the company as existing prior to the Change.
** Here give the name of the Act(s) under which the company was originally registered and incorporated.

THE SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

Document No. 4030 of 2024 of Book I Contains 23 Sheets 18 Sh

Registering Officer

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

(4)

Certificate of Incorporation Consequent upon conversion to Private Limited Company

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

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

Corporate Identity Number: U70101TN2006PTC058866

Fresh Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company

IN THE MATTER OF L & T SOUTH CITY PROJECTS LIMITED

I hereby certify that L & T SOUTH CITY PROJECTS LIMITED which was originally incorporated on Fifteenth day of February Two thousand six under the Companies Act, 1956 as DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED and upon an intimation made for conversion into Private Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Chennai vide SRN G40139040 dated 18.04.2017 the name of the said company is this day changed to L & T SOUTH CITY PROJECTS PRIVATE LIMITED.

Given under my hand at Chennai this Eighteenth day of April Two thousand seventeen.

DS MINISTRY OF CORPORATE AFFAIRS 13

Vineet Rai
Authorizing Officer - RoC
Registrar of Companies

RoC - Chennai

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

L & T SOUTH CITY PROJECTS PRIVATE LIMITED
MOUNT PONAMALLEE ROAD,, MANAPAKKAM, P.B.NO.979,
CHENNAI, Tamil Nadu, India, 600089

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No 4030 of 2024 of Book 1 Contains 23 Sheets 19 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

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): U70101TN2006PTC058866

I hereby certify that the name of the company has been changed from L & T SOUTH CITY PROJECTS PRIVATE LIMITED to PRAGNYA SOUTH CITY PROJECTS 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 L & T SOUTH CITY PROJECTS PRIVATE LIMITED.

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

N.VAIRAMUTHU

Registrar of Companies
RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:
PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED

Phase II, L & T Eden Park Township, M. R . Radha Main Road, Siruseri, Chennai, Kancheepuram, Tamil Nadu, India, 603103

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

...ument No.4030 of 2024 of Book
...Contains...23...Sheets...20...Sh...
Registering Offic...

THE SEAL OF THE SUB REGISTRAR

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

आधार

E-Aadhaar Letter

பதிவேட்டு எண்/Enrolment No.: 1057/00100/00745

Date: 13/05/2017

Ramesh G (ரமேஷ் ஜா)

S/O George G, No 177, Indira Nagar, St.Thomas Mount H.O, Kancheepuram, Tamil Nadu - 600016

உங்கள் ஆதார் எண்/ Your Aadhaar No.:

3217 5709 6724

ஆதார் -எனது ஆதார், எனது அடையாளம்.

1947
1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

தகவல்

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

INFORMATION

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

Signature Not Verified
Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 02
Date: 2017.05.13 10:19:49 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 e-மெயில் முகவரியை பதிவு செய்யவும். இதனால் உங்களுக்கு பல்வேறு வசதிகளை பெற்றுக் கொள்ளும் சௌகரியம் கிடைக்கும்.

- **Aadhaar** is valid throughout the country.
- You need to enrol only once for **Aadhaar**.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ரமேஷ் ஜா
Ramesh G
பிறந்த நாள்/ DOB: 07/05/1980
ஆண் / MALE

முகவரி:
S/O ஜார்ஜ் ஜா, எண் 177, இந்திரா நகர், சென்.தாமஸ் மவுண்ட் ஹ.ஒ, காஞ்சிபுரம், தமிழ் நாடு - 600016

Address:
S/O George G, No 177, Indira Nagar, St.Thomas Mount H.O, Kancheepuram, Tamil Nadu - 600016

Document No.4030 of 2024 of Book 1
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THE SEAL OF THE REGISTRAR THIRUVALLUR

3217 5709 6724

Registering Officer

3217 5709 6724

எனது ஆதார், எனது அடையாளம்.

MERA AADHAAR, MERI PEHACHAN

For Pragnya South City Projects Pvt. Ltd.

G. Ramesh

Authorised Signatory

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3217 of 2024

I hereby certify that a sum of ₹ 40,000/- (Rupees Fourty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. கோவிந்தராஜன் residing at pudupakkam, Chengalpattu, Tamil Nadu, India, 603103.

Sub Registrar: Thiruporur
Date: 23/02/2024

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

SUB REGISTRAR
THIRUPORUR

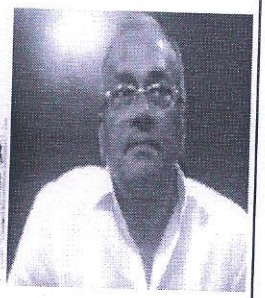
Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 10,01,610/- paid at 06:38 PM on the 23/02/2024 by

Left Thumb 	8754496949 Additions as per recitals of document	
Execution admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:52768316715484b1434b32898e3e3a3b23b851 **(Details from UIDAI : Govindaraghavan K , 1967, xxxxxxxx9188)**	

Document No.4030 of 2024 of Book 1
Contains 23 Sheets 22 Sheet
Registering Officer

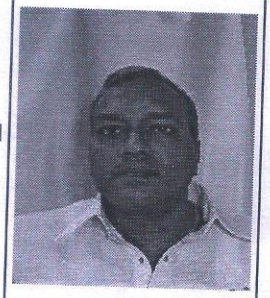
Claim admitted by
Left Thumb





900305) 000

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:587032fd346d047a854993a825317fabbd49f5 **(Details from UIDAI : Dharmichand Singhvi L S/O: Lal Chand, 1957, xxxxxxxx7557)**



23rd day of February 2024

NAVEEN N
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/4030/2024**.

Date: 23/02/2024
Thiruporur

NAVEEN N
Sub Registrar

SUB REGISTRAR
THIRUPORUR

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

Document No 4030 of 2024 of Book 1
Contains 23 Sheets 23 Sheet

Registering Office

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

(3)

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

Dinesh Ranka Property Developers (P) Ltd

80632

14-3-06

042135

S. Mangala

S. MANGALAI
STAMP VENDOR
66, MURTHY STREET
CHENNAI-600 033.
LICENCE NO: 994218
PHONE NO.

SALE DEED

THIS SALE DEED is executed at Chennai this the 16th day of March, 2006 by MR. ROBERT VIJAYKUMAR, aged about 48 years, son of Mr. Atharaiyan Nadar, residing at No.9, Old Aattuthoddi Road, Royapuram, Chennai 600 013, represented by his Power Agents:

(i) Mr. N. Sirajuddeen, aged 52 years, son of Mr. Naina Mohamed, residing at 18/3, Samath School Road, Khaja Nagar, Trichy 20

(ii) Mr. K. Kathiravan, aged 32 years, son of Mr. R. Kaliamurthy, residing at No. 25, 7th cross Street, Thandeeswaram, Velachery, Chennai 600 042

For DINESH RANKA PROPERTY DEVELOPERS PVT. LTD.

Director

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

042798

S. MANGALA
STAMP VENDOR
66, MURTHY STREET
CHENNAI-600 033
LICENCE NO: 99421
PHONE NO:

80 678
14.3.06

Dinesh Ranka Property Developers (P) Ltd

SALE DEED

THIS SALE DEED is executed at Chennai this the 16th day of March, 2006 by

1) MR. S. K. PADMANABHAN, aged about 29 years, son of Mr. V. Sundaram, residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk, Chennai 600 119; and

2) MR. S. PRABHAKARAN, aged about 26 years, son of Mr. V. Sundaram, residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk, Chennai 600 119 PAN No: AJRPP6960E

For DINESH RANKA PROPERTY DEVELOPERS PVT. LTD.

Director

24/07/2006

1/18

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

042796

80676
14.3.06

Dinesh Ranka Property Developers (P) Ltd

S. Mangala
S. MANGALA
STAMP VENDO
66, MURTHY STREE
CHENNAI-600 03
LICENCE NO: 9942
PHONE NO.

SALE DEED

THIS SALE DEED is executed at Chennai this the 16th day of March, 2006 by

1) MR. S. K. PADMANABHAN, aged about 29 years, son of Mr. V. Sundaram, residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk, Chennai 600 119; and

2) MR. S. PRABHAKARAN, aged about 26 years, son of Mr. V. Sundaram, residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk, Chennai 600 119 PAN No: AJRPP6960E

S. Padmanabhan

For DINESH RANKA PROPERTY DEVELOPERS PVT. LTD.

Director

2408

1/17



Rs 1000/-

A 72619

தமிழ்நாடு तमिलनाडु TAMILNADU

36401
16/10/2007

L&T South City Projects Ltd

T.ANANTHA RAJ
STAMP VENDOR
No:14, Narayani A
R.A. Puram, Chenna
Lic No: 44/03/200
Ph: 24640790

SALE DEED

THIS DEED OF SALE executed at Chennai on this 18th day of October, 2007

BY

1. **Mr. Thirumalai Naicker**, aged about 57 years, son of Mr. Murugappa Naicker, Hindu, residing at No. 1, Bharathi Street, Kamarajapuram, Chennai – 600 042;
2. **Mr. T. Dinesh Kumar**, aged about 24 years, son of Mr. Thirumalai Naicker, Hindu, residing at No. 1, Bharathi Street, Kamarajapuram, Chennai – 600 042;

For L & T SOUTH CITY PROJECTS LIMITED

AUTHORISED SIGNATORY

For SURENDRA PLASTIC PVT. LTD.

Authorised Signatory.

ஆவண எண் 985 /2007
மொத்த பக்க எண் 1-16

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.