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TP/179637013

1905/2024

भारतीय गैर न्यायिक

भारत

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

M/s. AAALAM PROMOTERS PVT. LTD.

BK 319579

M. SARAVANAN
Stamp Vendor
License No. 2776 / E-2 / 94
4/2, Padmanaban Street,
Kodambakkam, Chennai-600024.

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY IS MADE AT KANCHEEPURAM, ON THIS THE 16th DAY OF APRIL, 2024

BETWEEN

M/s. KAVITHA REALTIES PRIVATE LIMITED., *[PAN : AACCK8885G]*, a company incorporated under the provisions of Indian Companies Act, 1956, having its registered office at No.12/25, Railway Colony 2nd Street, Nelson Manickam Road, Aminjikarai, Chennai – 600 029; represented by its Managing Director **Mr. T. RAMAKRISHNA,** *[Identified by Aadhaar Card :5770/6776/9877]*, Son of (Late) Mr. Tanguturi Sri Hari Chetty, aged about 68 years, hereinafter called as the **"PRINCIPAL"**

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

Document No. 1905 of 2024 of Book 1

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Registering Officer

AND

M/s. AAALAM PROMOTERS PRIVATE LIMITED, *[PAN: AATCA2131J],* a company incorporated under the Companies Act 1956, having its, registered office at No.1, Fortune Villa, Gill Nagar Extnesion, 2nd Street, Choolaimedu, Chennai – 600 094; represented by its Managing Director **Mr. K. MOTHISH KUMAR,** *[PAN : AMMPM9379C],* Son of (Late) Koteeswaran, aged about 41 years, *[Identified Aadhaar card No: 2923/2969/8200];* hereinafter referred to as the **"POWER AGENT",** which term shall mean and include, wherever the context requires and admits, its successors and assigns of the **OTHER PART**.

WHEREAS

THE M/s. KAVITHA REALTIES PRIVATE LIMITED., represented by its Managing Director Mr. T. RAMAKRISHNA, the "**PRINCIPAL**" herein having purchased the land measuring 7 Acre 35 Cents, in various Survey Numbers situated at **JAMBODAI VILLAGE,** Selvazhimangalam Panchayat, Sriperumbudur Taluk, Sriperumbudur Panchayat Union, Kancheepuram District, with in the limit of SRO, Joint – IV, KANCHEEPURAM, from various person and particulars of the land as bellows;

SURVEY NUMBERS	EXTENT (ACRE – CENTS)	DATE	DOCUMENT NUMBER	EXECUTED BY	PATTA NO
39/8A	0.90	23.07.2009	2394/2009	Mr. Selvaraj & Others	210
39/9B	0.44	05.02.2007	860/2007	Mrs. K. Jayalakshmi & others	173
41/2B	0.56	05.02.2007	866/2007	Mr. K. Parandhaman	173
39/18B	0.60	10.10.2007	7190/2007	Mrs. Geetha & another	210
39/19	0.79	10.10.2007	7189/2007	Mrs. V. Malliga & others	210
39/22	0.89	10.10.2007	7189/2007	Mrs. V. Malliga & others	210
39/9A	1.32	20.11.2006	5419/2006	Mr. J. G. Sundaram & others	173
39/9C	0.46	20.11.2006	5419/2006	Mr. J. G. Sundaram & others	173
41/1B	0.61	20.11.2006	5419/2006	Mr. J. G. Sundaram & others	173
44/4B	0.78	20.11.2006	5419/2006	Mr. J. G. Sundaram & others	173

The said M/s. KAVITHA REALTIES PRIVATE LIMITED., after purchase of the said properties mutated with revenue records in its name vide **Patta Number 173 & 210,** in respect of above said property, As per Patta Survey Numbers **39/9A, 39/9B, 39/9C, 41/1B1, 41/2B1, 44/4B1, 39/18B, 39/19, 39/22 & 39/8A.**

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

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Contains 18 Sheets 2 Sheet

Registering Officer

Thus the **PRINCIPAL** became the absolute owner of the property described above which is morefully described in the Schedule hereunder.

WHEREAS the **PRINICPAL** due to their preoccupations, they are not in a position to personally look after the Schedule mentioned property, and is desirous to appoint an Attorney, therefore, the **PRINCIPAL** hereby appoints **M/s. AAALAM PROMOTERS PRIVATE LIMITED.,** as their **TRUE & LAWFUL ATTORNEY** to do all or any of the acts and deeds mentioned below, in respect of the property more fully described in the Schedule hereunder.

NOW THEREFORE THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. To develop the Schedule property into residential/commercial layout/plots as deemed fit by the Attorneys.
2. To apply the approval from Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP) or Local Body Authorities or any other Government Organizations, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule property.
3. To apply necessary Approvals/ sanctions/Regularizations and permits in respect of Plan/s to form residential layout of plots on the Schedule property.
4. To submit the aforesaid Layout plans to the CMDA, DTCP, Local Body or any other competent authorities and to make alterations, additions, rectifications in the Plan.
5. To apply to the competent authorities such as TNEB, TWAD etc., for permission to obtain Electricity, Water, Drainage and other connections available to any building/s situated or constructed on the said property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary materials, articles and equipment required therefore.

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

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6. To apply for renewal of sanction/s, approval/s or permit/s issued for formation of Layout on the said property.

7. To sign and submit all required applications, forms, declarations, and other supporting documents necessary for obtaining the No Objection Certificate (NOCs) from any local bodies for the purpose of land conversions and approval.

8. To correspond with and receive any correspondence or other intimation from the CMDA, DTCP, Local Bodies, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for the residential layouts on the said property or for the provision of any amenities or facilities thereto.

9. To receive the sanctioned/approved plans and permits from the CMDA, DTCP, or any other competent authority.

10. To Pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by CMDA, DTCP, Local body authorities for formation of layout in the Schedule mentioned property.

11. To pay taxes or fees for the properties to any Village Panchayats/Municipality/Corporations, State or Central Authorities, in respect of the said property or income arising there from or for any amenities enjoyed therewith.

12. To sign and execute all necessary documents, agreements, declarations, and forms required for the proper execution and registration of the Gift deed/OSR.

13. To put up any construction of any kind as deemed fit by the Attorneys and to entrust the work of construction or sub-contract or assign such work or any part of work in favour of any person on such terms and conditions as deemed fit.

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

Document No. 1905 of 2024 of Book 1
Contains 18 Sheets 4 Sheet

Registering Officer

14. To bring into the land such equipment's, tools, implements, machines and vehicles or other machinery or articles or item or thing required for putting up construction or for any other incidental purpose and also put up any type of construction thereon.

15. To apply to the authorities concerned for refund of fees paid under any acts or deed done in pursuance of the powers hereby granted and to appear and represent us before such authorities and to receive the aforesaid or other refund/s and to sign any receipt or acknowledgement thereof.

16. To apply to authorities concerned for obtaining Completion Certificates, Occupancy Certificates or refund of deposits made on behalf of the PRINCIPAL and to receive such certificates, deposits, etc.

17. To file and receive documents, to adduce oral and documentary evidence, to deposit and withdraw money, and to grant receipts thereof in the aforementioned legal or other proceedings.

18. To apply for and obtain refund of Stamp Duty or repayment of court fees.

19. To apply to Courts and offices for copies of documents and papers relating to or affecting the said property.

20. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the said property.

21. To maintain proper books of accounts, records, etc., of all income and expenditure and all acts and deeds done by virtue of the powers hereby conferred, and produce the same whenever required by the **PRINCIPAL**.

22. To engage the services of any Agency, Company or Organization for attending to various requirements which may arise relating to the management and various other needs arising out of the development of the properties, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

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Registering Officer

23. To execute and sign all forms, applications and declarations and documents and papers whatsoever in connection with all or any of the abovementioned purposes.

24. To undertake all necessary actions for registering the property with the Real Estate Regulatory Authority (TNRERA) includes licensing with the appropriate RERA officials and representatives to complete the registration process. To sign and submit all necessary documents, applications, affidavits, and forms required for the registration of the property.

25. To delegate, nominate, constitute and appoint any other person or persons with prior to our consent and to execute and register on the same terms and conditions set out hereunder to carry out objects of these presents according to the true meaning, intent and spirit of the transactions.

26. To execute a Special Power of Attorney, specifically granting them the authority to submit and receive documents, provide necessary information, pay fees, and do all other acts that may be required in connection with the registration process.

27. NO CONSIDERATION has been paid or received to execute this Deed of General Power of Attorney.

28. NO SALE POWER has been given in this Deed of General Power of Attorney.

29. AND WE HEREBY AGREE to confirm and RATIFY all acts and deeds of whatsoever kind, by my said ATTORNEY done in good faith, by virtue of this deed.

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

Document No.1905 of 2024 of Book 1
Contains 18 Sheets 6 Sheet

Registering Officer

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land admeasuring **Acre 0.90 Cents,** comprised in **Survey No.39/8A, (Full Extent), Patta No.210,** land admeasuring **Acre 0.44 Cents,** comprised in **Survey No.39/9B, (Full Extent), Patta No.173,** land admeasuring **Acre 0.56 Cents,** comprised in Old Survey No.41/2B, **New Survey No.41/2B1, (Full Extent), Patta No.173,** land admeasuring **Acre 0.60 Cents,** comprised in **Survey No.39/18B, (Full Extent), Patta No.210,** land admeasuring **Acre 0.79 Cents,** comprised in **Survey No.39/19, (Full Extent), Patta No.210,** land admeasuring **Acre 0.89 Cents,** comprised in **Survey No.39/22, (Full Extent), Patta No.210,** land admeasuring **Acre 1.32 Cents,** comprised in **Survey No.39/9A, (Full Extent), Patta No.173,** land admeasuring **Acre 0.46 Cents,** comprised in **Survey No.39/9C, (Full Extent), Patta No.173,** land admeasuring **Acre 0.61 Cents,** comprised in Old Survey No.41/1B, **New Survey No.41/1B1, Patta No.173,** land admeasuring **Acre 0.78 Cents,** comprised in Old Survey No.44/4B, **New Survey No.44/4B1, Patta No.173, in all measuring of an Extent 7 Acre 35 Cents,** situated at **Jambodai Village,** Sriperumbudur Taluk, Sriperumbudur Panchayat Union, Kancheepuram District; Within the Registration of District of KANCHEEPURAM and Sub-Registration District of Joint –IV, KANCHEEPURAM.

IN WITNESS WHEREOF THE PRINCIPAL HEREIN AND THE POWER AGENT HEREIN HAVE PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

WITNESSES:

(1). **(Mr. K. JAWAHAR)**
S/o. Mr. G. Kasthuri Rangan,
No.1/1, Sakthi Nagar, 2nd Street,
Choolaimedu, Chennai – 600 094. *[Identify Aadhaar Card No : 5869/7553/1279],*

(2). **(Mr. J. VIMALRAJ)**
S/o. Mr. Jayakumar,
No.13, Arulayamman Pettai, Guindy Industries Estate,
Guindy, Chennai – 600 037. *[Identify Aadhaar Card No : 8375/1062/0115],*

Document No. 1905 of 2024 of Book 1
Contains 18 Sheets 7 Sheet
Registering Officer



Drafted by:

D. VIJAYAKUMAR, B.SC., B.L.,
ADVOCATE,
E. NO. 389/1983
4 – LAW CHAMBER,
HIGH COURT BUILDINGS, CHENNAI – 104
CELL NO.9840019243

உறுதிமொழி (Declaration)

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று /உறுதிமொழி (Declaration) (நீதி பேராணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரைகாண்க :

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான் / நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்திப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director
PRINCIPAL

Document No.1905 of 2024 of Book 1
Contains 18 Sheets 8 Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : திருப்பெரும்புதூர்

வருவாய் கிராமம் : ஐம்போடை பட்டா எண் : 173

உரிமையாளர்கள் பெயர்

1. .... கவிதா ரியாலிடிஸ் பி லிட்நிர்வாக இயக்குனர்

2. .... ஜெ.ராமகிருஷ்ணா

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	
37	1A	0 - 11.50	0.10	--	--	--	--	---- -------- 19-10-2014
39	9A	0 - 53.50	0.49	--	--	--	--	---- -------- 14-05-2007
39	9B	0 - 18.00	0.16	--	--	--	--	---- -------- 13-05-2007
39	9C	0 - 18.50	0.17	--	--	--	--	---- -------- 14-05-2007
41	1B1	0 - 20.06	0.18	--	--	--	--	2022/0105/03/391181-2022/03/02/000214SD -------- 31-12-2022
41	2A	0 - 22.50	0.20	--	--	--	--	6-7/10105--- -------- 04-12-2006
41	2B1	0 - 14.93	0.14	--	--	--	--	2022/0105/03/391181-2022/03/02/000214SD -------- 31-12-2022
44	4A	0 - 30.50	0.27	--	--	--	--	---- -------- 13-05-2007
44	4B1	0 - 26.14	0.24	--	--	--	--	2022/0105/03/391181-2022/03/02/000214SD -------- 31-12-2022
44	8A	0 - 28.50	0.29	--	--	--	--	---- -------- 11-07-2007
45	6B	0 - 10.00	0.09	--	--	--	--	---- -------- 11-07-2007
46	2C1	0 - 44.00	0.42	--	--	--	--	---- -------- 11-07-2007
46	2C2	2 - 16.50	1.97	--	--	--	--	6-7/10105--- -------- 04-12-2006
		5 - 14.63	4.72					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/02/146/00173/20651** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 08-04-2024 அன்று 03:26:44 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director

POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

PRINCIPAL

Document No.1905 of 2024 of Book 1

Contains 18 Sheets 9 Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : திருப்பெரும்புதூர்

வருவாய் கிராமம் : ஐம்போடை பட்டா எண் : 210

உரிமையாளர்கள் பெயர்

1. தி-ள் கவிதா ரியாலிட்டீஸ் பி.லிட் ... மேனேஜிங்டைரக்டர் டி.ராமகிருஷ்ணா

புல எண்	உடபிரிவு	புனசெய		நன்செய்		மற்றவை		குறிபபுரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
38	3	0 - 21.00	0.19	--	--	--	--	09/14144--- ---- ---- 09-05-2007
39	18B	0 - 19.00	0.17	--	--	--	--	---- -------- 19-01-2016
39	19	0 - 34.00	0.29	--	--	--	--	09/14143--- ---- ---- 14-06-2001
39	22	0 - 36.00	0.33	--	--	--	--	09/14143--- ---- ---- 14-06-2001
39	8A	0 - 36.50	0.33	--	--	--	--	---- -------- 14-06-2001
		1 - 46.50	1.31					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/02/146/00210/30623** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 08-04-2024 அன்று 03:28:25 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director

POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

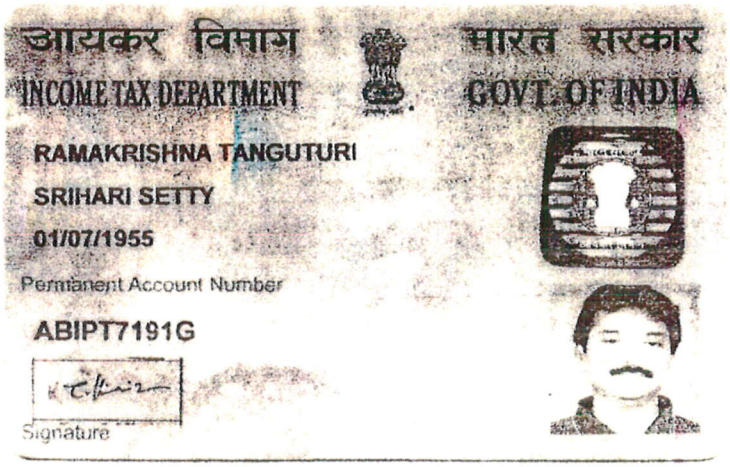
PRINCIPAL

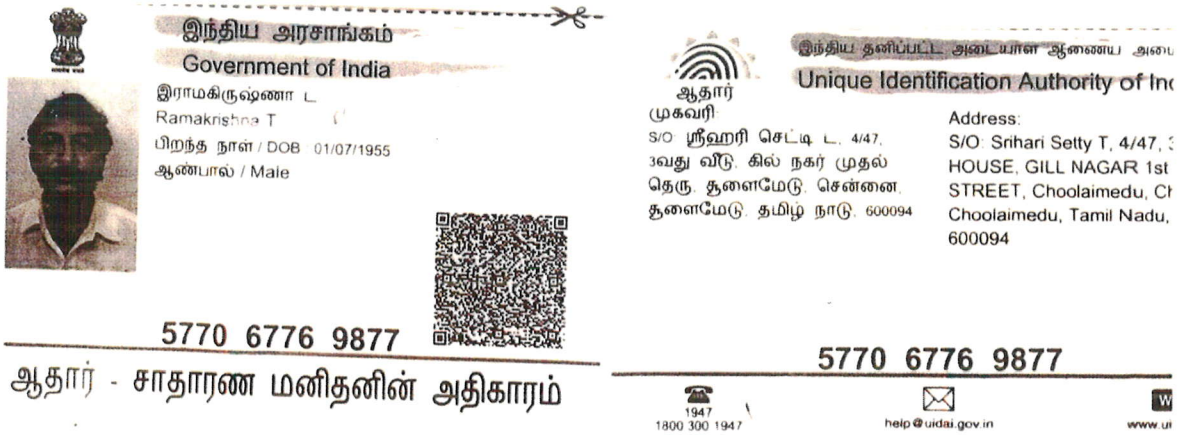
Document No.1905 of 2024 of Book ...1.....

Contains ...18.... Sheets ...10... Sheet

Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KAVITHA REALTIES PRIVATE LIMITED
08/09/2006
Permanent Account Number
AACCK8885G
08102006


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAMAKRISHNA TANGUTURI
SRIHARI SETTY
01/07/1955
Permanent Account Number
ABIPT7191G
Signature


இந்திய அரசாங்கம்
Government of India
இராமகிருஷ்ணா ட
Ramakrishna T
பிறந்த நாள் / DOB : 01/07/1955
ஆண்பால் / Male
5770 6776 9877
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
இந்திய தனிப்பட்ட அடையாள ஆணைய அரசு
Unique Identification Authority of Inc
ஆதார்
முகவரி
S/O ஸ்ரீஹரி செட்டி ட, 4/47,
3வது வீடு, கில் நகர் முதல்
தெரு, தூளைமேடு, சென்னை,
தூளைமேடு தமிழ் நாடு, 600094
Address:
S/O: Srihari Setty T, 4/47, 3
HOUSE, GILL NAGAR 1st
STREET, Choolaimedu, Ch
Choolaimedu, Tamil Nadu,
600094
5770 6776 9877
1947
1800 300 1947
help@uidai.gov.in
www.ui

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

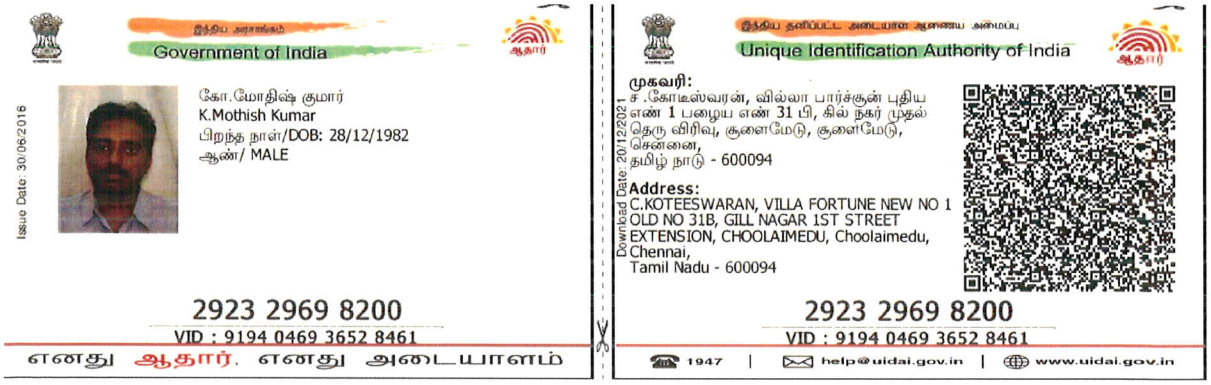
Managing Director
PRINCIPAL

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Contains 18 Sheets 11 Sheet

Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATCA2131J
नाम / Name
AAALAM PROMOTERS PRIVATE LIMITED
निगमन/गठन की तारीख
Date of Incorporation/Formation
23/01/2020


Government of India
Issue Date: 30/06/2016
கோ.மோதிஷ் குமார்
K.Mothish Kumar
பிறந்த நாள்/DOB: 28/12/1982
ஆண்/ MALE
2923 2969 8200
VID : 9194 0469 3652 8461
எனது ஆதார், எனது அடையாளம்
Unique Identification Authority of India
Download Date: 20/12/2021
முகவரி:
சி .கோடீஸ்வரன், வில்லா பார்சூன் புதிய எண் 1 பழைய எண் 31 பி, கில் நகர் முதல் தெரு விரிவு, சூளைமேடு, சூளைமேடு, சென்னை, தமிழ் நாடு - 600094
Address:
C.KOTEESWARAN, VILLA FORTUNE NEW NO 1 OLD NO 31B, GILL NAGAR 1ST STREET EXTENSION, CHOOLAIMEDU, Choolaimedu, Chennai, Tamil Nadu - 600094
2923 2969 8200
VID : 9194 0469 3652 8461
1947 | help@uidai.gov.in | www.uidai.gov.in

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director
POWER AGENT

For.M/s. KAVITHA REALTIES PVT LTD.,

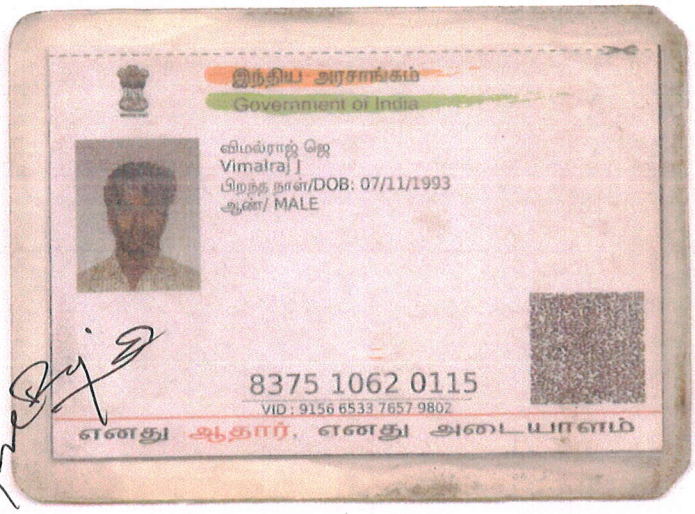
Managing Director
PRINCIPAL

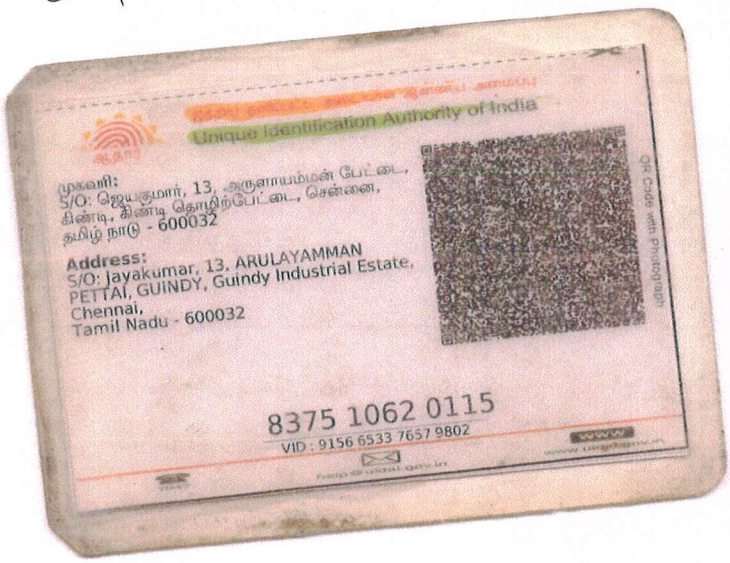
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Contains 18 Sheets 12 Sheet

Registering Officer









Document No.1905 of 2024 of Book 1

Contains 18 Sheets 13 Sheet

Registering Officer

AAALAM

CIN NO : U45309TN2020PTC133960

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING HELD ON MONDAY, THE 15th DAY OF APRIL 2024, AT THE REGISTRED OFFICE OF THE COMPANY AT NO.1, FORTUNE VILLA, GILL NAGAR EXTNESION, 2ND STREET, CHOOLAIMEDU, CHENNAI –600 094.

RESOLVED THAT the company intent to Develop the property bearing the vacant land admeasuring **Acre 0.90 Cents,** comprised in **Survey No.39/8A, (Full Extent), Patta No.210,** land admeasuring **Acre 0.44 Cents,** comprised in **Survey No.39/9B, (Full Extent), Patta No.173,** land admeasuring **Acre 0.56 Cents,** comprised in Old Survey No.41/2B, **New Survey No.41/2B1, (Full Extent), Patta No.173,** land admeasuring **Acre 0.60 Cents,** comprised in **Survey No.39/18B, (Full Extent), Patta No.210,** land admeasuring **Acre 0.79 Cents,** comprised in **Survey No.39/19, (Full Extent), Patta No.210,** land admeasuring **Acre 0.89 Cents,** comprised in **Survey No.39/22, (Full Extent), Patta No.210,** land admeasuring **Acre 1.32 Cents,** comprised in **Survey No.39/9A, (Full Extent), Patta No.173,** land admeasuring **Acre 0.46 Cents,** comprised in **Survey No.39/9C, (Full Extent), Patta No.173,** land admeasuring **Acre 0.61 Cents,** comprised in Old Survey No.41/1B, **New Survey No.41/1B1, Patta No.173,** land admeasuring **Acre 0.78 Cents,** comprised in Old Survey No.44/4B, **New Survey No.44/4B1, Patta No.173, in all measuring of an Extent 7 Acre 35 Cents,** situated at **JAMBODAI VILLAGE,** Sriperumbudur Taluk, Sriperumbudur Panchayat Union, Kancheepuram District.

FURTHER RESOLVED THAT **Mr. K. MOTHISH KUMAR,** Managing Director is hereby authorized to execute such a documents whatever required in connection to the General Power of Attorney (Development Power) to the above said property before the office of the Sub-Registration District of Joint –IV, KANCHEEPURAM, on behalf of the Company and to appear before such authorities as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto.

For M/s. AAAPAM PROMOTERS PVT LTD.,

Managing Director

For M/s. AAAPAM PROMOTERS PVT LTD.,

Director

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Contains 18 Sheets 14 Sheet

Registering Officer

M/S. Aaalam Promoters Private Limited

Registered office at "FORTUNE VILLA"

No.1, Gill Nagar, Extension, Choolaimedu, Chennai – 600 094 | Ph : 044 - 43540080

Kavitha Realties Pvt. Ltd.

Off: S-1, 2nd Floor, B-Block, No11, Liberty Plaza, Vada Agraharam Street, Aminjikarai, Chennai-600029.
Cell :9543007007 / 9282223333

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING HELD ON MONDAY, THE 15thDAY OF APRIL2024, AT THE REGISTRED OFFICE OF THE COMPANY AT NO.12/25, RAILWAY COLONY 2ND STREET, NELSON MANICKAM ROAD, AMINJIKARAI, CHENNAI – 600 029.

RESOLVED THAT the company intent to Develop the property bearing the vacant land admeasuring **Acre 0.90 Cents,** comprised in **Survey No.39/8A, (Full Extent), Patta No.210,** land admeasuring **Acre 0.44 Cents,** comprised in **Survey No.39/9B, (Full Extent), Patta No.173,**land admeasuring **Acre 0.56 Cents,** comprised in Old Survey No.41/2B, **New Survey No.41/2B1, (Full Extent), Patta No.173,**land admeasuring **Acre 0.60 Cents,** comprised in **Survey No.39/18B, (Full Extent), Patta No.210,**land admeasuring **Acre 0.79 Cents,** comprised in **Survey No.39/19, (Full Extent), Patta No.210,** land admeasuring **Acre 0.89 Cents,** comprised in **Survey No.39/22, (Full Extent), Patta No.210,** land admeasuring **Acre 1.32 Cents,** comprised in **Survey No.39/9A, (Full Extent), Patta No.173,**land admeasuring **Acre 0.46 Cents,** comprised in **Survey No.39/9C, (Full Extent), Patta No.173,**land admeasuring **Acre 0.61 Cents,** comprised in Old Survey No.41/1B, **New Survey No.41/1B1,Patta No.173,**land admeasuring **Acre 0.78 Cents,** comprised in Old Survey No.44/4B, **New Survey No.44/4B1, Patta No.173,in all measuring of an Extent 7 Acre 35 Cents,** situated at **JAMBODAI VILLAGE,** SriperumbudurTaluk, SriperumbudurPanchayat Union,Kancheepuram District.

FURTHER RESOLVED THAT **Mr. T. RAMAKRISHNA,**Managing Director is hereby authorized to execute such a documents whatever required in connection to the General Power of Attorney (Development Power) to the above said property before the office of the Sub-Registration District of Joint –IV, KANCHEEPURAM,on behalf of the Company and to appear before such authorities as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto.

For M/s. KAVITHA REALTIES PVT LTD.,For M/s. KAVITHA REALTIES PVT LTD.,

Managing Director Director

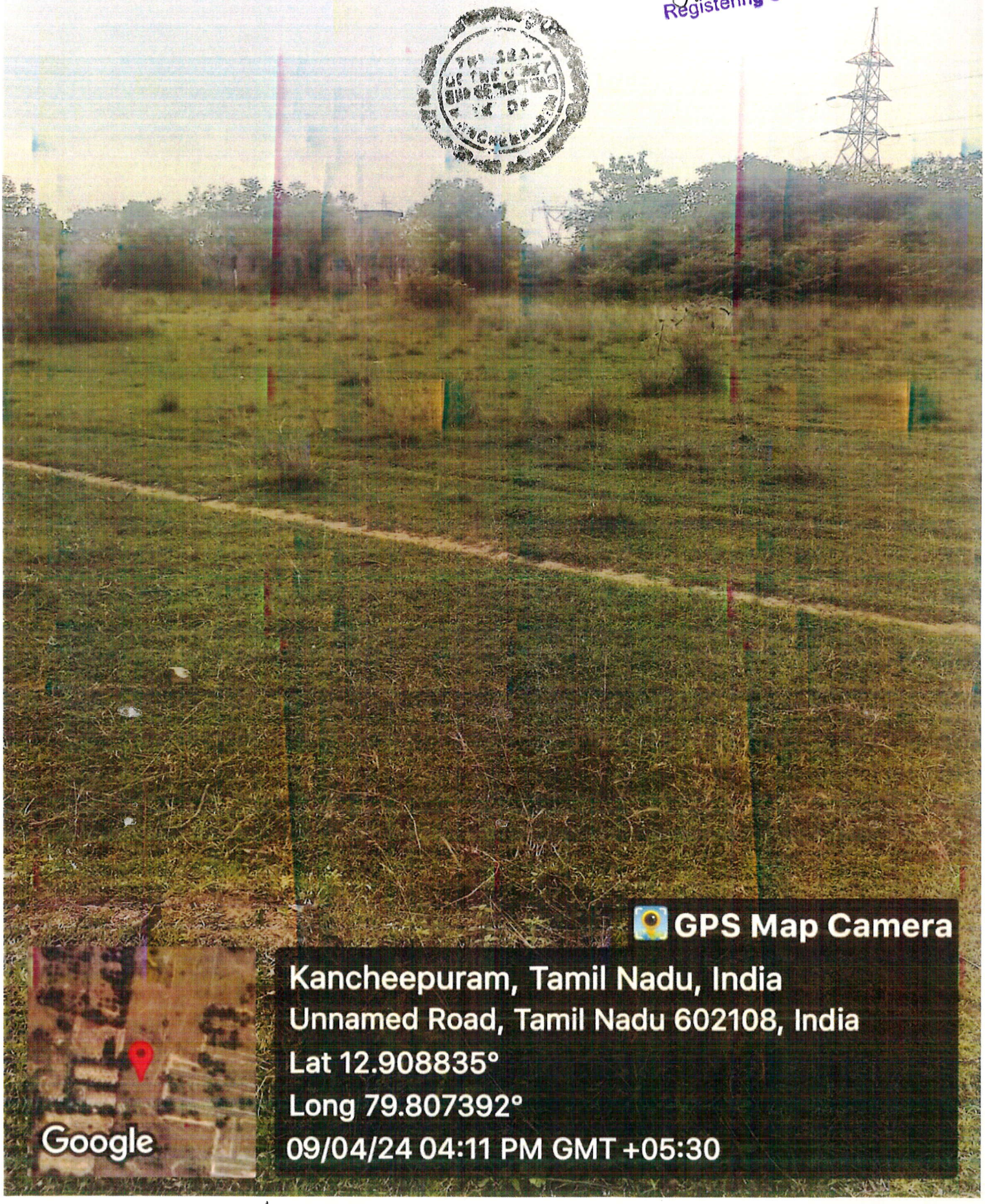
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Contains 18 Sheets 15 Sheet

Registering Officer

Document No. 1905 of 2024 of Book 1

Contains 18 Sheets 16 Sheet

Registering Officer



R/4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம்/புத்தகம்-1/1905/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 1312

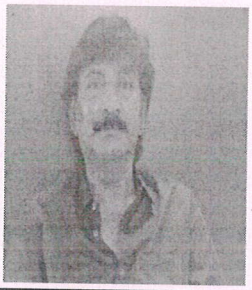
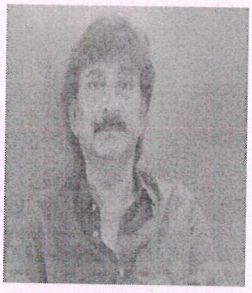
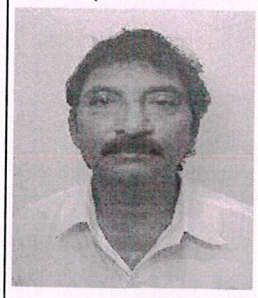
No.12/25, Railway Colony 2nd Street, Nelson Manickam Road, Aminjikarai, Chennai, அரும்பாக்கம், அமைந்தகரை, சென்னை, தமிழ்நாடு, இந்தியா, 600029-ல் வசிக்கும் திரு இராமகிருஷ்ணன் . டீ என்பவரிடமிருந்து ₹ 100/- (ரூபாய் நூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : 4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம்
நாள்: 16/04/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

Joint Sub Registrar - IV
Kancheepuram.

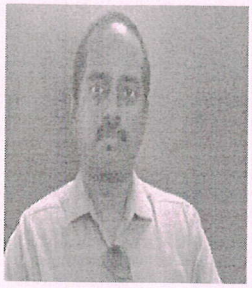
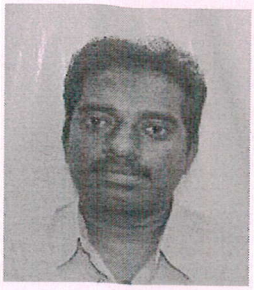
2024 ஆம் ஆண்டு ஏப்ரல் மாதம் 16ம் தேதி பி.ப. 01:30 மணியளவில் 4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,410/- செலுத்தியவர்.

இடது பெருவிரல்  	T. K. 9543007007 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	T. Ramakrishna "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:71301736e71e8bc74e413fa96d5747578b55f4 (Details from UIDAI : Ramakrishna T S/O: Srihari Setty T, 1955, xxxxxxxx9877)	

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Registering Officer

R/4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம்/புத்தகம்-1/1905/2024

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	98416990*8 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:945887a62e3200f7d341f388ee8897a876eb1e (Details from UIDAI : K.Mothish Kumar C.KOTEESWARAN, 1982, xxxxxxxx8200)	

2024 ஆம் ஆண்டு ஏப்ரல் மாதம் 16ம் நாள்

நெடுஞ்செழியன் தங்கமணி
சார்பதிவாளர்
4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம்

Joint Sub Registrar - IV
Kancheepuram.

R/4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம்/புத்தகம்-1/1905/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 16/04/2024
4 எண் இணை சார்பதிவாளர் காஞ்சிபுரம்

நெடுஞ்செழியன் தங்கமணி
சார்பதிவாளர்

Joint Sub Registrar - IV
Kancheepuram.

Document No.1905 of 2024 of Book 1
Contains 18 Sheets 18 Sheet

Registering Officer

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.