Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Sri

N. Srinivasan
N. S. Balachandhar
Advocates

Flat No.5, Raaga Apartments
No.66 & 68, Venkatakrishna Road
Mandaveli, Chennai - 600 028.
Tel : + 91-44-49574914
Mobile : + 91-9884020722
+ 91-9600043270
E-mail : srisan.n@gmail.com

July 27, 2026

M/s. Vishranthi Homes Pvt. Ltd.
Vinayaka Towers
First Floor, No.45, K.B. Dasan Road
Teynampet, Chennai-600 018

TITLE OPINION pertaining to the property being Land and Residential Building named as **"CITADEL"** bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018

A. DESCRIPTION OF PROPERTY

Land and Residential Building comprised of 11 Flats named as **"CITADEL"** bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part) and now as per Patta R.S.No.3847/145, Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village) (as per Patta Mylapore (Part 2) Town), Mylapore Taluk, Chennai District, Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts and land bounded on the

North by	:	The Manor (i.e., The Manor Apartments)
East by	:	Property comprised in Part of R.S.No.3847/6
West by	:	33 Feet Public Road – now Cenotaph 2nd Lane
South by	:	Part of R.S.No.3847/6 – now Cenotaph 2nd Lane

and situated within the Registration District of Chennai Central and Sub-Registration District of Chennai Central Joint I.

****

The Property described supra is hereinafter referred to as "the Subject Property".

B. PRESENT OWNERS OF THE SUBJECT PROPERTY

(1) (i) Mr R.V.M. Sudheer Rao, son of late R.V.M. Pradeep Rao alias R.V.M. Pradeep Rau, and (ii) Master R.V.M. Nirvaan Pradeep Rao, son of Mr R.V.M. Sudheer Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, all sons of late R.V.M. Pradeep Rao alias R.V.M. Pradeep Rau, (3) (i) Mr R.V.M. Sumanth Rao, son of late R.V.M. Pradeep Rao alias R.V.M. Pradeep Rau, and (ii) Master Arjun Sai Rao, son of Mr R.V.M. Sumanth Rao, (4) (i) Mr R.V.M. Surya Rao, son of late R.V.M. Pradeep Rao alias R.V.M. Pradeep Rau, (ii) Miss R.V. Pranavi Rao, daughter of Mr R.V.M. Surya Rao and (iii) Miss R.V. Shloka Rao, daughter of Mr R.V.M. Surya Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, wife of Mr R. Rohit, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, wife of Mr Ravi Nallakrishnan and daughter of A. Ramesh Prasad, (7) M/s. Vishranthi Homes Pvt. Ltd., (8) Mr Ashish Agarwal alias Aashish Agarwaal, son of Mr Krishna Kumar Agarwal, (9) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad, wife of Mr Moturi Mallik Prasad and daughter of Mr Akkineni Ramesh, and (10) Mrs. Anjana Das alias Anjana Iyer, wife of Mr Chandroo Iyer, are the owners of the Subject Property.

C. OWNERS' TITLE TO THE SUBJECT PROPERTY

The aforesaid (1) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, (3) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao, (4) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, (7) M/s. Vishranthi Homes Pvt. Ltd., (8) Mr Ashish Agarwal alias Aashish Agarwaal, (9) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad, and (10) Mrs. Anjana Das alias Anjana Iyer are possessed of a good, valid and marketable title to the Subject Property.

D. DOCUMENTS PRODUCED AND SCRUTINISED

Title Deeds pertaining to the Subject Property produced and scrutinised are listed in the **"*Annexure*"** attached herewith.

Mr R.V.M. Surya Rau, Rajkumar of Pithapuram, executed a Will dated 15.11.1961 bequeathing his properties detailed therein and the said Will was registered as Document No.88 of 1961 in the Office of the Registrar of Madras-Chingleput (Doc.No.01). The property being house and land known as "Indira Vihar", No.7, Cenotaph Road, Madras-18, forms part of the said Will. Under the aforesaid Will, the said house was bequeathed in favour of his minor son, R.V.M. Pradeep Rau, and all residue of his property was bequeathed in favour of his wife, Rau Padma, Rajkumarini of Pithapuram. The aforesaid Mr R.V.M. Surya Rao (R.V.M. Surya Rau) died at Madras on 19.11.1961 as evidenced by the Death Certificate of R.V.M. Surya Rao issued on 03.11.2022 by the Greater Chennai Corporation (Doc.No.02). Subsequently, the aforesaid Will of Mr R.V.M. Surya Rao (R.V.M. Surya Rau) was probated by an Order of the High Court of Judicature at Madras in O.P.No.16 of 1963 on 22.03.1963 (Doc.No.03). R.V.M. Pradeep Rao along with his mother, Rao Padma (Rau Padma) were enjoying the property as per the bequest made to them under the aforesaid Will of R.V.M. Surya Rau.

It appears that Mr R.V.M. Pradeep Rao (alias R.V.M. Pradeep Rau) along with his mother, Rao Padma (Rau Padma) sub-divided the aforesaid property into various plots. Extract from the Permanent Land Register (Patta) bearing C.A.No.1110/1986 dated 23.10.1986 issued by the Tahsildar, Mylapore-Triplicane Taluk, Madras-28, reveals that the property being Land and Building situated in No.1, Cenatoph Road, comprised in R.S.No.3847/95, Block No.76, situated in Mylapore Division, Mylapore-Triplicane Taluk, Madras District, land measuring an extent of 19 Grounds and 188 Sq.ft. stands in the name of Mr R.V.M. Pradeep Rao in the Revenue Records (Doc.No.04). It appears that out of the aforesaid land, land measuring 4215 Sq.mtrs. at No.1A, Cenatoph 2nd Lane, was sub-divided into five Plots, viz., Plot No.1 (measuring 1055.46 Sq.mtrs.), Plot No.1A (measuring 247.31

Sq.mtrs.), Plot No.2 (measuring 962.96 Sq.mtrs.), Plot No.3 (measuring 466.00 Sq.mtrs.) and Plot No.4 (measuring 1483.27 Sq.mtrs) by Mr R.V.M. Pradeep Rao as evidenced by the Sketch (attached to the Deed of Sale dated 28.02.1986 registered as Document No.1297 of 1986 in the Office of the District Registrar, Madras Central (Refer Doc.No.75)) (Doc.No.05).

Mr R.V.M. Pradeep Rao prepared a Scheme for the construction of a Residential Building comprised of 11 Flats over the aforesaid land being Plot marked as Plot No.4 in the aforesaid Sketch at Door No.1, Cenotaph Road, 2nd Lane (No.1A, Cenotaph 2nd Lane), Madras-18, comprised in R.S.No.3847/6, measuring 1483.27 Sq.Mtrs. The said Residential Building was named as **"CITADEL"** by Mr R.V.M. Pradeep Rao and Mr R.V.M. Pradeep Rao stated to have treated the said Plot as his HUF Property viz., "The R.V.M. Pradeep Rao HUF".

Mr R.V.M. Pradeep Rao as the Kartha of "The R.V.M. Pradeep Rao HUF" sold 5/11th Undivided Share in the aforesaid Land bearing No.1, Cenotaph Road, 2nd Lane, marked as Plot No.4 in the Plan annexed therein comprised in R.S.No.3847/6 measuring an extent of 1483.27 Sq.Mtrs. or thereabouts to various persons through five separate Sale Deeds, as detailed below, and the said Sale Deeds were registered in the Office of the District Registrar, Madras Central:

Refer Doc. No.	Sale Deed Date and Doc.No.	Name of the Seller	Name of the Purchaser/s	Land Extent	Pertaining to Flat No.
28	28.02.1986 (1299 of 1986)	"The R.V.M. Pradeep Rao HUF" represented by its Kartha R.V.M. Pradeep Rao	Mrs. L. Nagaswarna	1/11th Undivided Share	3
48	28.02.1986 (1421 of 1986)	"The R.V.M. Pradeep Rao HUF" represented by its Kartha	Mr S. Sankar and Mrs. Jayanthi Sankar	1/11th Undivided Share	5

		R.V.M. Pradeep Rao			
58	28.02.1986 (1296 of 1986)	"The R.V.M. Pradeep Rao HUF" represented by its Kartha R.V.M. Pradeep Rao	M/s. Kanyakumari Traders Private Limited	1/11th Undivided Share	6
71	28.02.1986 (1422 of 1986)	"The R.V.M. Pradeep Rao HUF" represented by its Kartha R.V.M. Pradeep Rao	Mr S.R. Das	1/11th Undivided Share	8
75	28.02.1986 (1297 of 1986)	"The R.V.M. Pradeep Rao HUF" represented by its Kartha R.V.M. Pradeep Rao	M/s. Devi Kumari and Company Private Limited	1/11th Undivided Share	9

Mr R.V.M. Pradeep Rao died intestate at Madras on 10.01.1988 leaving behind him, his wife, Mrs. Gayatri Rao, then minor sons, R.V.M. Surya Rao, R.V.M. Sumanth Rao and R.V.M. Sudheer Rao, and mother, Mrs. Rau Padmadevi as his legal heirs to succeed his estate as evidenced by the Certificate of Death of R.V.M. Pradeep Rao bearing No.81362 issued by the Corporation of Chennai and the Legal Heirship Certificate dated 19.04.2005 issued by the Tahsildar, Mylapore-Triplicane Taluk, Chennai-600 028 (Doc.Nos.06 and 07).

After the demise of R.V.M. Pradeep Rao, "The R.V.M. Pradeep Rao HUF" represented by Mrs. Gayatri Rao as Kartha, and Minor R.V.M. Surya Rao, Minor R.V.M. Sumanth Rao and Minor R.V.M. Sudheer Rao, all Minors represented by their mother and natural guardian, Mrs. Gayatri Rao, sold 2/11th Undivided Share in the aforesaid land bearing No.1, Cenotaph Road, 2nd Lane, marked as Plot No.4, comprised in R.S.No.3847/6 measuring an extent of 1483.27 Sq.Mtrs. or thereabouts, to the following persons through two separate Sale Deeds, as detailed

below, and the said Sale Deeds were registered in the Office of the District Registrar, Madras Central:

Refer Doc.No.	Sale Deed Date and Doc.No.	Name of the Seller	Name of the Purchaser	Land Extent	Flat No.
69	05.12.1988 (1339 of 1988)	"The R.V.M. Pradeep Rao HUF" consisting of Mrs. Gayathri Rao and her minor sons	Miss A. Rama	1/11th Undivided Share	7
46	05.12.1988 (1340 of 1988)	"The R.V.M. Pradeep Rao HUF" consisting of Mrs. Gayathri Rao and her minor sons	Miss A. Radha	1/11th Undivided Share	4

After the construction of the Residential Building named as "Citadel", seven Flats were handed over to the aforesaid purchasers of 7/11th Undivided Share in the aforesaid Land, after retaining the remaining 4 Flats bearing Flat Nos.1, 2, 10 and 11 in the aforesaid Building named as "Citadel" together with 4/11th Undivided Share in the aforesaid land pertaining to the said four Flats with The R.V.M. Pradeep Rao HUF. The said four Flats were constructed with the funds of The R.V.M. Pradeep Rao HUF.

Mrs. Gayatri Rao, Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao transferred the aforesaid Four Flats together with the Undivided Share in the Land pertaining to the said Four Flats to their respective names in the Property Tax records and also in the Income Tax records. As per the Property Tax Receipts issued by the Greater Chennai Corporation, bearing (a) Receipt No.2025-26/ON/0088469 dated 04.04.2025, Flat bearing No.3/2(1A/2), Cenatoph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mrs. Gayatri Rao, (b) Receipt No.2025-26/ON/0054225 dated 03.04.2025, Flat bearing No.3/11(1A/11),

Cenatoph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr R.V.M. Surya Rao, (c) Receipt No.2025-26/ON/0088324 dated 04.04.2025, Flat bearing No.3/10(1A/10), Cenatoph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr R.V.M. Sumanth Rao and (d) Receipt No.2025-26/ON/0139234 dated 07.04.2025, Flat bearing No.3/1(1A/1), Cenatoph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr R.V.M. Sudhir Rao (R.V.M. Sudheer Rao) and the said Parties were in possession and enjoyment of their respective properties (Doc.Nos.08 to 11).

After the demise of the aforesaid R.V.M. Pradeep Rao, 1/4th Undivided Share of R.V.M. Pradeep Rao in The R.V.M. Pradeep Rao HUF was inherited by his wife Mrs. Gayatri Rao, three sons, Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, and his mother, Mrs. Rau Padma Devi, equally, i.e. 1/5th Undivided Share each in 1/4th Share of R.V.M. Pradeep Rao. The remaining 3/4th Undivided Share in The R.V.M. Pradeep Rao HUF was owned by The R.V.M. Pradeep Rao HUF, consisting of Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao as the coparceners. Mrs. Gayatri Rao had confirmed that she is not a member of The R.V.M. Pradeep Rao HUF and her aforesaid three sons are alone the co-parceners of the said HUF (Recitals to these effects are available in the Deed of Partition dated 26.08.2025 (Refer Doc.No.21)).

Mrs. Rau Padma Devi alias Padma Rao executed a Deed of Settlement dated 25.09.2006 settling the property being land bearing Plot No.1A and Old Door No.7 (Part), New No.1, Cenotaph Road Second Lane, Chennai-600 018, measuring an extent of 247.31 Sq.Mtrs. or thereabouts, which is more fully described in the Schedule B Property therein, in favour of her daughter, Mrs. Suhasa Rao and the said Deed of Settlement was registered as Document No.1092 of 2006 in the Office of the District Registrar, Central Chennai (Doc.No.12). In the aforesaid Deed of Settlement, mistakes occurred in the Boundaries given therein and the said mistakes were rectified by Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and

Mrs. Supriya Chesetty, who are the legal heirs of late Mrs. Rau Padma Devi (alias Rau Padma alias Padmadevi Rao alias Rao Padma Devi), by executing a Deed of Declaration dated 26.08.2025, which was registered as Document No.67 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.13).

Mrs. Rau Padma Devi (Padmadevi Rao) died intestate at Chennai on 25.03.2013 leaving behind her, her daughter, Mrs. Suhasa Rao and the wife and children of her son, late R.V.M. Pradeep Rao, viz., Mrs. Gayatri Rao, Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr Sudheer Rao, as her legal heirs as evidenced by the Death Certificate issued on 09.06.2013 by the Corporation of Chennai and the Legal Heirship Certificate bearing No.D.DIS.B4/26680/2013 dated 28.12.2013 issued by the Tahsildar, Mylapore-Triplicane Taluk, Chennai-28 (Doc.Nos.14 and 15). After the demise of Mrs. Rau Padma Devi (alias Rau Padma alias Padmadevi Rao alias Rao Padma Devi), the aforesaid 1/5th Undivided Share in 1/4th Undivided Share inherited by her from the share of her son, late R.V.M. Pradeep Rao, was inherited by the aforesaid legal heirs of late R.V.M. Pradeep Rao and Mrs. Suhasa Rao, legal heirs of late R.V.M. Pradeep Rao having half undivided share and Mrs. Suhasa Rao having half undivided share in the said 1/5th Undivided Share in 1/4th Undivided Share.

Mrs. Suhasa Rao, daughter of late R.V.M. Surya Rao and late Mrs. Rau Padma Devi and sister of late R.V.M. Pradeep Rao, died intestate at Chennai on 26.07.2023 leaving behind her, her daughter, Mrs. Supriya Chesetty, and son, Vijay Rao, as her surviving legal heirs as evidenced by the Death Certificate of Mrs. Suhasa Rao issued on 10.08.2023 by the Greater Chennai Corporation and the Legal Heir Certificate bearing Certificate No.TN-720240611592 dated 13.06.2024 issued by the Tahsildar, Mylapore Taluk, Chennai District (Doc.Nos.16 and 17). Mr Niranjan Roy (alias Niranjan Rao) (husband of Mrs. Suhasa Roy (alias Suhasa Rao)) and Mrs. Suhasa Roy (alias Suhasa Rao) got divorced on 10.10.1988 as evidenced by the Order dated 10.10.1988 passed by the Principal Family Court at Madras in O.P.No.356/1988 (M.O.P.No.931 of 1988) (Doc.No.18).

After the demise of Mrs. Suhasa Rao alias Suhasa Roy alias Rau Suhasa, her son, Mr Vijay Rao alias Vijay Gopal Rao and daughter, Mrs. Supriya Chesetty, inherited the aforesaid half undivided share in 1/5th Undivided Share in 1/4th Undivided Share in the aforesaid property inherited by Mrs. Suhasa Rao alias Suhasa Roy alias Rau Suhasa from her mother, each having half undivided share in half undivided share in 1/5th Undivided Share in 1/4th Undivided Share in the aforesaid property.

The aforesaid Mr R.V.M. Sudheer Rao executed a General Power of Attorney dated 08.04.2022 in favour of his mother, Mrs. Gayatri Rao empowering her to do the acts and deeds mentioned therein and the said General Power of Attorney was registered as Document No.496 of 2022 in the Office of the Sub-Registrar of Chennai Central Joint-I (Doc.No.19). The aforesaid Mr R.V.M. Sudheer Rao and Mrs. Gayatri Rao have mutually cancelled the aforesaid General Power of Attorney dated 08.04.2022 by executing a Deed of Cancellation of General Power of Attorney dated 26.08.2025 and registering the same as Document No.1179 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.20).

Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao decided to partition the aforesaid property viz., the four flats (i.e., Flat Nos.1, 2, 10 and 11) together with the 4/11th Undivided Share in the aforesaid Land pertaining to the said four flats, which is owned by "The R.V.M. Pradeep Rao HUF" and made a request to Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty, for the said partition, as the said Mrs. Gayatri Rao is the legal heir of late R.V.M. Pradeep Rao and Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty are the legal heirs of late Mrs. Suhasa Rao, pursuant to the devolvement of estate as mentioned above.

Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao and Mrs. Gayatri Rao realised that the aforesaid property is a HUF Property. Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty had unanimously decided to

dissolve the aforesaid The R.V.M. Pradeep Rao HUF by executing and registering a Deed of Partition and share the aforesaid properties in the following manner to own and enjoy the same independently and absolutely. Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty have agreed to allot 1/11th Undivided Share in the Land together with Flat No.2 in the aforesaid Building named as "Citadel" to the share of late R.V.M. Pradeep Rao and share the same between Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty as the legal heirs of late R.V.M. Pradeep Rao and late Mrs. Rau Padma Devi and the remaining three Flats bearing Flat Nos.1, 10 and 11 together with the 3/11th Undivided Share in the Land pertaining to the said three Flats shall be shared between the aforesaid Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, as follows: (i) Flat No.11 together with 1/11th Undivided Share in the Land by Mr R.V.M. Surya Rao, (ii) Flat No.10 together with 1/11th Undivided Share in the Land by Mr R.V.M. Sumanth Rao and (iii) Flat No.1 together with 1/11th Undivided Share in the Land by Mr R.V.M. Sudheer Rao, as the coparceners of The R.V.M. Pradeep Rao HUF.

After the demise of R.V.M. Pradeep Rao, Mrs. Rau Padma Devi and Mrs. Suhasa Rao, their aforesaid legal heirs, viz., Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty inherited the aforesaid property of late R.V.M. Pradeep Rao, namely, 1/11th (i.e.,1451.40 Sq.ft.) Undivided Share in the aforesaid Land measuring 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts and the Flat bearing No.2 having a super built up area of 2211 Sq.ft. or thereabouts, as detailed below:

Name of the Party	Undivided Share in the Land (Sq.ft.)	Undivided Share in the Flat (Sq.ft.)
Mr R.V.M. Surya Rao	326.565	497.475
Mr R.V.M. Sumanth Rao	326.565	497.475
Mr R.V.M. Sudheer Rao	326.565	497.475

Mrs. Gayatri Rao	326.565	497.475
Mrs. Supriya Chesetty	72.570	110.550
Mr Vijay Rao alias Vijay Gopal Rao	72.570	110.550

Under the Deed of Partition dated 26.08.2025 executed between Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty registered as Document No.1183 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint-I, 3/11th Undivided Share in the aforesaid Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part), Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village), Mylapore Taluk, Chennai District, together with the three Flats bearing Flat Nos.1, 10 and 11 in the Residential Building named as **"CITADEL"** were allotted as follows: (i) Flat No.11 in the Third Floor having a super built up area 2266 Sq.ft. together with 1/11th (i.e.,1451.40 Sq.ft.) Undivided Share in the Land to Mr R.V.M. Surya Rao, (ii) Flat No.10 in the Third Floor having a super built up area 2211 Sq.ft. together with 1/11th (i.e.,1451.40 Sq.ft.) Undivided Share in the Land to Mr R.V.M. Sumanth Rao and (iii) Flat No.1 in the Ground Floor having a super built up area 2293 Sq.ft. together with 1/11th (i.e.,1451.40 Sq.ft.) Undivided Share in the Land to Mr R.V.M. Sudheer Rao, as the coparceners of The R.V.M. Pradeep Rao HUF. The aforesaid Flat bearing No.2 having a super built up area of 2211 Sq.ft. or thereabouts in the Residential Building named as **"CITADEL"** together with 1/11th (i.e.,1451.40 Sq.ft.) Undivided Share in the aforesaid Land measuring 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts was allotted to Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao, Mrs. Gayatri Rao, Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty as per their share as detailed supra. By virtue of the aforesaid Deed of Partition, (i) Mr R.V.M. Surya Rao became the owner of 1777.965 Sq.ft. (i.e.,1451.40 Sq.ft. plus 326.565 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.)

or thereabouts together with the Flat No.11 in the Third Floor having a super built up area of 2266 Sq.ft. or thereabouts and 497.475 Sq.ft. of Undivided Share in the super built up area pertaining to Flat No.2 in the Ground Floor, totalling to 2763.475 Sq.ft. or thereabouts of super built up area in the Residential Building named as **"CITADEL",** (ii) Mr R.V.M. Sumanth Rao became the owner of 1777.965 Sq.ft. (i.e.,1451.40 Sq.ft. plus 326.565 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts together with the Flat No.10 in the Third Floor having a super built up area of 2211 Sq.ft. or thereabouts and 497.475 Sq.ft. of super built up area pertaining to Flat No.2 in the Ground Floor, totalling to 2708.475 Sq.ft. or thereabouts of super built up area in the Residential Building named as **"CITADEL",** (iii) Mr R.V.M. Sudheer Rao became the owner of 1777.965 Sq.ft. (i.e.,1451.40 Sq.ft. plus 326.565 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts together with the Flat No.1 in the Ground Floor having a super built up area of 2293 Sq.ft. or thereabouts and 497.475 Sq.ft. of super built up area pertaining to Flat No.2 in the Ground Floor, totalling to 2790.475 Sq.ft. or thereabouts of super built up area in the Residential Building named as **"CITADEL",** (iv) Mrs. Gayatri Rao became the owner of 326.565 Sq.ft. Undivided Share in 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts together with 497.475 Sq.ft. of super built up area pertaining to Flat No.2 in the Ground Floor in the Residential Building named as **"CITADEL"**, (v) Mr Vijay Rao alias Vijay Gopal Rao became the owner of 72.570 Sq.ft. Undivided Share in 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts together with 110.550 Sq.ft. of super built up area pertaining to Flat No.2 in the Ground Floor in the Residential Building named as **"CITADEL"**, and (vi) Mrs. Supriya Chesetty became the owner of 72.570 Sq.ft. Undivided Share in 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts together with 110.550 Sq.ft. of super built up area

pertaining to Flat No.2 in the Ground Floor in the Residential Building named as **"CITADEL"** (Doc.No.21).

Mrs. Gayatri Rao settled her aforesaid property in favour of her three sons, viz., Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, absolutely through a Deed of Family Settlement dated 26.08.2025, which was registered as Document No.1184 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.22). In and by a Deed of Absolute Sale dated 26.08.2025 and registered as Document No.1185 of 2025 in the Office of the Sub-Registrar Chennai Central Joint I, the aforesaid Mr Vijay Rao alias Vijay Gopal Rao and Mrs. Supriya Chesetty sold their aforesaid properties to M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.23). Extract from the Minutes of the meeting of the Board of Directors of M/s. Vishranthi Homes Pvt. Ltd. held on 16.07.2025 for the purchase of the aforesaid property is enclosed (Doc.No.24).

Mr R.V.M. Sudheer Rao and his wife, Mrs. Meka Niharika Appa Rao, sworn in an Affidavit dated 25.11.2025, duly notarised, affirming that they have only one child, viz., Master R.V.M. Nirvaan Pradeep Rao (AADHAAR No.2721 2608 7621), aged about 10 years (Doc.No.25). Mr R.V.M. Surya Rao and his wife, Mrs. Pavithra Rao, sworn in an Affidavit dated 26.11.2025, duly notarised, affirming that they have only two children, viz., (i) Miss R.V. Pranavi Rao (AADHAAR No.5263 9188 1597), aged 19 years, and (ii) Miss R.V. Shloka Rao (AADHAAR No.7111 7014 8283), aged about 14 years (Doc.No.26). Mr R.V.M. Sumanth Rao and his wife, Mrs. Harini Rao, sworn in an Affidavit dated 26.11.2025, duly notarised, affirming that they have only one child, viz., Master Arjun Sai Rao (Aadhaar No.: 6271 3182 5320), aged about 13 years (Doc.No.27).

Thus, the aforesaid (i) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao became the owners of the aforesaid property being 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.1 in the Ground Floor having a

super built up area of 2293 Sq.ft. or thereabouts in the Residential Building named as "Citadel", (ii) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao and M/s. Vishranthi Homes Pvt. Ltd. became the owners of 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.2 in the Ground Floor having a super built up area of 2211 Sq.ft. or thereabouts, in the Residential Building named as "Citadel" (i.e., (i) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao, Mr R.V.M. Sudheer Rao own 1306.26 Sq.ft. of Undivided Share in the Land and 1989.90 Sq.ft. of super built up area in the Flat No.2, and (ii) M/s. Vishranthi Homes Pvt. Ltd. owns 145.14 Sq.ft. of Undivided Share in the aforesaid Land and 221.10 Sq.ft. of super built up area in the Flat No.2), (iii) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao became the owners of 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.10 in the Third Floor having a super built up area of 2211 Sq.ft. or thereabouts, in the Residential Building named as "Citadel" and (iv) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao became the owners of 1451.40 Sq.ft. Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.11 in the Third Floor having a super built up area of 2266 Sq.ft. or thereabouts, in the Residential Building named as "Citadel".

Flat No.3

Mrs. L. Nagaswarna purchased Undivided 1/11 Share in the Land bearing No.1, Cenotaph Road, 2nd Lane, marked as Plot No.4 in the Plan annexed therein, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, measuring an extent of 1483.27 Sq.metres or thereabouts from The R.V.M. Pradeep Rao HUF represented by its Kartha Mr R.V.M. Pradeep Rao through a Deed of Sale dated 28.02.1986 registered as Document No.1299 of 1986 in the Office of the District Registrar, Madras Central (Doc.No.28). The aforesaid Mrs. L. Nagaswarna constructed Flat No.3 in the Building over the aforesaid land and after the construction of the aforesaid Flat No.3, the aforesaid Mrs. L.

Nagaswarna became the owner of the aforesaid property. The aforesaid Mrs. L. Nagaswarna settled the aforesaid property being Undivided 1/11th Share in the Land measuring an extent of 1483.27 Sq.meters or thereabouts bearing Door No.1A, Cenotaph Road, Second Lane, comprised in R.S.No.3847/6 situated in Mylapore Village, together with the aforesaid Flat bearing Flat No.3 in the First Floor, measuring about 2293 Sq.ft. or thereabouts in favour of her husband, Mr D. Lakshminarayanaswamy, absolutely through a Deed of Settlement dated 23.09.2002 registered as Document No.939 of 2002 in the Office of the District Registrar, Central Chennai (Doc.No.29). After the said settlement, the aforesaid Mr D. Lakshminarayanaswamy became the owner of the aforesaid property. In and by a Deed of Settlement dated 30.09.2002 registered as Document No.962 of 2002 in the Office of the District Registrar, Central Chennai, the aforesaid Mr D. Lakshminarayanaswamy settled 1/5th Undivided Share in his aforesaid property in favour of his father, Mr R. Doraiswami, absolutely (Doc.No.30). Mr D. Lakshminarayanaswamy settled 1/20th Undivided Share in his 4/5th Undivided Share in the aforesaid property in favour of his daughter, Mrs. R. Suhasini, absolutely through a Deed of Settlement dated 30.09.2002 registered as Document No.963 of 2002 in the Office of the District Registrar, Central Chennai (Doc.No.31). In and by a Deed of Settlement dated 30.09.2002 registered as Document No.964 of 2002 in the Office of the District Registrar, Central Chennai, the aforesaid Mr D. Lakshminarayanaswamy settled 19/20th Undivided Share in his 4/5th Undivided Share in the aforesaid property in favour of his daughter, Mrs. L. Swathy, wife of Mr R. Rohit, absolutely (Doc.No.32). The aforesaid Mr R. Doraiswami settled 1/20th Undivided Share in his 1/5th Undivided Share in the aforesaid property in favour of his grand-daughter, Mrs. R. Suhasini, absolutely through a Deed of Settlement dated 04.10.2002 registered as Document No.985 of 2002 in the Office of the District Registrar, Central Chennai (Doc.No.33). In and by a Deed of Settlement dated 04.10.2002 registered as Document No.986 of 2002 in the Office of the District Registrar, Central Chennai, the aforesaid Mr R. Doraiswami settled his 19/20th Undivided Share in his 1/5th Undivided Share in the aforesaid property in

favour of his grand-daughter, Mrs. L. Swathy, absolutely (Doc.No.34). The aforesaid Mrs. R. Suhasini executed a General Power of Attorney dated 11.10.2002 in favour of Mr N. Narasimhalu empowering him to deal with her aforesaid property and the said General Power of Attorney was registered as Document No.430 of 2002 in the Office of the Sub-Registrar, Ganapathy (Doc.No.35). The aforesaid Mrs. R. Suhasini represented by her Power Agent, Mr N. Narasimhalu settled her 1/20th Undivided Share in Undivided 1/11 Share in the Land measuring 1483.27 Sq.meters bearing Door No.1A, Cenotaph Road, Second Lane, comprised in R.S.No.3847/6 situated in Mylapore Village, together with 1/20th Undivided Share in the aforesaid Flat bearing Flat No.3 in the First Floor, measuring about 2293 Sq.ft. together with right to use the common areas and common amenities in favour of her sister, Mrs. L. Swathy through a Deed of Settlement dated 24.10.2002 registered as Document No.1033 of 2002 in the Office of the District Registrar, Central Chennai (Doc.No.36). After the aforesaid settlements, the aforesaid Mrs. L. Swathy, became the owner of the aforesaid property. Property Tax Receipt bearing Receipt No.2023-24/ON/1277712 dated 14.11.2023 reveals that the aforesaid property bearing No.3/3(1A/3), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of L. Swathy (Doc.No.37). The aforesaid Mrs. L. Swathy became the owner of the aforesaid Undivided 1/11th Share in the Land measuring an extent of 1483.27 Sq.mtrs. or thereabouts bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part), Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village), Mylapore Taluk, Chennai District, together with the Flat bearing No.3 in the First Floor of the Residential Building named as "CITADEL". The aforesaid Mrs. L. Swathy mortgaged the aforesaid property in favour of M/s. Indiabulls Financial Services Ltd. through a Mortgage Deed dated 21.04.2010 registered as Document No.275 of 2010 in the Office of the District Registrar, Central Chennai (Doc.No.38). After receipt of the entire debt, M/s. Indiabulls Housing Finance Ltd. (earlier M/s. Indiabulls Financial Services Ltd.) executed a Receipt dated 17.12.2014 in favour

of Mrs. L. Swathy discharging the aforesaid Mortgage Deed dated 21.04.2010 and the said Receipt was registered as Document No.1303 of 2014 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.39). The aforesaid Mrs. L. Swathy executed a Memorandum of Deposit of Title Deeds dated 06.02.2015 depositing the title deeds pertaining to the aforesaid property in favour of City Union Bank Limited and the said Memorandum of Deposit of Title Deeds was registered as Document No.144 of 2015 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.40). The aforesaid Mrs. L. Swathy also executed a Supplemental Memorandum of Deposit of Title Deeds dated 17.08.2015 in favour of City Union Bank Limited and the said Supplemental Memorandum of Deposit of Title Deeds was registered as Document No.912 of 2015 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.41). After receipt of the entire amount due from the aforesaid Mrs. L. Swathy, the aforesaid City Union Bank Ltd. executed a Receipt dated 03.02.2020 in favour of Mrs. L. Swathy discharging the aforesaid Memorandum of Deposit of Title Deeds dated 06.02.2015 and Supplemental Memorandum of Deposit of Title Deeds dated 17.08.2015 and the said Receipt was registered as Document No.108 of 2020 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.42). The aforesaid Mrs. Swathy executed two separate Memorandums of Deposit of Title Deeds dated 04.03.2020 and 22.10.2020 depositing the title deeds pertaining to the aforesaid property in favour of ICICI Bank Limited and the said Memorandums of Deposit of Title Deeds were registered as Document Nos.227 and 668 of 2020 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.Nos.43 and 44). After receipt of the entire amount due from the aforesaid Mrs. Swathy, the aforesaid ICICI Bank Limited executed a Receipt dated 25.03.2024 in favour of Mrs. Swathy discharging the aforesaid two Memorandums of Deposit of Title Deeds dated 04.03.2020 and 22.10.2020 and the said Receipt was registered as Document No.373 of 2024 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.45).

Flat No.4

Miss A. Radha, daughter of Mr A. Ramesh Prasad, purchased Undivided 1/11 Share in the Land bearing No.1, Cenotaph Road, 2nd Lane, being Plot marked 4, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, measuring an extent of 1483.27 Sq.metres or thereabouts from The R.V.M. Pradeep Rao HUF through a Deed of Sale dated 05.12.1988 registered as Document No.1340 of 1988 in the Office of the District Registrar, Madras Central (Doc.No.46). The aforesaid Miss A. Radha constructed a Flat bearing No.4 in the First Floor in the Building over the aforesaid land and after the construction of the aforesaid Flat No.4, the aforesaid Miss A. Radha, became the owner of the aforesaid property and the same was subsequently assessed for payment of property tax. Property Tax Receipt bearing Receipt No.2025-26/ON/0468979 dated 28.04.2025 reveals that the aforesaid property bearing No.3/4(1A/4), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mrs. A. Radha (Doc.No.47). The aforesaid Mrs. A. Radha is the owner of the property being 1/11th (1451.40 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.4 in the First Floor in the Residential Building named as **"CITADEL"** situated at New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018.

Flat No.5

Mr S. Sankar and Mrs. Jayanthi Sankar purchased Undivided 1/11 Share in the Land measuring an extent of 1483.27 Sq.metres or thereabouts situated at No.1, Cenotaph Road, 2nd Lane, Madras, marked as Plot No.4 in the Plan annexed therein, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, from The R.V.M. Pradeep Rao HUF represented by its Kartha, Mr R.V.M. Pradeep Rao through a Deed of Sale dated 28.02.1986 registered as Document No.1421 of 1986 in the Office of the District Registrar, Madras Central (Doc.No.48). The aforesaid Mr S. Shankar (S. Sankar) and Mrs. Jayanthi Shankar (Mrs. Jayanthi Sankar) constructed Flat bearing No.5 in the First Floor in the

Building over the aforesaid land at No.1-A, Cenotaph 2nd Lane, as evidenced by the Agreement for Construction of Flats dated 20.02.1986 entered into between Mr R.V.M. Pradeep Rao, Mr S. Shankar and Mrs. Jayanthi Shankar (Doc.No.49). After the construction of the aforesaid Flat No.5, the aforesaid Mr S. Shankar and Mrs. Jayanthi Shankar became the owners of the aforesaid property. In and by a Deed of Release dated 27.03.1992, the aforesaid Mr S. Shankar released his Undivided Half Share in the aforesaid property in favour of his wife, Mrs. Jayanthi Shankar, and the said Deed of Release was registered as Document No.420 of 1992 in the Office of the District Registrar, Madras Central (Doc.No.50). Thus, the aforesaid Mrs. Jayanthi Shankar (Mrs. Jayanthi Sankar) became the owner of the aforesaid property. Property Tax Receipt bearing Receipt No.2023-24/N123/1685239 dated 18.03.2024 reveals that the aforesaid property bearing No.3/5(1A/5), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mrs. Jayanthi Shankar (Doc.No.51).

The aforesaid Mrs. Jayanthi Shankar executed a Deed of Settlement dated 26.02.2025 settling the aforesaid property being 1/11th (i.e. 1452 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15966 Sq.ft.) or thereabouts bearing Door No.1A, Cenotaph Road 2nd Lane, Teynampet, Chennai-600 018, comprised in R.S.No.3847/6, Block No.76, situated in Mylapore Part II Village, Mylapore Taluk, Chennai District, together with the Flat bearing No.5 in the First Floor, Flat measuring an extent of 2100 Sq.ft. or thereabouts (inclusive of share in common areas) in the Residential Building named as **"CITADEL APARTMENTS"** constructed over the aforesaid land in favour of Mr K. Gopi, absolutely, and the said Deed of Settlement was registered as Document No.261 of 2025 in the Office of the Sub-Registrar, Chennai Central Joint I (Doc.No.52). After the said settlement, the aforesaid Mr K. Gopi became the absolute owner of the aforesaid property. Notice No.9 : Name Transfer issued by the Greater Chennai Corporation reveals that the aforesaid property bearing No.3/5 (1A/5), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr K. Gopi in the Revenue Records of Greater Chennai Corporation (Doc.No.53).

Mr K. Gopi executed a General Power of Attorney dated 22.08.2025 in favour of M/s. Vishranthi Homes Pvt. Ltd. empowering the Power Agent to do all the acts and deeds mentioned therein and the said General Power of Attorney was registered as Document No.1160 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.54). The aforesaid Mr K. Gopi executed a Deed of Absolute Sale dated 11.12.2025 conveying his aforesaid property being 1/11th (i.e. 1452 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15966 Sq.ft.) or thereabouts bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part), Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village), Mylapore Taluk, Chennai District, together with the Flat bearing No.5 in the First Floor, Flat measuring an extent of 2100 Sq.ft. or thereabouts (inclusive of share in common areas) in the Residential Building named as **"CITADEL"** constructed over the aforesaid land in favour of M/s. Vishranthi Homes Pvt. Ltd. and the said Deed of Absolute Sale was registered as Document No.1672 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.55). In the said Deed of Absolute Sale, Mr K. Gopi confirmed and declared that in the aforesaid Deed of Release dated 27.03.1992, at Page No.1, the Sale Deed Number is given by oversight as "421/1986" instead of giving as "1421/1986" and the correct document number is "1421/1986" and that the aforesaid Deed of Settlement dated 26.02.2025 was executed at Chennai and not at Chengalpattu and the correct Aadhaar Number of Mrs. Jayanthi Shankar (the Settlor) is "7623 9419 9986" and the said mistakes could not be rectified since the aforesaid Mrs. Jayanthi Shankar died at Chennai on 24.05.2025. Death Certificate of Mrs. Jayanthi Shankar issued on 04.06.2025 by the Greater Chennai Corporation is enclosed (Doc.No.56). After the said purchase, M/s. Vishranthi Homes Pvt. Ltd. became the owner of the aforesaid property. Extract from the Minutes of the meeting of the Board of Directors of M/s. Vishranthi Homes Pvt. Ltd. held on 16.07.2025 for the purchase of the aforesaid property is enclosed (Doc.No.57).

Flat No.6

M/s. Kanyakumari Traders Private Limited purchased Undivided 1/11 Share in the Land bearing No.1, Cenotaph Road, 2nd Lane, marked as Plot No.4 in the Plan annexed therein, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, measuring an extent of 1483.27 Sq.metres or thereabouts from The R.V.M. Pradeep Rao HUF, represented by its Kartha, R.V.M. Pradeep Rao through a Deed of Sale dated 28.02.1986 registered as Document No.1296 of 1986 in the Office of the District Registrar, Madras Central (Doc.No.58). The aforesaid M/s. Kanyakumari Traders Private Limited constructed a Flat bearing No.6 in the Building over the land and after the construction of the aforesaid Flat No.6, the aforesaid M/s. Kanyakumari Traders Private Limited became the owner of the aforesaid property. Subsequently, the aforesaid M/s. Kanyakumari Traders Private Limited changed its name to M/s. Vijayshree Finance Private Limited as evidenced by the Fresh Certificate of Incorporation Consequent on Change of Name dated 17.11.1994 issued by the Addl. Registrar of Companies, Tamil Nadu (Doc.No.59). The aforesaid M/s. Vijayshree Finance Private Limited changed its name to Nithyarjuna Traders Private Limited as evidenced by the Fresh Certificate of Incorporation Consequent on Change of Name dated 24.11.2000 issued by the Registrar of Companies, Tamil Nadu, Chennai (Doc.No.60).

Mr Ashish Agarwal, son of Mr Krishna Kumar Agarwal, executed a General Power of Attorney dated 11.07.2012 in favour of Mrs. Ushakrishnan empowering her to do the acts and deeds mentioned therein and the said General Power of Attorney was registered as Document No.175 of 2012 in the Office of the District Registrar, Central Chennai (Doc.No.61). The said Mr Ashish Agarwal represented by his Power Agent, Mrs. Usha Krishnan, purchased the aforesaid property being 1/11th Undivided Share in the Land measuring an extent of 1483.27 Sq.meters or thereabouts bearing New Door No.1-A, Cenotaph II Lane, Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 situated in Mylapore Village, Mylapore-Triplicane Taluk, Chennai District, together with the Flat bearing Flat No.6 in the Second Floor, having a plinth area of 1782 Sq.ft. and one covered car park in the

Building known as "Citadel Apartments" from M/s. Nithyarjuna Traders Private Limited through a Deed of Sale dated 20.07.2012 registered as Document No.696 of 2012 in the Office of the District Registrar, Central Chennai (Doc.No.62). After the said purchase, the aforesaid Mr Ashish Agarwal became the owner of the aforesaid property. True Extract of the Minutes of the Meeting of the Board of Directors of M/s. Nithyarjuna Traders Private Limited held on 22.06.2012 is enclosed (Doc.No.63). Notice No.9 : Name Transfer issued by the Corporation of Chennai reveals that the aforesaid property bearing No.3/6 (1A/6), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr Ashish Agarwal in the Revenue Records of Corporation of Chennai (Doc.No.64). The aforesaid Mr Ashish Agarwal changed his name to Aashish Agarwaal as evidenced by the Tamil Nadu Government Gazette (Part VI – Section 4) dated 02.07.2014 (Doc.No.65).

The aforesaid Ashish Agarwal executed a Memorandum of Deposit of Title Deeds dated 08.01.2015 in favour of Citi Bank N.A. depositing the title deeds pertaining to the aforesaid property and the said Memorandum of Deposit of Title Deeds was registered as Document No.13 of 2015 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.66). After receipt of the entire amount, the aforesaid Memorandum of Deposit of Title Deeds dated 08.01.2015 was discharged as evidenced by the Receipt dated 30.09.2025 executed by Axis Bank Limited in favour of Mr Ashish Agarwal and registered as Document No.1355 of 2025 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.67). Property Tax Receipt bearing Receipt No.2025-26/ON/0951791 dated 24.08.2025, reveals that the aforesaid property bearing No.3/6 (1A/6), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr Ashish Agarwal (Doc.No.68). The aforesaid Mr Ashish Agarwal is the owner of the aforesaid property being Undivided 1/11th Share in the Land measuring an extent of 1483.27 Sq.mtrs. or thereabouts bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part), Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village), Mylapore Taluk, Chennai District,

together with the Flat bearing No.6 in the Second Floor of the Residential Building named as "CITADEL".

Flat No.7

Miss A. Rama, daughter of Mr A. Ramesh Prasad, purchased Undivided 1/11 Share in the Land bearing No.1, Cenotaph Road, 2nd Lane, being Plot marked 4, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, measuring an extent of 1483.27 Sq.metres or thereabouts from "The R.V.M. Pradeep Rao HUF" through a Deed of Sale dated 05.12.1988 registered as Document No.1339 of 1988 in the Office of the District Registrar, Madras Central (Doc.No.69). The aforesaid Miss A. Rama constructed a Flat bearing No.7 in the Second Floor in the Building over the aforesaid land and after the construction of the aforesaid Flat No.7, the aforesaid Mrs. A. Rama became the owner of the aforesaid property and the same was subsequently assessed for payment of property tax. Property Tax Receipt bearing Receipt No.2025-26/ON/0470102 dated 28.04.2025 reveals that the aforesaid property bearing No.3/7(1A/7), Cenatoph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of A. Rama (Doc.No.70). The aforesaid Mrs. A. Rama is the owner of the property being 1/11th (1451.40 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.7 in the Second Floor in the Residential Building named as **"CITADEL"** situated at New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018.

Flat No.8

Mr S.R. Das, son of late P.R. Subramanian, purchased Undivided 1/11 Share in the Land measuring an extent of 1483.27 Sq.mtrs. or thereabouts bearing No.1, Cenotaph Road, 2nd Lane, marked as Plot No.4 in the Plan annexed therein, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, from The R.V.M. Pradeep Rao HUF represented by its Kartha, Mr R.V.M. Pradeep Rao, through a Deed of Sale dated 28.02.1986, which was registered as Document No.1422 of 1986 in the Office of the District Registrar,

Madras Central (Doc.No.71). Flat bearing No.8 in the Second Floor in the Building over the aforesaid land measuring an extent of 1483.27 Sq.mtrs. or thereabouts was constructed pursuant to the Agreement for Construction of Flats dated 20.02.1986 entered into between Mr R.V.M. Pradeep Rao and Mr S.R. Das (Doc.No.72). The aforesaid (1) Mr S.R. Das and his (2) son, Minor Karthik Das represented by his father and natural guardian, Mr S.R. Das, (3) wife, Mrs. Sankari Das and (4) daughter, Ms. Anjana Das partitioned the properties belonging to them through a Deed of Partition dated 25.07.1987, which was registered as Document No.2644 of 1987 in the Office of the District Registrar, Madras South (Doc.No.73). Under the said Deed of Partition, the aforesaid property was allotted to the share of Ms. Anjana Das, which forms Schedule "C" of the said Deed of Partition. After the said partition, the aforesaid Ms. Anjana Das, became the owner of the aforesaid property. Property Tax Receipt bearing Receipt No.2022-23/N13/1076719 dated 27.09.2022 reveals that the aforesaid property bearing No.3/8(8/1A), Cenatoph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Ms. Anjana Das (Doc.No.74). The aforesaid Ms. Anjana Das is the owner of the property being 1/11th (1451.40 Sq.ft.) Undivided Share in the Land measuring a total extent of 1483.27 Sq.mtrs. (i.e. 15965.40 Sq.ft.) or thereabouts together with the Flat bearing No.8 in the Second Floor in the Residential Building named as **"CITADEL"** situated at New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018.

Flat No.9

M/s. Devi Kumari and Company Private Limited purchased Undivided 1/11 Share in the Land bearing No.1, Cenotaph Road, 2nd Lane, marked as Plot No.4 in the Plan annexed therein, comprised in R.S.No.3847/6 situated within the Sub-Registration District of Thousand Lights, measuring an extent of 1483.27 Sq.metres or thereabouts from The R.V.M. Pradeep Rao HUF represented by its Kartha, Mr R.V.M. Pradeep Rao through a Deed of Sale dated 28.02.1986 registered as Document No.1297 of 1986 in the Office of the District Registrar, Madras Central (Doc.No.75). The aforesaid M/s. Devi Kumari and Company Private Limited

constructed a Flat bearing No.9 in the Building over the aforesaid land and after the construction of the aforesaid Flat No.9, the aforesaid M/s. Devi Kumari and Company Private Limited became the owner of the aforesaid property. The aforesaid M/s. Devi Kumari and Company Private Limited changed its name to M/s. Sasha Traders Private Limited as evidenced by the Fresh Certificate of Incorporation Consequent on Change of Name dated 30.06.2000 issued by the Registrar of Companies, Tamil Nadu, Chennai (Doc.No.76).

Mr Ashish Agarwal, son of Mr Krishna Kumar Agarwal, executed a General Power of Attorney dated 29.08.2011 in favour of Mrs. Ushakrishnan empowering her to do the acts and deeds mentioned therein and the said General Power of Attorney was registered as Document No.261 of 2011 in the Office of the District Registrar, Central Chennai (Doc.No.77). The said Mr Ashish Agarwal represented by his Power Agent, Mrs. Ushakrishnan, purchased the aforesaid property being 1/11th Undivided Share in the Land measuring an extent of 1483.27 Sq.meters or thereabouts bearing Door No.1-A, Cenotaph Second Lane, Chennai-600 018, comprised in R.S.No.3847/6 situated in Mylapore Village, Mylapore-Triplicane Taluk, Chennai District, together with the Flat bearing Flat No.9 in the Third Floor, having a plinth area of 1782 Sq.ft. in the Building known as "Citadel Apartments" from M/s. Sasha Traders Private Limited through a Deed of Sale dated 30.09.2011 registered as Document No.896 of 2011 in the Office of the District Registrar, Central Chennai (Doc.No.78). After the said purchase, the aforesaid Mr Ashish Agarwal became the owner of the aforesaid property. Extract from the Minutes of Meeting of the Board of Directors of M/s. Sasha Traders Private Limited held on 01.08.2011 is enclosed (Doc.No.79). It is recorded in the aforesaid Deed of Sale dated 30.09.2011, that Mr Ashish Agarwal availed housing loan from Standard Chartered Bank to purchase the aforesaid property. The said housing loan was repaid in full by Mr Ashish Agarwal and no dues are outstanding in favour of the Standard Chartered Bank as evidenced by the Letter dated 01.08.2014 issued by the Standard Chartered Bank to Mr Ashish Agarwal (Doc.No.80). Notice No.9 : Name Transfer issued by the Corporation of Chennai reveals that the aforesaid

property bearing No.3/9 (1A/9), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr Ashish Agarwal in the Revenue Records of Corporation of Chennai (Doc.No.81).

The aforesaid Mr Ashish Agarwal changed his name to Aashish Agarwaal as evidenced by the Tamil Nadu Government Gazette (Part VI – Section 4) dated 02.07.2014 (Doc.No.82). The aforesaid Ashish Agarwal executed a Memorandum of Deposit of Title Deeds dated 08.01.2015 in favour of Citi Bank N.A., depositing the title deeds pertaining to the aforesaid property and the said Memorandum of Deposit of Title Deeds was registered as Document No.14 of 2015 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.83). The aforesaid Memorandum of Deposit of Title Deeds dated 08.01.2015 was discharged as evidenced by the Receipt dated 23.03.2022 executed by Citi Bank N.A. in favour of Mr Ashish Agarwal and the same was registered as Document No.391 of 2022 in the Office of the Sub-Registrar of Chennai Central Joint I (Doc.No.84).

Property Tax Receipt bearing Receipt No.2025-26/ON/0471775 dated 28.04.2025, reveals that the aforesaid property bearing No.3/9 (1A/9), Cenotaph 2nd Lane, Teynampet, Chennai-600 018, stands in the name of Mr Ashish Agarwal (Doc.No.85). The aforesaid Mr Ashish Agarwal is the owner of the aforesaid property being Undivided 1/11th Share in the Land measuring an extent of 1483.27 Sq.mtrs. or thereabouts bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part), Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village), Mylapore Taluk, Chennai District, together with the Flat bearing No.9 in the Third Floor of the Residential Building named as "CITADEL".

DEVELOPMENT OF THE SUBJECT PROPERTY:

Since the Building in the Subject Property became very old, the aforesaid owners have unanimously decided to cause the aforesaid property to be developed by having a new Residential Apartments Building under Flat System constructed on the Land in the aforesaid property after demolishing the existing Building therein

through a good Builder/Developer. The aforesaid (1) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, (3) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao, (4) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, (7) Mr Ashish Agarwal alias Aashish Agarwaal, (8) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad and (9) Mrs. Anjana Das alias Anjana Iyer, as the Owners of their respective properties, entered into separate Joint Development Agreements on various dates with M/s. Vishranthi Homes Pvt. Ltd., Chennai – 600 018, as the Developer, for the development of their aforesaid properties along with the aforesaid properties of the Developer as a single property, by the Developer on the terms and conditions detailed therein (Doc.Nos.86 to 95). Under the said Joint Development Agreements, the Developer has inter alia agreed to construct and deliver 62% of super built up area (inclusive of proportionate share in the common areas) in the form of Residential Apartments (i.e., one Apartment each to the existing Flat Owner/s) together with 62% car parks to the Owners, to be owned, possessed and enjoyed by the them absolutely and the remaining 38% of super built up area (inclusive of proportionate share in the common areas) in the form of Residential Apartments together with 38% car parks shall be taken by the Developer and/or its nominee/s. The Owners have, in turn, agreed to transfer/convey 38% Undivided Share in the Land from their aforesaid respective properties to the Developer and/or its nominee/s after retaining the balance 62% Undivided Share in the Land in their aforesaid properties with them as detailed in the respective Joint Development Agreements. Extract from the Minutes of the meeting of the Board of Directors of M/s. Vishranthi Homes Pvt. Ltd. held on 18.01.2023 is enclosed (Doc.No.96).

The aforesaid Mrs. L. Swathy and others executed ten separate General Powers of Attorney in favour of M/s. Vishranthi Homes Pvt. Ltd., empowering the Power Agent to do all acts and deeds necessary for the development of their respective Flats, sale of Undivided Share (UDS) from their respective land, as detailed below, and

the said General Powers of Attorney were registered in the Office of the Sub-Registrar of Chennai Central Joint I:

Doc. No.	GPoA date and Registration/ Adjudication No.	Name of the Owner	UDS owned by the Owner (Sq.ft.)	Flat No.	Power granted to sell the UDS in the Land
97	27.03.2024 (393/2024)	Mrs. L. Swathy alias Swathy Lakshminarayanaswamy	1451.40	3 (I Floor)	38% (551.532 Sq.ft.)
98	27.03.2024 (520/2024)	Mrs. Anjana Das alias Anjana Iyer	1451.40	8 (II Floor)	38% (551.532 Sq.ft.)
99	26.08.2025 (1181/2025)	Mr Ashish Agarwal alias Aashish Agarwaal	1451.40	9 (III Floor)	38% (551.532 Sq.ft.)
100	08.09.2025 (1249/2025)	Mrs. A. Radha alias Mrs. Radha Nallakrishnan	1451.40	4 (I Floor)	38% (551.532 Sq.ft.)
101	08.09.2025 (1250/2025)	Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad	1451.40	7 (II Floor)	38% (551.532 Sq.ft.)
102	04.11.2025 (Adj. No.84/2025) on 12.11.2025	Aashish Agarwaal (earlier known as Ashish Agarwal)	1451.40	6 (II Floor)	38% (551.532 Sq.ft.)
103	27.11.2025 (1620/2025)	R.V.M. Surya Rao and others	1451.40	11 (III Floor)	551.532 Sq.ft.
104	27.11.2025 (1621/2025)	R.V.M. Sumanth Rao and another	1451.40	10 (III Floor)	551.532 Sq.ft.
105	27.11.2025 (1622/2025)	R.V.M. Sudheer Rao and another	1451.40	1 (Ground Floor)	551.532 Sq.ft.
106	27.11.2025 (1623/2025)	R.V.M. Surya Rao, R.V.M. Sumanth Rao & R.V.M. Sudheer Rao	1306.26 out of 1451.40	2 (Ground Floor)	406.392 Sq.ft.

Extract from the Town Survey Land Register (Patta) printed on 21.01.2026 reveals that the aforesaid property being Land and Building bearing Municipal Door No.3/1A, Cenotaph 2nd Lane, comprised in R.S.No.3847/145, Block No.76, situated in Mylapore Village (Mylapore (Part 2) Town), Mylapore Taluk, Chennai District, Land measuring 0.14.83.0 Hectare, stands in the names of Mr R.V.M. Sudhir Rao and others in the Revenue Records (Doc.No.107).

The aforesaid property being Land measuring a total extent of 1483.27 Sq.mtrs. (15965.40 Sq.ft.) or thereabouts bearing New Door No.3 and Old Door No.1A, Cenotaph 2nd Lane (Cenotaph Road, 2nd Lane), Teynampet, Chennai-600 018, comprised in R.S.No.3847/6 and subsequently R.S.No.3847/95 (Part) and now as per Patta R.S.No.3847/145, Block No.76, situated in Mylapore Village (as per Registration Department Teynampet Village) (as per Patta Mylapore (Part 2) Town), Mylapore Taluk, Chennai District, together with the Residential Building named as **"CITADEL"** consisting of 11 Flats is more fully described in the Description of Property supra and the same is hereinafter referred to as "the Subject Property".

M/s. Vishranthi Homes Pvt. Ltd. has obtained Demolition Permission bearing W.D.C.No. DA/WDCN09/00087/2026 dated 26.02.2026 from the Greater Chennai Corporation for the demolition of the existing building (Doc.No.108). M/s. Vishranthi Homes Pvt. Ltd. has also obtained Building Approval for the construction of a Residential Apartments Building under Flat System consisting of Stilt plus Five Floors over the Stilt, comprised of 15 (Fifteen) Dwelling Units (Apartments) over the Land described in the Subject Property from the Chennai Metropolitan Development Authority (CMDA) vide Planning Permit bearing Permit No.OL-03172 (Planning Permission No. OL-PP/NHRB/0227/2026) (File No. CMDA/PP/NHRB/S/0235/2026) dated 05.06.2026 and the Greater Chennai Corporation vide Building Permission bearing Building Plan No. CEBA/WDCN09/00239/2026 dated 25.06.2026 (Doc.No.109). The aforesaid Residential Building (the Project) is named as **"VISHRANTHI CITADEL"**.

The aforesaid (1) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, (3) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao, (4) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, (7) M/s. Vishranthi Homes Pvt. Ltd., (8) Mr Ashish Agarwal alias Aashish Agarwaal, (9) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad, and (10) Mrs. Anjana Das alias Anjana Iyer are the owners of the Subject Property. M/s. Vishranthi Homes Pvt. Ltd. is the Power Agent of the aforesaid (1) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, (3) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao, (4) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, (8) Mr Ashish Agarwal alias Aashish Agarwaal, (8) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad, and (9) Mrs. Anjana Das alias Anjana Iyer.

E. OPINION

To conclude, based on the title deeds produced and scrutinised, as listed in the attached Annexure, and subject to production of Encumbrance Certificates from 01.01.1961 to up-to-date without any encumbrance, we are of the opinion that the aforesaid (1) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, (3) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao, (4) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, (7) M/s. Vishranthi Homes Pvt. Ltd., (8) Mr Ashish Agarwal alias Aashish Agarwaal, (9) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad, and (10) Mrs. Anjana Das alias Anjana Iyer are possessed of a good, valid and marketable title to the Subject Property.

Any sale deed/s executed by M/s. Vishranthi Homes Pvt. Ltd. as the Power Agent of (1) Mr R.V.M. Sudheer Rao and Master R.V.M. Nirvaan Pradeep Rao, (2) Mr R.V.M. Surya Rao, Mr R.V.M. Sumanth Rao and Mr R.V.M. Sudheer Rao, (3) Mr R.V.M. Sumanth Rao and Master Arjun Sai Rao, (4) Mr R.V.M. Surya Rao, Miss R.V. Pranavi Rao and Miss R.V. Shloka Rao, (5) Mrs. L. Swathy alias Swathy Lakshminarayanaswamy, (6) Mrs. A. Radha alias Mrs. Radha Nallakrishnan, (7) Mr Ashish Agarwal alias Aashish Agarwaal, (8) Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad, and (9) Mrs. Anjana Das alias Anjana Iyer in respect of 5370.18 Sq.ft. of Undivided Share in the Land in the Subject Property and as the owner of 1596.54 Sq.ft. of Undivided Share in the Land in the Subject Property, totalling to 6966.72 Sq.ft. of Undivided Share in the Land in the Subject Property, will convey a good, valid and marketable title to the prospective purchaser/s. However, no Undivided Share in the Land in the Subject Property belonging to the minors was taken for transfer/sale, and minors' share in the land in the Subject Property is included for development purposes and for the benefit of the minors, since the existing residential building became very old and is in a dilapidated condition.

N. Srinivasan

ANNEXURE

LIST OF DOCUMENTS

Doc. No.	Description of Document
01.	Photocopy of the Will dated 15.11.1961 executed by R.V.M. Surya Rau, Rajkumar of Pithapuram (Doc.No.88/1961, RO, Madras-Chingleput)
02.	Death Certificate of R.V.M. Surya Rao issued on 03.11.2022 by the Greater Chennai Corporation
03.	Photocopy of the Order passed in O.P.No.16 of 1963 by the High Court of Judicature at Madras together with the Will dated 15.11.1961 executed by R.V.M. Surya Rau, Rajkumar of Pithapuram
04.	Photocopy of the Extract from the Permanent Land Register (Patta) bearing C.A.No.1110/1986 dated 23.10.1986 issued in favour of R.V.M. Pradeep Rao by the Tahsildar, Mylapore-Triplicane Taluk, Madras-28
05.	Photocopy of the Sketch evidencing sub-division of Plots (attached with the Deed of Sale dated 28.02.1986 registered as Document No.1297 of 1986 in the Office of the District Registrar, Madras Central)
06.	Photocopy of the Certificate of Death of R.V.M. Pradeep Rao bearing No.81362 issued by the Corporation of Chennai
07.	Photocopy of the Legal Heirship Certificate of R.V.M. Pradeep Rao dated 19.04.2005 issued by the Tahsildar, Mylapore-Triplicane Taluk, Chennai-600 028
08.	Property Tax Receipt bearing Receipt No.2025-26/ON/0088469 dated 04.04.2025 in the name of Gayatri Rao
09.	Property Tax Receipt bearing Receipt No.2025-26/ON/0054225 dated 03.04.2025 in the name of R.V.M. Surya Rao
10.	Property Tax Receipt bearing Receipt No.2025-26/ON/0088324 dated 04.04.2025 in the name of R.V.M. Sumanth Rao
11.	Property Tax Receipt bearing Receipt No.2025-26/ON/0139234 dated 07.04.2025 in the name of R.V.M. Sudhir Rao

12. Photocopy of the Deed of Settlement dated 25.09.2006 by Mrs. Rau Padma Devi alias Padma Rao in favour of Mrs. Suhasa Rao (Doc.No.1092/2006, DRO, Central Chennai)

13. Original Deed of Declaration dated 26.08.2025 by R.V.M. Surya Rao and others (Doc.No.67/2025, SRO, Chennai Central Joint-I)

14. Photocopy of the Death Certificate of Mrs. Rau Padma Devi dated 09.06.2013 issued by the Corporation of Chennai

15. Certified True Copy of Legal Heirship Certificate of Mrs. Padmadevi Rao bearing No.D.DIS.B4/26680/2013 dated 28.12.2013 issued by the Tahsildar, Mylapore-Triplicane Taluk, Chennai-28

16. Death Certificate of Mrs. Suhasa Rao issued on 10.08.2023 by the Greater Chennai Corporation

17. Legal Heir Certificate bearing Certificate No.TN-720240611592 of Mrs. Suhasa Rao dated 13.06.2024 issued by the Tahsildar, Mylapore Taluk, Chennai District

18. Photocopy of the Order dated 10.10.1988 passed by the Principal Family Court at Madras in O.P.No.356/1988 (M.O.P.No.931 of 1988)

19. Original General Power of Attorney dated 08.04.2022 by R.V.M. Sudheer Rao in favour of Mrs. Gayatri Rao (Doc.No.496/2022, SRO, Chennai Central Joint-I)

20. Original Deed of Cancellation of General Power of Attorney dated 26.08.2025 executed by R.V.M. Sudheer Rao and Mrs. Gayatri Rao (Doc.No.1179/2025, SRO, Chennai Central Joint-I)

21. Original Deed of Partition dated 26.08.2025 executed between R.V.M. Surya Rao and others (Doc.No.1183/2025, SRO, Chennai Central Joint-I)

22. Original Deed of Settlement dated 26.08.2025 by Mrs. Gayatri Rao in favour of R.V.M. Surya Rao and others (Doc.No.1184/2025, SRO, Chennai Central Joint-I)

23. Original Deed of Absolute Sale dated 26.08.2025 by Vijay Rao alias Vijay Gopal Rao and another in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1185/2025, SRO, Chennai Central Joint-I)

24. Extract from the Minutes of the meeting of the Board of Directors of M/s. Vishranthi Homes Pvt. Ltd. held on 16.07.2025

25. Original Affidavit dated 25.11.2025 sworn in by R.V.M. Sudheer Rao and another duly notarised

26. Original Affidavit dated 26.11.2025 sworn in by R.V.M. Surya Rao and another duly notarised

27. Original Affidavit dated 26.11.2025 sworn in by R.V.M. Sumanth Rao and another duly notarised

28. Original Deed of Sale dated 28.02.1986 by The R.V.M. Pradeep Rao HUF in favour of Mrs. L. Nagaswarna (Doc.No.1299/1986, DRO, Madras Central)

29. Original Deed of Settlement dated 23.09.2002 by Mrs. L. Nagaswarna in favour of D. Lakshminarayanaswamy (Doc.No.939/2002, DRO, Central Chennai)

30. Original Deed of Settlement dated 30.09.2002 by D. Lakshminarayanaswamy in favour of R. Doraiswami (Doc.No.962/2002, DRO, Central Chennai)

31. Original Deed of Settlement dated 30.09.2002 by D. Lakshminarayanaswamy in favour of Mrs. R. Suhasini (Doc.No.963/2002, DRO, Central Chennai)

32. Original Deed of Settlement dated 30.09.2002 by D. Lakshminarayanaswamy in favour of Mrs. L. Swathy (Doc.No.964/2002, DRO, Central Chennai)

33. Original Deed of Settlement dated 04.10.2002 by R. Doraiswami in favour of Mrs. R. Suhasini (Doc.No.985/2002, DRO, Central Chennai)

34. Original Deed of Settlement dated 04.10.2002 by R. Doraiswami in favour of Mrs. L. Swathy (Doc.No.986/2002, DRO, Central Chennai)

35. Original General Power of Attorney dated 11.10.2002 by Mrs. R. Suhasini in favour of N. Narasimhalu (Doc.No.430/2002, SRO, Ganapathy)

36. Original Deed of Settlement dated 24.10.2002 by Mrs. R. Suhasini in favour of Mrs. L. Swathy (Doc.No.1033/2002, DRO, Central Chennai)

37. Property Tax Receipt bearing Receipt No.2023-24/ON/1277712 dated 14.11.2023 in the name of L. Swathy

38. Certified Copy of the Mortgage Deed dated 21.04.2010 by Mrs. L. Swathy in favour of Indiabulls Financial Services Ltd. (Doc.No.275/2010, DRO, Central Chennai)

39. Original Receipt dated 17.12.2014 by Indiabulls Housing Finance Ltd. in favour of Mrs. L. Swathy (Doc.No.1303/2014, SRO, Chennai Central Joint-I)

40. Photocopy of the Memorandum of Deposit of Title Deeds dated 06.02.2015 by Mrs. L. Swathy in favour of City union Bank Limited (Doc.No.144/2015, SRO, Chennai Central Joint-I)

41. Certified Copy of the Supplemental Memorandum of Deposit of Title Deeds dated 17.08.2015 by Mrs. L. Swathy in favour of City Union Bank Limited (Doc.No.912/2015, SRO, Chennai Central Joint-I)

42. Original Receipt dated 03.02.2020 by City Union Bank Ltd. in favour of Mrs. L. Swathy (Doc.No.108/2020, SRO, Chennai Central Joint-I)

43. Original Memorandum of Deposit of Title Deeds dated 04.03.2020 by Mrs. Swathy in favour of ICICI Bank Limited (Doc.No.227/2020, SRO, Chennai Central Joint-I)

44. Original Memorandum of Deposit of Title Deeds dated 22.10.2020 by Mrs. Swathy in favour of ICICI Bank Limited (Doc.No.668/2020, SRO, Chennai Central Joint-I)

45. Original Receipt dated 25.03.2024 by ICICI Bank Limited in favour of Mrs. Swathy (Doc.No.373/2024, SRO, Chennai Central Joint-I)

46. Original Deed of Sale dated 05.12.1988 by The R.V.M. Pradeep Rao HUF in favour of Miss A. Radha (Doc.No.1340/1988, DRO, Madras Central)

47. Property Tax Receipt bearing Receipt No.2025-26/ON/0468979 dated 28.04.2025 in the name of A. Radha

48. Original Deed of Sale dated 28.02.1986 by The R.V.M. Pradeep Rao HUF in favour of S. Sankar and Mrs. Jayanthi Sankar (Doc.No.1421/1986, DRO, Madras Central)

49. Original Agreement for Construction of Flats dated 20.02.1986 entered into between R.V.M. Pradeep Rao and S. Shankar and Mrs. Jayanthi Shankar

50. Original Deed of Release dated 27.03.1992 by S. Shankar in favour of Mrs. Jayanthi Shankar (Doc.No.420/1992, DRO, Madras Central)

51. Property Tax Receipt bearing Receipt No.2023-24/N123/1685239 dated 18.03.2024 in the name of Mrs. Jayanthi Shankar

52. Original Deed of Settlement dated 26.02.2025 by Mrs. Jayanthi Shankar in favour of K. Gopi (Doc.No.261/2025, SRO, Chennai Central Joint-I)

53. Original Notice No.9 : Name Transfer issued by the Greater Chennai Corporation in the name of K. Gopi

54. Original General Power of Attorney dated 22.08.2025 by K. Gopi in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1160/2025, SRO, Chennai Central Joint-I)

55. Original Deed of Absolute Sale dated 11.12.2025 by K. Gopi in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1672/2025, SRO, Chennai Central Joint-I)

56. Death Certificate of Mrs. Jayanthi Shankar issued on 04.06.2025 by the Greater Chennai Corporation

57. Extract from the Minutes of the meeting of the Board of Directors of M/s. Vishranthi Homes Pvt. Ltd. held on 16.07.2025

58. Original Deed of Sale dated 28.02.1986 by The R.V.M. Pradeep Rao HUF in favour of M/s. Kanyakumari Traders Private Limited (Doc.No.1296/1986, DRO, Madras Central)

59. Photocopy of the Fresh Certificate of Incorporation Consequent on Change of Name from M/s. Kanyakumari Traders Private Limited to M/s. Vijayshree Finance Private Limited dated 17.11.1994 issued by the Addl. Registrar of Companies, Tamil Nadu

60. Photocopy of the Fresh Certificate of Incorporation Consequent on Change of Name from M/s. Vijayshree Finance Private Limited to M/s. Nithyarjuna Traders Private Limited dated 24.11.2000 issued by the Registrar of Companies, Tamil Nadu, Chennai

61. Original General Power of Attorney dated 11.07.2012 by Ashish Agarwal in favour of Mrs. Ushakrishnan (Doc.No.175/2012, DRO, Central Chennai)

62. Original Deed of Sale dated 20.07.2012 by M/s. Nithyarjuna Traders Private Limited in favour of Ashish Agarwal (Doc.No.696/2012, DRO, Central Chennai)

63. Photocopy of the True Extract of the Minutes of the Meeting of the Board of Directors of M/s. Nithyarjuna Traders Private Limited held on 22.06.2012

64. Photocopy of the Notice No.9 : Name Transfer issued by the Corporation of Chennai in the name of Ashish Agarwal

65. Original Tamil Nadu Government Gazette (Part VI – Section 4) dated 02.07.2014 changing name from Ashish Agarwal to Aashish Agarwaal

66. Original Memorandum of Deposit of Title Deeds dated 08.01.2015 by Ashish Agarwal in favour of Citi Bank N.A. (Doc.No.13/2015, SRO, Chennai Central Joint-I)

67. Original Receipt dated 30.09.2025 by Axis Bank Limited in favour of Ashish Agarwal (Doc.No.1355/2025, SRO, Chennai Central Joint-I)

68. Property Tax Receipt bearing Receipt No.2025-26/ON/0951791 dated 24.08.2025 in the name of Ashish Agarwal

69. Original Deed of Sale dated 05.12.1988 by The R.V.M. Pradeep Rao HUF in favour of Miss A. Rama (Doc.No.1339/1988, DRO, Madras Central)

70. Property Tax Receipt bearing Receipt No.2025-26/ON/0470102 dated 28.04.2025 in the name of A. Rama

71. Original Deed of Sale dated 28.02.1986 by The R.V.M. Pradeep Rao HUF in favour of S.R. Das (Doc.No.1422/1986, DRO, Madras Central)

72. Original Agreement for Construction of Flats dated 20.02.1986 entered into between Mr R.V.M. Pradeep Rao and S.R. Das

73. Photocopy of the Deed of Partition dated 25.07.1987 executed between S.R. Das and others (Doc.No.2644/1987, DRO, Madras South)

74. Property Tax Receipt bearing Receipt No.2022-23/N13/1076719 dated 27.09.2022 in the name of Anjana Das

75. Original Deed of Sale dated 28.02.1986 by The R.V.M. Pradeep Rao HUF in favour of M/s. Devi Kumari and Company Private Limited (Doc.No.1297/1986, DRO, Madras Central)

76. Photocopy of the Fresh Certificate of Incorporation Consequent on Change of Name from M/s. Devi Kumari and Company Private Limited to M/s. Sasha Traders Private Limited dated 30.06.2000 issued by the Registrar of Companies, Tami Nadu, Chennai

77. Original General Power of Attorney dated 29.08.2011 by Ashish Agarwal in favour of Mrs. Ushakrishnan (Doc.No.261/2011, DRO, Central Chennai)

78. Original Deed of Sale dated 30.09.2011 by M/s. Sasha Traders Private Limited in favour of Ashish Agarwal (Doc.No.896/2011, DRO, Central Chennai)

79. Extract from the Minutes of Meeting of the Board of Directors of M/s. Sasha Traders Private Limited held on 01.08.2011

80. Original Letter dated 01.08.2014 issued to Ashish Agarwal by Standard Chartered Bank

81. Photocopy of the Notice No.9 : Name Transfer issued by the Corporation of Chennai in the name of Ashish Agarwal

82. Original Tamil Nadu Government Gazette (Part VI – Section 4) dated 02.07.2014 changing name from Ashish Agarwal to Aashish Agarwaal

83. Original Memorandum of Deposit of Title Deeds dated 08.01.2015 by Ashish Agarwal in favour of Citi Bank N.A. (Doc.No.14/2015, SRO, Chennai Central Joint-I)

84. Original Receipt dated 23.02.2022 by Citi Bank N.A. in favour of Ashish Agarwal (Doc.No.391/2022, SRO, Chennai Central Joint-I)

85. Property Tax Receipt bearing Receipt No.2025-26/ON/0471775 dated 28.04.2025 in the name of Ashish Agarwal

86. Original Joint Development Agreement dated 27.11.2025 entered into between R.V.M. Sudheer Rao and another and M/s. Vishranthi Homes Pvt. Ltd.

87. Original Joint Development Agreement dated 27.11.2025 entered into between R.V.M. Surya Rao and others and M/s. Vishranthi Homes Pvt. Ltd.

88. Original Joint Development Agreement dated 27.11.2025 entered into between R.V.M. Sumanth Rao and another and M/s. Vishranthi Homes Pvt. Ltd.

89. Original Joint Development Agreement dated 27.11.2025 entered into between R.V.M. Surya Rao and others and M/s. Vishranthi Homes Pvt. Ltd.

90. Original Joint Development Agreement entered into between Mrs. L. Swathy alias Swathy Lakshminarayanaswamy and M/s. Vishranthi Homes Pvt. Ltd.

91. Original Joint Development Agreement dated 08.09.2025 entered into between Mrs. A. Radha alias Mrs. Radha Nallakrishnan and M/s. Vishranthi Homes Pvt. Ltd.

92. Original Joint Development Agreement entered into between Mr Ashish Agarwal alias Aashish Agarwaal and M/s. Vishranthi Homes Pvt. Ltd. – Flat No.6

93. Original Joint Development Agreement dated 08.09.2025 entered into between Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad and M/s. Vishranthi Homes Pvt. Ltd.

94. Original Joint Development Agreement entered into between Mrs. Anjana Das alias Anjana Iyer and M/s. Vishranthi Homes Pvt. Ltd.

95. Original Joint Development Agreement entered into between Mr Ashish Agarwal alias Aashish Agarwaal and M/s. Vishranthi Homes Pvt. Ltd. – Flat No.9

96. Extract from the Minutes of the meeting of the Board of Directors of M/s. Vishranthi Homes Pvt. Ltd. held on 18.01.2023

97. Original General Power of Attorney dated 27.03.2024 by Mrs. L. Swathy alias Swathy Lakshminarayanaswamy in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.393/2024, SRO, Chennai Central Joint I)

98. Original General Power of Attorney dated 27.03.2024 by Mrs. Anjana Das alias Anjana Iyer in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.520/2024, SRO, Chennai Central Joint I)

99. Original General Power of Attorney dated 26.08.2025 by Ashish Agarwal alias Aashish Agarwaal in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1181/2025, SRO, Chennai Central Joint I)

100. Original General Power of Attorney dated 08.09.2025 by Mrs. A. Radha alias Radha Nallakrishnan in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1249/2025, SRO, Chennai Central Joint I)

101. Original General Power of Attorney dated 08.09.2025 by Mrs. A. Rama alias Moturi Rama alias Moturi Rama Prasad in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1250/2025, SRO, Chennai Central Joint I)

102. Original General Power of Attorney dated 04.11.2025 by Aashish Agarwaal (earlier known as Ashish Agarwal) in favour of M/s. Vishranthi Homes Pvt. Ltd. (Adj.No.84/2025, SRO, Chennai Central Joint I)

103. Original General Power of Attorney dated 27.11.2025 by R.V.M. Surya Rao and others in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1620/2025, SRO, Chennai Central Joint I)

104. Original General Power of Attorney dated 27.11.2025 by R.V.M. Sumanth Rao and another in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1621/2025, SRO, Chennai Central Joint I)

105. Original General Power of Attorney dated 27.11.2025 by R.V.M. Sudheer Rao and another in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1622/2025, SRO, Chennai Central Joint I)

106. Original General Power of Attorney dated 27.11.2025 by R.V.M. Surya Rao and others in favour of M/s. Vishranthi Homes Pvt. Ltd. (Doc.No.1623/2025, SRO, Chennai Central Joint I)

107. Extract from the Town Survey Land Register (Patta) printed on 21.01.2026 in the names of R.V.M. Sudhir Rao and others

108. Demolition Permission bearing W.D.C.No.DA/WDCN09/00087/2026 dated 26.02.2026 granted by the Greater Chennai Corporation

109. Planning Permit bearing Permit No.OL-03172 (Planning Permission No.OL-PP/NHRB/0227/2026) (File No.CMDA/PP/NHRB/S/0235/2026) dated 05.06.2026 granted by the Chennai Metropolitan Development Authority (CMDA) and Building Plan No.CEBA/WDCN09/00239/2026 dated 25.06.2026 granted by the Greater Chennai Corporation together with the Approved Building Plan

******

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.