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DIGITALLY VERIFIED RECORD

TP/223629383/2025 5557/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU 06.03.2025 PRAVEEN KUMAR DARDA

EC 612841

I. SARASWATHI
S.V.L. No. 30/B3/97
14 Ma... Street, 1st Lane,
KI... GARDEN,
CHENNAI-10. Cell: 93828 98011

/ 1 /

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 21st **DAY OF JUNE, 2025**

BETWEEN

M/S.INSIGHT RETAIL PRIVATE LIMITED, (PAN No. AAFCI2284L) (CIN U70200TN2019PTC12387) an existing company within the meaning of Companies Act, 2013, having its registered office at SIDCO Industrial Estate, No.1, Olympia Technology Park, Guindy, Chennai – 600 032, represented by its Director and Authorized Signatory, **MR. RAHUL SHUKLA** S/o Mr. Pramod Shukla (Aadhar No.792014815028), aged 39 years, hereinafter referred to as the "**PRINCIPAL**";

For INSIGHT RETAIL PRIVATE LIMITED

Praveen

Authorised Signatory

AGENT

PRINCIPAL

Document No. 5557 of 2025 of Book I Continus 23 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

TO AND IN FAVOUR OF

MR. PRAVEEN KUMAR DARDA (Aadhar no.9818 9978 8997 and PAN no. AHGPP0912K), S/o Mr. Navrathanmal Darda, aged 46 years, residing at No. 76, Basin Bridge Road, Old Washermenpet, Chennai 600021, hereinafter referred to as the "**True and Lawful Power of Attorney /AGENT**";

WHEREAS the Principal herein represents that they are absolute independent owner of all that Vacant land bearing Door No.1075, Thiruvottiyur High Road, Thangal, Chennai – 600 019, comprised in R.S.No.173 Part measuring Acres 3.72 Cents, R.S.No.170/2B measuring Acres 2.96 Cents, R S No 170/2A measuring 0.04 Cents and Survey No.169/1B Part, Old T.S.No.15, is subdivided as New T.S.Nos.15/1, 15/2 and 15/3, Block No.15, Ward No.J, of Thiruvottiyur Village, Thiruvottiyur Taluk (formerly Saidapet Taluk), Chennai District, as per document totally admeasuring Acre 6.72 Cents, as per TSLR measuring Acre 6.68.6 Cents or thereabouts, commonly known as Tollgate Works, Thiruvottiyur, morefully described in the Schedule-A hereunder, together with the benefit of a right of way over the passage to the extent of 416 feet in length and 21 feet in breadth along with the Southern Side of the Northern Plot of land forming a portion of the said Survey No. 173 and measuring acres 2.20 cents or thereabouts, they having purchased the same from M/s Eveready Industries India Limited, vide a Deed of Sale dated 9-10-2019, registered as document no.7835 of 2019 at SRO Thiruvottiyur.

AND WHEREAS all that Southern portion of vacant lands comprised in R.S No.173 Part, R.S No.170/2B Part, R.S No.170/2A Part and survey number 169/1B Part, Old T.S No.15 Part, and New T.S No. 15/3, Block No.15, Ward J, of Thiruvotriyur Village, Thiruvotriyur Taluk, (Formerly Saidapet Taluk), Chennai

For INSIGHT RETAIL PRIVATE LIMITED

Praveen

Authorised Signatory

AGENT

PRINCIPAL

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

District, admeasuring Acre 0.52.96 Cents or thereabouts out of the Schedule – A Mentioned property is morefully described in the Schedule-B hereunder is the property over which the Principal hereby authorizes and empowers the Agent to exercise the powers to sell under this Deed.

AND WHEREAS ever since the Principal herein is in possession and enjoyment of the Schedule-A mentioned property free of all encumbrances.

AND WHEREAS the Vendor herein has applied for sub-division over the Schedule-A mentioned property and the same has been duly sanctioned by the **Greater Chennai Corporation** vide **Sanction No. SD/WDCNO1/00943/2024**, dated **08.01.2025**.

AND WHEREAS the Principal herein has decided to sell a portion of land in Schedule-B mentioned property, morefully described in the Schedule-C hereunder. But the Principal herein due to their personal inconvenience are not able to take steps and has therefore decided to appoint the Agent herein to carry out the sale and other connected activities in respect of the Schedule-B mentioned property:

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH:

THAT the Principal herein do hereby constitute, nominate, appoint and retain the AGENT herein, as their true and lawfully constituted General Power of Attorney Agent in their name and on their behalf to do all or any of the following acts, deeds or things in respect of the Schedule-B mentioned property:

1. To maintain and develop the Schedule-B mentioned property and make any application and representation before any Government or other authorities in that regard.

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

AGENT

PRINCIPAL

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

2. To make sign and verify all applications and objections to appropriate authorities for any licence or permission etc., required by law in connection with the management and development of the Schedule-B mentioned property.
3. To take possession of the Schedule-B mentioned property and also to sub divide, develop and improve the Schedule-B mentioned property on behalf of the Principal herein.
4. To sell, transfer, convey, assign and dispose of the Schedule-B mentioned property, either as a whole or in parts, for such consideration and upon such terms and conditions as my Attorney may deem fit and proper; and for that purpose, to negotiate and finalize the terms of sale, enter into any agreement for sale, execute and register sale deeds, deeds of conveyance and such other documents as may be required, receive the sale consideration in full or in part, issue valid receipts and discharges for the same, deliver possession to the purchaser(s), and do all such acts, deeds and things that may be necessary or incidental thereto for effectually completing the sale and conveyance of the said property.
5. To merge and reconstitute the Schedule-B mentioned property with any other property and execute necessary documents in that regard.
6. To construct any building, including Commercial/Residential or Mix Use complex or any other building over the Schedule-B mentioned property.
7. To apply for plan sanction with the concerned local body or CMDA/Corporation of Chennai/Municipality or any other competent authority to construct any building and for such purpose appear or represent before the local authorities, revenue authorities, CMDA/Corporation of Chennai/Municipality or any other appropriate authority on behalf of the Principal herein.
8. To represent before the CMDA/Corporation of Chennai/Municipality or any other authority in connection with the approval or modification of the building on behalf of the Principal herein.

Praveen

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

AGENT

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

9. To sign and submit applications for demolition and for reconstruction of the buildings that may be put up over the Schedule-B mentioned property.
10. To submit applications and correspondences to obtain electricity connection for the buildings to be constructed over the Schedule-B mentioned property or for the transfer of the existing supply if any, with the Tamil Nadu Electricity Board/TANGEDCO.
11. To make application before TNRERA and get necessary approvals from TNRERA for the development of the Schedule-B mentioned property.
12. To sign and submit applications for providing amenities.
13. To pay necessary fees, tax, duty, charges or deposits before any authority in respect of the above transactions and sign necessary receipts for payments and also to make applications for refund etc.,
14. To find out the Purchasers/s and to sell the Schedule-B mentioned property or any portion thereof either as a whole or in parts thereof either as vacant land or after construction of buildings and handover possession of the same.
15. To advertise the sale of property morefully described in the Schedule-B.
16. To negotiate on terms and to sell the Schedule-B to any Purchaser or Purchasers at such price which the said attorney in their absolute discretion, thinks proper, to agree upon and to enter into any agreement or agreements of sale and or to cancel/repudiate the same.
17. To receive from the Purchaser/s any earnest/advance money and also the balance of purchase money and to give valid receipt and discharge for the same, which will protect the Purchaser without seeing the applications of the money.
18. Upon receipt as aforesaid in the name of the Principal on behalf of the Principal to sign and execute any deed of sale, conveyance for the Schedule-B or portions thereof in favour of the Purchaser or his nominee.
19. To sign and execute all other deeds, instruments which the Agents shall consider necessary and to enter into such covenants as may be required for

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

PRINCIPAL

AGENT

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

morefully and effectually conveying the property morefully described in the Schedule-B as if the Principal could do the same themselves if present.

20. To present any such Deed of Sale, Conveyance or any other documents for registration, to admit execution and receipt of the consideration before the Sub-registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the property morefully described in the Schedule-B to the said Purchaser or Purchasers as fully and effectually in all respects as the Principal could do the same himself if present. Also, to execute and register Deed of Rectification or Deed of Ratification of Sale Deed.
21. To execute and register Deed of Cancellation of Sale Deed if necessary.
22. To mortgage or otherwise create any charge over the Schedule-B mentioned property in order to raise loans and execute the necessary deeds and register them before the concerned sub-registrar offices if necessary. The Principal shall not be personally liable for any mortgage loan raised by the Agent over the Schedule-B mentioned property.
23. To lease the Schedule-B mentioned property fix rent, advance and enter into necessary Rental Agreements and also to evict the tenants and initiate appropriate Legal proceedings in that regard.
24. To apply and make applications for transfer of patta in respect of the Schedule-B mentioned property.
25. To appear and act in all Courts, Civil or Criminal (Original or Appellate), or in the revenue or registration offices or any office of the Government or in any other authority in respect of any proceedings or enquiry in connection with the Schedule-B mentioned property or in respect of any other matter concerning the Schedule-B mentioned property.
26. To sign and verify Plaints, written statements, petitions or claims and objections, memorandum of appeals/petitions and applications of all kinds

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

AGENT

PRINCIPAL

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

and to file them in any Court of law or Tribunal or office or authorities in respect of any matter concerning the Schedule-B mentioned property and for that purpose to sign Vakalath and engage an Advocate.

27. The Agent shall maintain true and proper accounts of all transactions, dealings and financial matters carried out under the authority of the deed and the accounts shall br produced for inspection by Principal as and when required.
28. No money transaction is involved in this Deed.
29. The Principal hereby agrees to ratify, confirm and indemnify all such acts and deed that might have been done by the said Power of Attorney or their nominee as aforesaid on their behalf and it shall be valid and effective as if done by the Principal themselves.

SCHEDULE – A
(Entire Property)

All that piece and parcel of immovable freehold land bearing Door No. 1075, Thiruvottiyur High Road, situated at Thangal, Chennai – 600 019, comprised in Old Town Survey No. 15 and presently assigned as T.S. Nos. 15/1, 15/2 and 15/3 in Block No. 15, Ward J, and previously forming part of Re-Survey No. 173 to the extent of 3 Acres and 72 Cents, Re-Survey No. 170/2B to the extent of 2 Acres and 96 Cents, Re-Survey No. 170/2A to the extent of 4 Cents, and Re-Survey No. 169/1B (part), all situated in Thiruvottiyur Village, Thiruvottiyur Taluk (formerly Saidapet Taluk), Chennai District, measuring in total 6 Acres and 72

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

AGENT **PRINCIPAL**

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Cents as per registered title documents and Town Survey Land Records (TSLR), and commonly known as "Tollgate Works, Thiruvottiyur", together with all rights of way, easements and appurtenances thereto, and having direct access, inter alia, via a defined entry from the 18-meter wide North Terminus Road abutting Thiruvottiyur High Road. The same is bounded as below:

	As per previous sale deed	As per TSLR extract
On the North by	Fazhal Elahi's Land being the remaining portion of R.S.No.173 and Survey No.170/1	Land in T.S.No.1 Part, 12 Part and 13 Part
On the East by	Land belonging to F.C. & Co.	Land in T.S.No.12/3 and 13/2
On the South by	Tondiarpet North Terminus Road	Tondiarpet north Terminus Road (presently in T.S.No.16)
On the West by	Thiruvottriyur High Road	Thirvottriyur high Road (Presently in T.S.No.18)

SCHEDULE – B
(Property Conveyed)

All that Southern portion of vacant lands comprised in R.S No.173 Part, R.S No.170/2B Part, R.S No.170/2A Part and survey number 169/1B Part, Old T.S No.15 Part, and New T.S No. 15/3, Block No.15, Ward J, of Thiruvotriyur Village, Thiruvotriyur Taluk, (Formerly Saidapet Taluk), Chennai District, admeasuring Acre 0.52.96 Cents or thereabouts out of the Schedule –A Mentioned property and bounded on the

North by: Land in T.S No.15/2

South by: Tondiarpet North Terminous Road and T.S No.16

East by: Land in T.S No.15/2

West by: Lands in T.S No.15/1.

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

AGENT

PRINCIPAL

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Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVOTTIYUR

SCHEDULE – C
(Property hereby conveyed as plots)

All the following plots in the Hi Living Araise Layout Phase - III

No	Plots	Sq.mtr
1	Plot A	337.04
2	Plot B	315.03
3	Plot C	210.05
4	Plot D	210.05
5	Plot E	203.64
6	Plot F	252.04
7	Plot G	252.22
TOTAL		1780.07

Over the Schedule B" Mentioned Property. The total extent of all plots is 1780.07 Sq.Mtr Situated within the Registration District of North Chennai and Sub-Registration District of Thiruvottiyur.

The Market Value Of the Property is Rs. 10,53,82,750/-

IN WITNESS WHEREOF THE PRINCIPAL AND AGENT HEREIN HAVE SET THEIR HANDS AND SIGNATURE ON THE DAY MONTH AND YEAR FIRST HEREINABOVE WRITTEN:

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

PRINCIPAL

AGENT

WITNESSES:

R.S.

1. R.S. Yugal, S/o. R. Suresh
   191 Sankaran Street,
   Cuddalore. Pin - 607003
   Cuddalore.

2. M. Jayakanthan.
   No. 746 Vadugarpalayam.
   Thiruvottiyur. Chennai - 600019

DRAFTED BY:



Mahindaar Bhansaali

Mahindaar Bhansaali, B.A.,B.L.,
Advocate
Flat 3B, 3rd Floor, Siddharty Siyajee Apts,
No.72, Choolai High Road,
Choolai, Chennai – 600 112.

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN01/00943/2024	
மண்டலம் Zone	கோட்டம் Ward	அனுமதி நாள் Approval Date	மனுசெய்யப்பட்ட நாள் Application Date
N01	N014	08/01/2025	23/12/2024
மனுதாரரின் பெயர் மற்றும் முகவரிய முகவரி / Applicant name & address		M/S HITTING PROJECTS LLP MD PARTNER MR.PRAVEEN KUMAR DORDA NO 7, PONMANI TOWERS, MONTIETH LANE, EGMORE, CH-600008	
மேம்பாட்டு தனைம / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Block No 15,Plot No -, Survey No T.S NO 15/3,NORTH TERMINUS ROAD, TIRUVOTTRIYUR HIGH ROAD,THANGAL,THANGAL,Thiruvottiyur, CHENNAI 600019	
CMDA Development Charges			9000
Open space reservation charges			3693000
Regularisation Charges - Land			215000
மொத்தக் கட்டணம்/Total (In Rs.)			3917000

Amount (in words): Rupees Thirty Nine Lakhs Seventeen Thousands Only

C M D A DD Details: DD Number 313741 Amount 3917000 Rs Date 06/01/2025 Bank FEDERAL BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைட நகலின்படி அனுமதி

Sub-Division of Land - Sub Division ApprovalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

8/1/25

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Registering Officer

தார் பதிவாளர் மூத்தி திருவொற்றியூர்
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/1712082**	**Receipt Date: 08-01-2025**
Name:	MS HILIVING PROJECTS LLP MD PARTNER MR PRAVEEN KUMAR DORDA	
Address:	NO.7, PONMANI TOWERS, MONTIETH LANE, EGMORE, CH-600008,NO.1, VILLIVAKKAM, LAKSHMIPURAM, CH-99	
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN01/00943/2024
	Paid By:	MS HILIVING PROJECTS LLP MD PARTNER MR PRAVEEN KUMAR DORDA

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	4000.00
Total:	**4,000.00**
Amount (in words): Rupees Four Thousand Only	
Demand Draft # 313742 Drawn on FEDERAL BANK, CHENNAI Dated 06-01-2025	

This is the Computer Generated Receipt Siganture and Seal is not required

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Book 1 Continue 23 Sheets 11 Sheet
Registering Officer

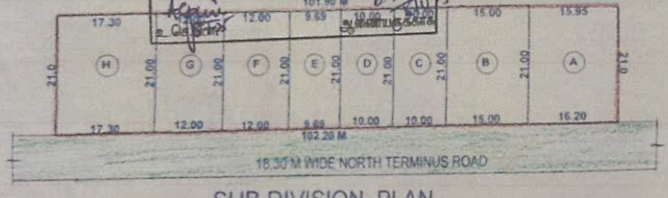
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

PLAN SHOWING THE PROPOSED SUB-DIVISION AT NORTH TERMINUS ROAD,COMPRISED IN OLD S.NO:169/1B1PT,170/2BPT,2APT,173/2PT, T.S.NO:15/3,BLOCK NO:15,WARD NO:J,THIRUVOTTIYUR VILLAGE,GREATER CHENNAI CORPORATION, DIVISION-14,ZONE -01.

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

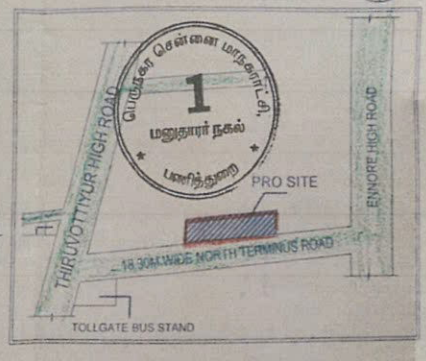
N

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண்:SDIWDCW/A1/00943/2024
(மனை உட்பிரிவு)
நாள்: 08/01/2025 வார்டு 14
ஒப்பளிக்கப்பட்டது



SUB DIVISION PLAN
(PROPOSED)

N



KEY PLAN
(N.T.S)

AREA DETAILS

AS PER PATTA	2143.50 SQ.M
AS PER DOCMENT	2143.41 SQ.M
PLOT A	337.04 SQ.M
PLOT B	315.03 SQ.M
PLOT C	210.05 SQ.M
PLOT D	210.05 SQ.M
PLOT E	203.64 SQ.M
PLOT F	252.04 SQ.M
PLOT G	252.22 SQ.M
PLOT H	363.34 SQ.M
TOTAL AREA	2143.41 SQ.M

COLOUR INDEX
BOUNDRY LINE
ROAD

For Hi Living Projects LLP
Partner
SIGN OF OWNER

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 304402019 Grade III
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai - 600 023.
Cell:9884411734
LICENSED SURVEYOR

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Registering Officer

சார் பதிவாளர் அலுவலகம்
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

S.R.No. 7161/2024

திருவொற்றியூர் நகரநிலவரித்திட்டம்

WARD : J

BLOCK NO. 15

T.S.No. 15/3

படிவம் -4
மனைவரி தோராயப்பட்டா

(குடியிருப்பு மற்றும் வேளாண்மை நிலங்கள் வேளாண்மையில்லாத பிற பயன்பாட்டிலுள்ள வேளாண்மை நிலங்கள் நத்தம் அளவை மற்றும் திட்டம் நிலவரித்திட்டம் அமுல் செய்து மனைவரி விதிக்கும் திட்டம்)

கிராம எண். 32 கிராம பெயர் : திருவொற்றியூர் வட்டம் : திருவொற்றியூர் மாவட்டம் : சென்னை

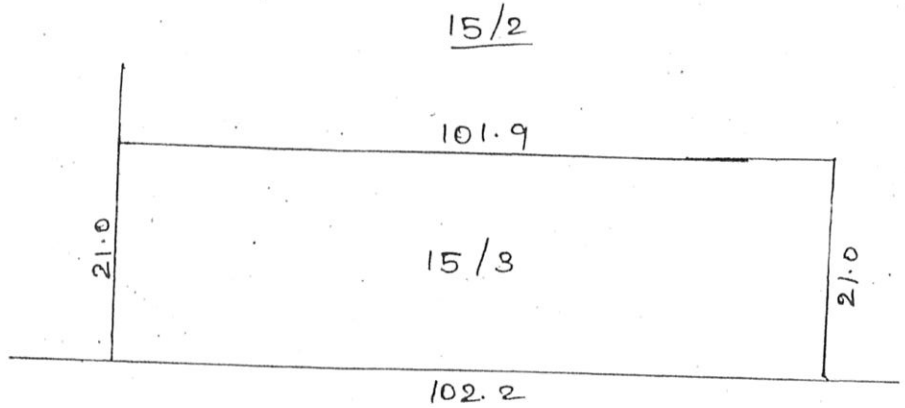
பதிவு செய்யப்பட்ட மனை உடைமையாளர் பெயர் : INSIGHT RETAIL PRIVATE LIMITED மனைவரிப்பட்டா எண். 68

வருவாய் கணக்கு படி											நிலவரித்திட்ட கணக்குபடி						
புதிய புல எண்ணும் உட்பிரிவும்	பழைய புல எண்.	வகைப்பாடு	மண் வயனம்	தரம்	தீர்வை	வீதம்	பரப்பு ச.மீ	தீர்வை	வகைபாடு	மண் வயணம்	தரம்	தீர்வை	வீதம்	பரப்பு	தீர்வை	குறிப்பு	
15/3	169	ரு.புஞ்சை	—	—	—	10.000	2143.5	—	—	—	—	—	10.000	2143.5	—	—	
	181 PT 170 2BPT 2APT 173 2PT																

தனி வட்டாட்சியர்
நகர நில வரித்திட்டம்
திருவொற்றியூர்

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முன் பக்கத்தில் கண்டுள்ள புல எண்கள் பற்றிய பதிவுகள் மற்றும் விடுபாடுகள் குறித்த உரிமை மற்றும் பரப்புகளும் தோராய பட்டா கிடைக்கப்பெற்ற 15 தினங்களுக்குள் அன்று காலை 11.00 மணியளவில் திருவொற்றியூர் வட்டம் திருவொற்றியூர் கிராமம் திருவொற்றியூர் உட்கட்டையில் தனி வட்டாட்சியரால் மேற்கொள்ளப்பட்ட விசாரணை நடத்தப்படும் அவ்வமையம் தொடர்புள்ள நபர்கள் தங்கள் உரிமை / மறுப்புகளைத் தெரிவித்துக் கொள்ளலாம். தமிழ்நாடு நில அளவை எல்லைகள் குறித்த சட்டம் 1923-ன் கீழான வழக்குகளோ அல்லது இந்தப் பட்டாவில் கண்டுள்ள மனைத்தீர்வை விகிதங்கள் குறித்த மறுப்புகளோ விசாரணைக்கு ஏற்றுக கொள்ளப்படமாட்டாது. இந்த விசாரணைத் தேதிக்குப் பின்னர் எந்த மறுப்பு மனுக்களும் காலங்கடந்ததற்கு சரியான காரணங்களுடன் வட்டாட்சியருக்கு மன நிறைவளிக்கும் வகையில் கொடுக்கப்பட்டாலன்றி ஏற்றுக் கொள்ளப்படமாட்டாது.



சார் ஆய்வாளர்
நகர நிலவரித்திட்டம்
திருவொற்றியூர்

தனி வட்டாட்சியர்
நகர நில வரித்திட்டம்
திருவொற்றியூர்

16

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Registering Officer
Sheet 14 of 25 sheets
Continua 23
Book 1
Document No. 5553

INSIGHT RETAIL PRIVATE LIMITED
CIN : U70200TN2019PTC128387
PAN : AAFCI2284L GSTIN : 33AAFCI2284L1ZF
REGISTERED OFFICE : No. 1, SIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600 032.
E-MAIL : infoadmin@olympiagroup.in PHONE : 044 - 4356 3773

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY WAY OF CIRCULATION BY THE BOARD OF DIRECTORS OF INSIGHT RETAIL PRIVATE LIMITED HELD ON MARCH 31, 2021

TO APPOINTMENT OF Mr. RAHUL SHUKLA AS AN ADDITIONAL DIRECTOR

"**RESOLVED THAT** pursuant to Section 161 and other applicable provisions of the Companies Act, 2013, and rules issued thereunder including any statutory modifications, amendments thereto or re-enactment thereof, the applicable provisions of secretarial standards on meeting of the board of directors and further amendment thereof, and the enabling provisions of the Memorandum and Articles of Association of the Company, Mr Rahul Shukla (DIN: 09128126) be and is hereby appointed as an additional director of the Company with effect from March 31, 2021, who shall hold office up to the date of the next annual general meeting.

RESOLVED FURTHER THAT any one of the directors be and are hereby severally authorised to take all necessary steps and to do all such acts, deeds and things as may be required from time to time, to give effect to this resolution including signing and making the necessary filings with the Registrar of Companies, updating the statutory registers of the Company and to settle any question or difficulty which may arise in regard thereto in such manner as they may deem fit.

// Certified True Copy //

For Insight Retail Private Limited

Harsh Kankaria
Director
DIN: 00406511

Document No. 5557 of 2025 of
Book I Continus 23 Sheets 15 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

सत्यमेव जयते

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAFCI2284L

नाम / Name	INSIGHT RETAIL PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	29/03/2019

Signature valid

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2019.03.29 05:05:44 GMT+05:30
Reason: NSDL PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCI2284L

नाम / Name
INSIGHT RETAIL PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
29/03/2019

Fold

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

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

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

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Document No. 5557 of 2025 of
Book I Continus 23 Sheets 16 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4287 of 2025

I hereby certify that a sum of ₹ 10,53,891/- (Rupees Ten Lakh Fifty Three Thousand Eight Hundred and Ninty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ராகுல் சுக்லா residing at SIDCO Industrial Estate, No.1, Olymbia Technology Park, Guindy, Chennai, Guindy Park[URBAN], Guindy, Chennai, Tamil Nadu, India, 600032.

Sub Registrar: Thiruvottiyur
Date: 21/06/2025

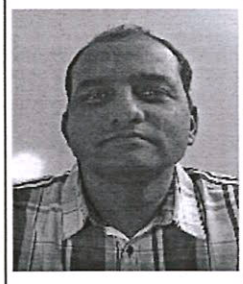
Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Thiruvottiyur and fee of ₹ 10,55,301/- paid at 05:07 PM on the 21/06/2025 by

Left Thumb  	9841390 77 Additions as per recitals of document	
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5000395fff75940f2814c6ea5f82e32ea39fdfa **(Details from UIDAI : Rahul Shukla S/O: Pramod Shukla, 02-06-1987, xxxxxxxx5028)**	

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Claim admitted by Left Thumb  	Praveen 70585 70585 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9542203f3cacf0d5ae24cfead1f3febc4809061 **(Details from UIDAI : Praveen Kumar Darda S/O: Navarathanmal Darda, 29-07-1979, xxxxxxxx8997)**	

21st day of June 2025

NAGA NANDHINI
Sub Registrar
Thiruvottiyur

Registered as Number **R/Thiruvottiyur/Book-1/5557/2025**.

Date: 21/06/2025
Thiruvottiyur

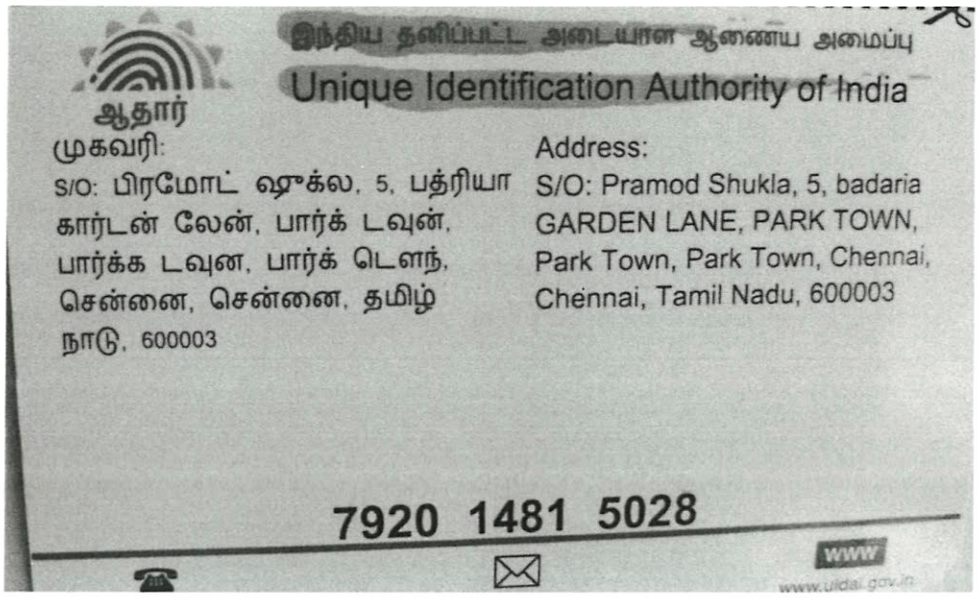
47550042

NAGA NANDHINI
Sub Registrar

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

Document No. 5557 of 2025 of Book 1 Contains 23 Sheets 18 Sheet
Registering Officer

சார் பதிவாளர் அலுவலகம் THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

ஆதார்

முகவரி:
S/O: பிரமோட் ஷுக்ல, 5, பத்ரியா கார்டன் லேன், பார்க் டவுன், பார்க்க டவுன, பார்க் டௌந், சென்னை, சென்னை, தமிழ் நாடு, 600003

Address:
S/O: Pramod Shukla, 5, badaria GARDEN LANE, PARK TOWN, Park Town, Park Town, Chennai, Chennai, Tamil Nadu, 600003

7920 1481 5028

www

www.uidai.gov.in



இந்திய அரசாங்கம்

Government of India

ராகுல் சுக்லா

Rahul Shukla

பிறந்த நாள் / DOB : 02/06/1987

ஆண்பால் / Male

7920 1481 5028

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Book I Continus 23 Sheets 19 Sheet
Registering Officer

சார் பதிவாளர் முத்திரை
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR
திருவொற்றியூர்



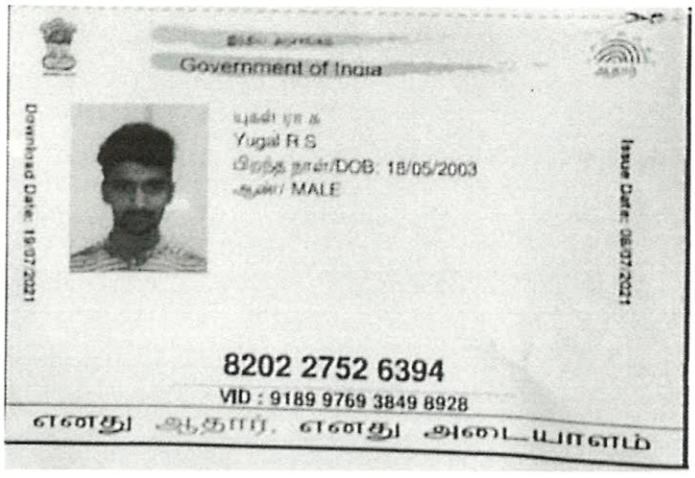


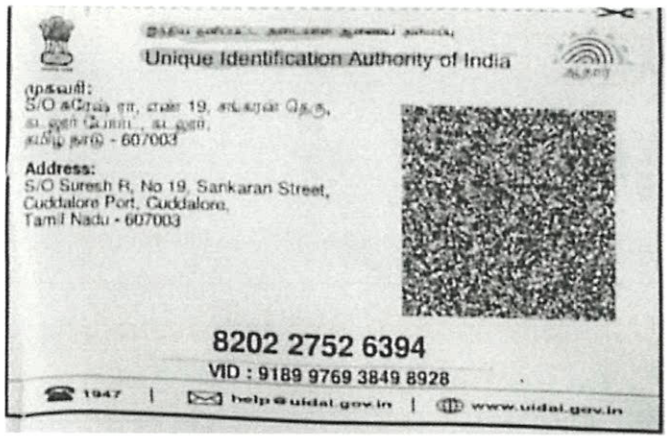


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ook I Continue 23 Sheets 20 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Praveen







R. S Yugal.

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Book I Continue 23 Sheets 21 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2726/53270/01826

To
மு ஜெயகாந்தன்
M Jayakanthan
S/O: Murugan,
746,
VADUGARPALAYAM,
T H ROAD THIRUVOTTIYUR,
VTC: Tiruvottiyur,
PO: Tiruvottiyur,
Sub District: Ambattur,
District: Tiruvallur,
State: Tamil Nadu,
PIN Code: 600019,
Mobile: 7550211410

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3228 4123 1519

VID : 9162 6542 0426 7429

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல பிறந்த தேதி என்பது ஆதார் எண் வைத்திருப்பவரால் சமர்ப்பிக்கப்பட்ட விதிமுறைகளில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவணத்தின் ஆதாரம் மூலம் ஆதரிக்கப்படும் தகவலின் அடிப்படையில் அமைந்துள்ளது.
- இந்த ஆதார் கடிதத்தை UIDAI நியமித்த அங்கீகார நிறுவனத்தால் ஆன்லைன் அங்கீகாரம் அல்லது ஆப் ஸ்டோர்களில் கிடைக்கும் எம் ஆதார் அல்லது ஆதார் QR ஸ்கேனர் செயலியை பயன்படுத்தி QR குறியீடு ஸ்கேனிங் அல்லது www.uidai.gov.in ல் கிடைக்கும் பாதுகாப்பான Q R குறியீடு ரீடர் செயலியை பயன்படுத்தி சரிபார்க்க வேண்டும்.
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- ஆதார் பதிவு செய்யப்பட்ட நாளிலிருந்து ஒவ்வொரு 10 வருடங்களுக்குப் பிறகும் ஆதாரில் அடையாளம் மற்றும் முகவரிக்கான ஆவணங்கள் புதுப்பிக்கப்பட வேண்டும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற mAadhaar செயலியை பதிவிறக்கவும்.
- ஆதார்/பயோமெட்ரிக்ஸைப் பயன்படுத்தாதபோது பாதுகாப்பை உறுதிசெய்ய, ஆதார்/பயோமெட்ரிக்ஸ் லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்.
- ஆதார் கோரும் நிறுவனங்கள் ஒப்புதலைப் பெற வேண்டிய கட்டாயம் உள்ளது.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

இந்திய அரசாங்கம்
Government of India

Aadhaar no. issued: 22/12/2013

மு ஜெயகாந்தன்
M Jayakanthan
பிறந்த நாள்/DOB: 17/07/2000
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிகான சானறலல இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல் ஆ ப்லைன் XML)

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3228 4123 1519

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Details as on: 31/05/2024

முகவரி:
S/O: முருகன், 746, வடுகர்பாளையம், டி எச் ரோடு திருவொற்றியூர், திருவொற்றியூர், திருவொற்றியூர், திருவள்ளூர், தமிழ் நாடு - 600019

Address:
S/O: Murugan, 746, VADUGARPALAYAM, T H ROAD THIRUVOTTIYUR, Tiruvottiyur, PO: Tiruvottiyur, DIST: Tiruvallur, Tamil Nadu - 600019

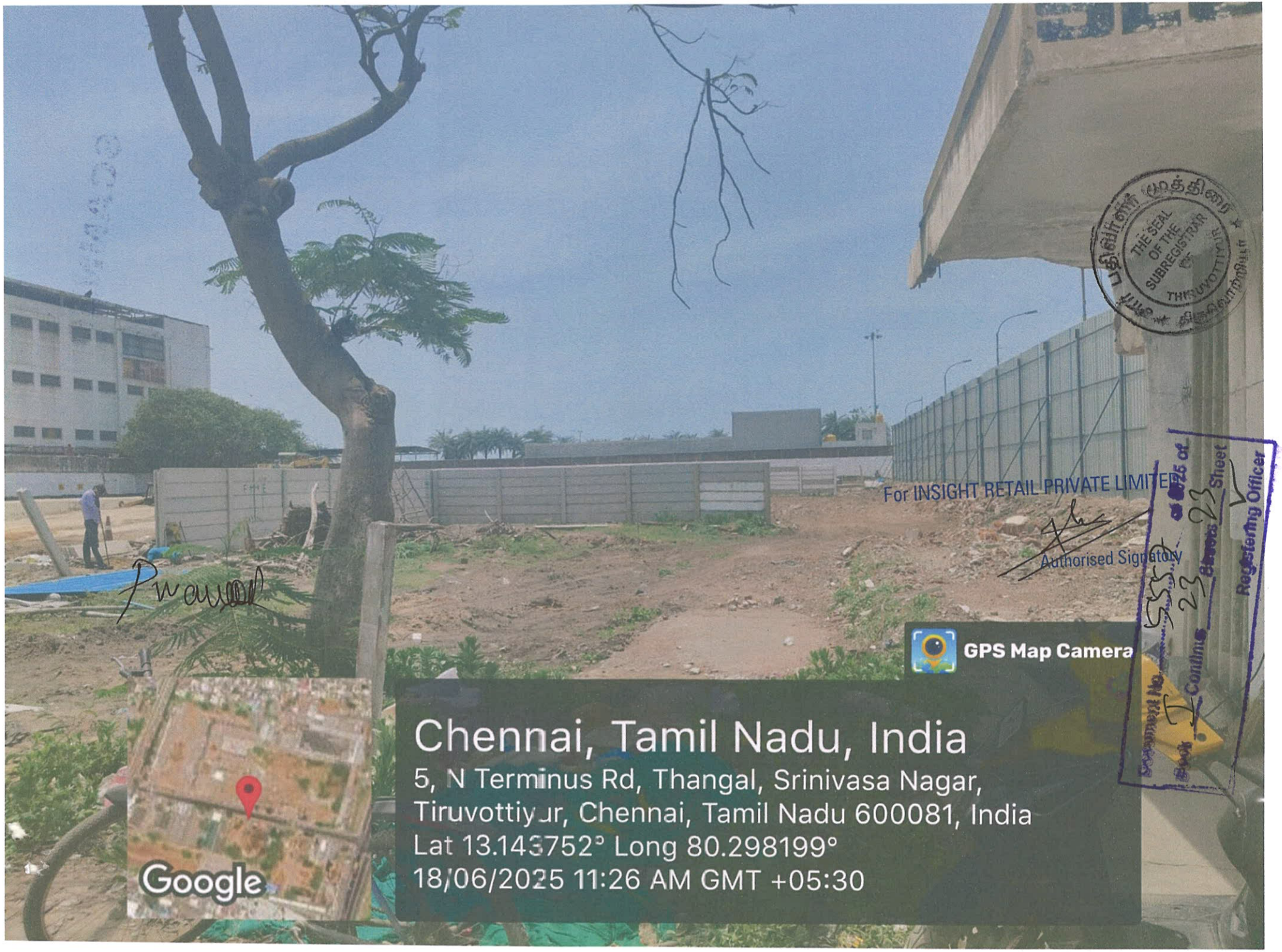
3228 4123 1519

VID : 9162 6542 0426 7429

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Book 1 Continues 23 Sheets 22 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR


THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR
For INSIGHT RETAIL PRIVATE LIMITED
Authorised Signatory
GPS Map Camera
Chennai, Tamil Nadu, India
5, N Terminus Rd, Thangal, Srinivasa Nagar,
Tiruvottiyur, Chennai, Tamil Nadu 600081, India
Lat 13.143752° Long 80.298199°
18/06/2025 11:26 AM GMT +05:30
Google
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
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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.