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Official Property Record



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SCANNED 161/AD/2024

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

[1] **Mr.RAMAN KASI VISHWANATHAN,** son of Mr.K.T.Raman, aged bout 70 years, having Canadian Passport No.HN144499, Overseas Citizen of India Card No.A2496778, Income Tax P.A.No.FXDPR6578H and

[2] **Mrs.THANGAMANI KASI VISHWANATHAN,** wife of Mr.R.K.Vishwanathan, aged about 66 years, having Canadian Passport No.HN142980, Overseas Citizen of India Card No.A2496752, both residing at 731 Dolly Bird Lane, Mississauga, Ontario, Canada, L5W 1C7, hereinafter jointly referred to as **"the PRINCIPALS".**

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as our TRUE AND LAWFUL ATTORNEY in our name and on our behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

Document No ...161.....of 2024 Of Book 1
Contain...10...SHEETS...1...SHEET
REGISTERING OFFICER

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

WHEREAS all that piece and parcel of Residential Flat bearing No.1, in the Ground Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1071 sq.ft. and an Undivided share of about 103 sq.ft. in the common built up area, totally measuring - 1174 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, (No.51/1 (26/1), IV$^{th}$ Trust Cross Street, Mandavelipakkam as per Corporation property tax records), together with 13.35% (798.33 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District,

ADJudication Doc No - 161/2024

குறிப்பு: கட்டிட அதிர்வு சான்று / காலிமனை
மா.ப. மைலாப்பூர்
மு.மு. எண்: —
நாள்: 11/7/2024 ~~உரிமம்~~ / 2024
நாள்: 11/7/2024
சார் ஆய்வாளர்
மைலாப்பூர்

together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belonged to the PRINCIPALS herein, they having become entitled to the said Schedule 'A' property, in the following manner:

[a] Aforementioned 13.35% (798.33 sq.ft.) Undivided Share and interest in the land from Mrs. Alamelu Narasimhan, wife of Mr.R.N.Narasimhan, vide Sale Deed dated 23/11/1989, Registered as Doc.No.1867/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPALS herein.

[b] Aforementioned Residential Flat bearing No.1, in the Ground Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1071 sq.ft. and an Undivided share of about 103 sq.ft. in the common built up area, totally measuring measuring 1174 sq.ft., vide Agreement of Project Promotion and Construction dated 12/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the PRINCIPALS herein

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WHEREAS the PRINCIPALS have contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

21/6/2024

Gill Law Firm Professional Corporation
Lakhvir Singh Gill B.A., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

WHEREAS pursuantly the building originally existed on the Schedule 'A' property has been demolished and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPALS herein are absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPALS herein are desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as their true and Lawful Power of Attorney Agent in their name and on their behalf to do the following acts, deeds and things with regard to 200.335 sq.ft. Undivided share in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

[1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as our Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

[3] For us and on our behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

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REGISTERING OFFICER

21/6/2024

Gill Law Professional Corporation
Lawyer Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in our name and on our behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on our behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.

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REGISTERING OFFICER

21/6/2024

Gill Law [illegible] Professional Corporation
Lak[illegible]
B[illegible] Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES

[10] The Power Agent is fully accountable to the PRINCIPALS and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.35% (798.33 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY

**200.335 sq.ft. UNDIVIDED SHARE** in the above mentioned Schedule 'A' Vacant land.

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

21/6/2024

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

IN WITNESS WHEREOF THE PRINCIPALS ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 21ST DAY OF ~~MAY~~ JUNE 2024 IN THE PRESENCE OF FOLLOWING:

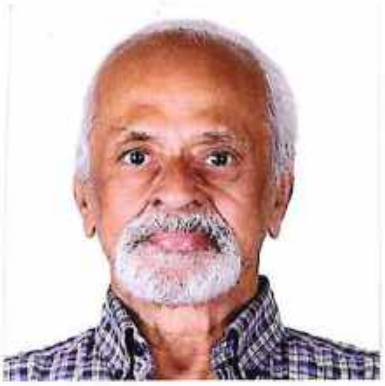
**WITNESS:-**

1. _____
(AMARDEEP KALRA)
8-735 Twain Ave, Mississauga ON L5W 1X1

2. _____
(SARBJEET GILL)
8-735 Twain Ave
Mississauga ON L5W 1X1

1. _____
RAMAN KASI VISHWANATHAN

2. _____
THANGAMANI KASI VISHWANATHAN
PRINCIPALS



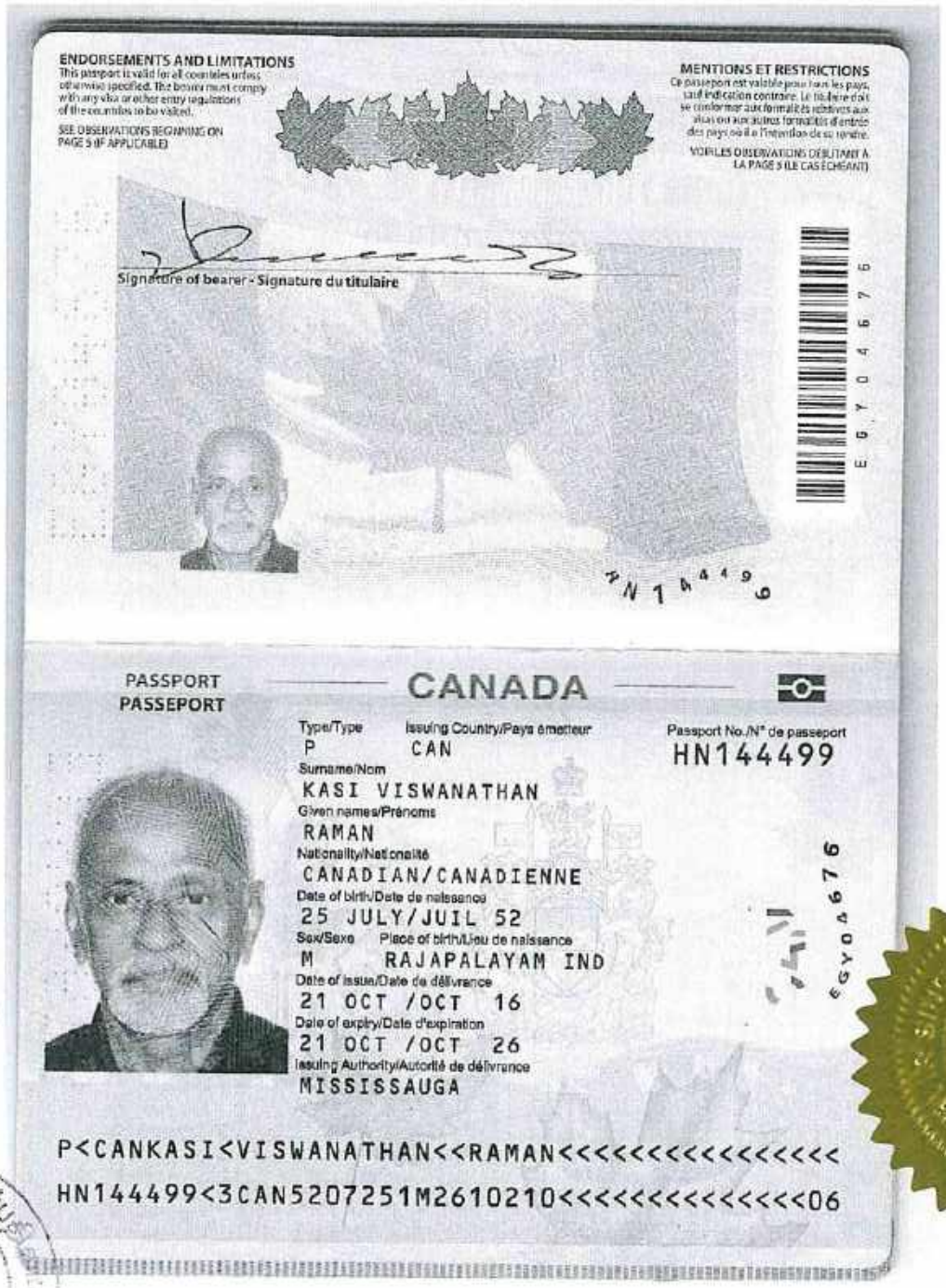


Sworn, (Affirmed or Declared) before me at .....
Mississauga in the Province of Ontario,
this 21st day of June, 2024

_____
A Notary Public in and for the Province of Ontario

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada
905-564-7288

REGISTERING OFFICER
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Contains 6 SHEETS SHEET 6



ENDORSEMENTS AND LIMITATIONS
This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited.
SEE OBSERVATIONS BEGINNING ON PAGE 5 (IF APPLICABLE)

MENTIONS ET RESTRICTIONS
Ce passeport est valable pour tous les pays, sauf indication contraire. Le titulaire doit se conformer aux formalités relatives aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre.
VOIR LES OBSERVATIONS DÉBUTANT À LA PAGE 5 (LE CAS ÉCHÉANT)

Signature of bearer - Signature du titulaire

EGY046476

HN144499

PASSPORT
PASSEPORT

CANADA

Type/Type: P
Issuing Country/Pays émetteur: CAN
Passport No./N° de passeport: HN144499
Surname/Nom: KASI VISWANATHAN
Given names/Prénoms: RAMAN
Nationality/Nationalité: CANADIAN/CANADIENNE
Date of birth/Date de naissance: 25 JULY/JUIL 52
Sex/Sexe: M
Place of birth/Lieu de naissance: RAJAPALAYAM IND
Date of issue/Date de délivrance: 21 OCT /OCT 16
Date of expiry/Date d'expiration: 21 OCT /OCT 26
Issuing Authority/Autorité de délivrance: MISSISSAUGA

EGY046476

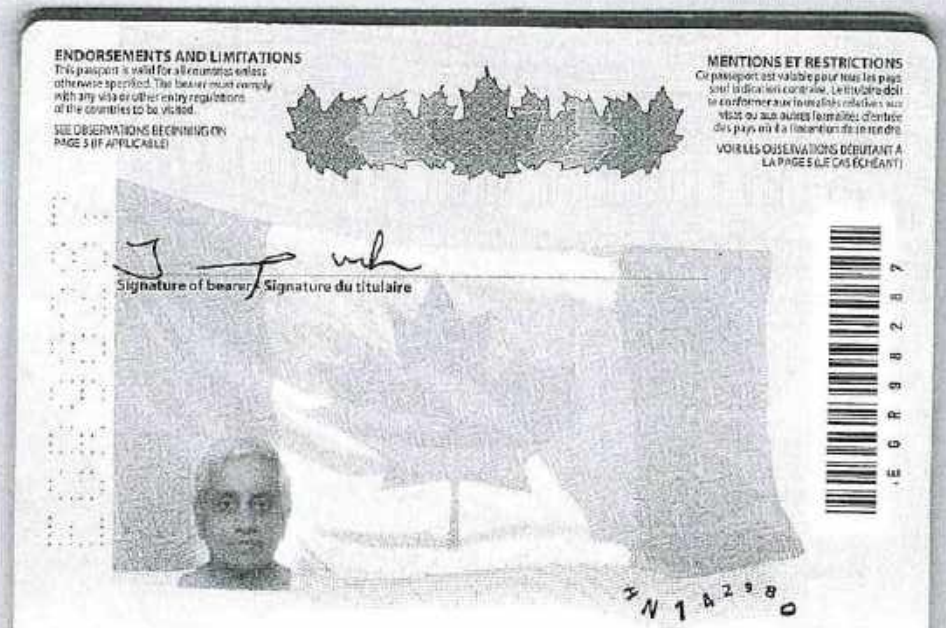
P<CANKASI<VISWANATHAN<<RAMAN<<<<<<<<<<<<<<<<
HN144499<3CAN5207251M2610210<<<<<<<<<<<<<<06

REGISTERING OFFICER
Document No. 16 of 2024 Of Book
Contain 16 SHEETS 7 SHEET

Certified to be a true copy
of the original, that does not
seem to be altered in any manner

21/6/2024

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada
905-564-7288



ENDORSEMENTS AND LIMITATIONS

This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited.

SEE OBSERVATIONS BEGINNING ON PAGE 5 (IF APPLICABLE)

MENTIONS ET RESTRICTIONS

Ce passeport est valable pour tous les pays sauf indication contraire. Le titulaire doit se conformer aux lois et règlements relatifs aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre.

VOIR LES OBSERVATIONS DÉBUTANT À LA PAGE 5 (LE CAS ÉCHÉANT)

Signature of bearer / Signature du titulaire

HN142980

PASSPORT
PASSEPORT

CANADA

| Type/Type | Issuing Country/Pays émetteur | Passport No./N° de passeport |
|---|---|---|
| P | CAN | HN142980 |

Surname/Nom
KASI VISHWANATHAN

Given names/Prénoms
THANGAMANI

Nationality/Nationalité
CANADIAN/CANADIENNE

Date of birth/Date de naissance
07 JUNE/JUIN 55

Sex/Sexe | Place of birth/Lieu de naissance
F VELLORE IND

Date of issue/Date de délivrance
19 OCT /OCT 16

Date of expiry/Date d'expiration
19 OCT /OCT 26

Issuing Authority/Autorité de délivrance
MISSISSAUGA

P<CANKASI<VISHWANATHAN<<THANGAMANI<<<<<<<<<<
HN142980<8CAN5506079F2610195<<<<<<<<<<<<<<04

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MALAYSIA

21/6/2024

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada
905-564-7288

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of the original, that does not
seem to be altered in any manner

**1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று**

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 23790/- (ரூபாய் இருபத்து மூன்றாயிரத்து எழுநூற்று தொண்ணூறு மட்டும்) திரு/திருமதி/செல்வி. ரமேஷ்குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் பிரைவேட் லிட் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : மைலாப்பூர்
நாள் :11/07/2024

சார்பதிவாளர்

SUB-REGISTRAR
MYLAPORE

2024 ஆம் ஆண்டு ஜூலை மாதம் 11ம் நாள் மைலாப்பூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





N. Ramesh Kumar
9940153007

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு ஆதிசக்தி த/பெ கந்தசாமி 12/101, Abinaya Apts,Kothai Nagar, Aadhur, Karur, கரூர், தமிழ்நாடு, இந்தியா, 639008

2. திரு திவாகர் த/பெ நாகராஜன் 12-16, Middle Street,Madurai, மதுரை, தமிழ்நாடு, இந்தியா, 625535

2024 ஆம் ஆண்டு ஜூலை மாதம் 11ம் நாள்



பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்
மைலாப்பூர்

SUB-REGISTRAR
MYLAPORE

ADJ/Mylapore/161/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 11/07/2024
மைலாப்பூர்

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REGISTERING OFFICER

பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்

SUB-REGISTRAR
MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

---

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

## SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

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

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Contain...16....SHEETS..10..SHEET
REGISTERING OFFICER

For Bhaggyam Constructions Pvt Ltd
N. Ramesh Kumar
Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

## (Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

## (Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

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...09...Contain...06...SHEETS...11...SHEET

THE SEAL OF SUB-REGISTRAR OF VALATTORE

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

Document No 161 of 2024 Of Book 1
Contain 16 SHEETS 12 SHEET

REGISTERING OFFICER

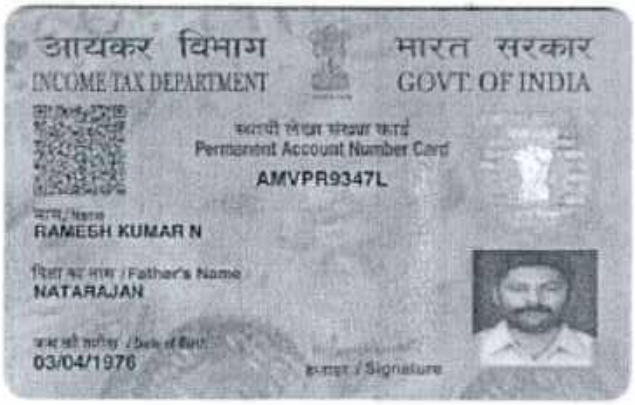
THE SEAL OF SUB-REGISTRAR MYLAPORE

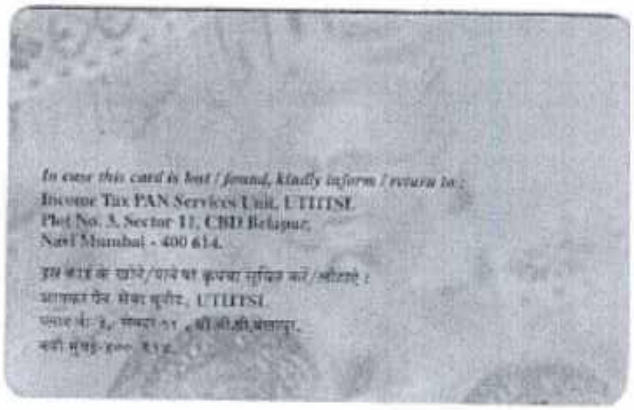
For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCM2898P
नाम/ Name
BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED
01072020
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1948


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMVPR9347L
RAMESH KUMAR N
पिता का नाम / Father's Name
NATARAJAN
03/04/1976
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.


भारत सरकार
GOVERNMENT OF INDIA
என் ரமேஷ்குமார்
N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE
6703 0679 8214
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O P Natarajan, Flat No 208, Bhaggyam Urban Ville, 2nd Floor, Industrial Estate Road, Okkiam Thoraipakkam, Karapakkam, Kancheepuram, Tamil Nadu, 600097
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bangalore-560 001

Document No ..161.....of 2020
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REGISTERING OFFICER
THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

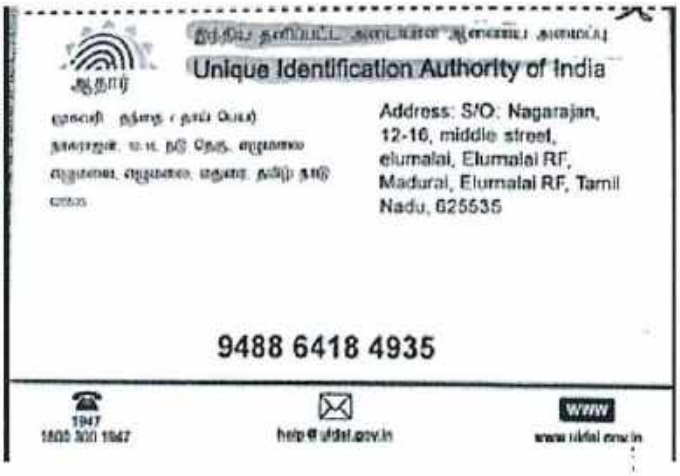






K Aathisakthi




எஸ். திவாகர்.

Document No ...16/... of 2014 Of Book ...1...
Contain ...16... SHEETS ...14... SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF THOTTIYAM

Autre lettre – Inter.

Do not
Ne couvrez p

N. RAMESH KUMAR

BHAGGYAM CONSTRUCTIONS PVT LTD

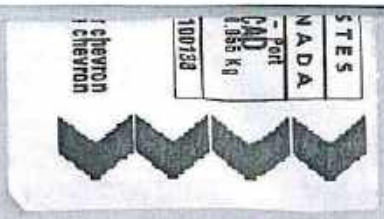
No: 2, SARANGAPANI STREET

T. NAGAR

CHENNAI - 600 017

INDIA

REGISTERING OFFICER
Document No. 191
Addl. Sheets 5






Document No ..... (b) ..... of 2022 Of Misc.
Contain 10 SHEETS 16 SHEET

REGISTERING OFFICER



# பதிவுத்துறை

## இரசீது -

இரசீது எண் : 4972/2024

ஆவண எண் : ADJ/ Mylapore/ 161 / 2024

திரு/திருமதி/செல்வி ரமேஷ்குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் பிரைவேட் லிட் அவர்களிடமிருந்து ₹ 23,795 (ரூபாய் இருபத்து மூன்றாயிரத்து எழுநூற்று தொண்ணூற்றைந்து மட்டும்) (இணைய வழி: REG202407114570662 ₹ 23795) கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

| வ.எண் | விவரம் | தொகை (₹) |
|---|---|---|
| 1 | முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி) | 23,790 |
| 2 | தீர்வுக் கட்டணம் | 5 |
| | செலுத்தப்பட்ட மொத்தத் தொகை | 23,795 |

சார்பதிவாளர்
மைலாப்பூர்
நாள்: 11/07/2024

N. Ramesh Kumar
99/40153001

பதிவு அலுவலர் கையொப்பம்

SUB-REGISTRAR
MYLAPORE

SCANNED 2244/2/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

20 JUN 2024

DL 475483

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2006.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

Mr. V. Aravind alias
venkat raman aravind.

2023

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

**Mr. V. ARAVIND alias VENKATARAMAN ARAVIND**, son of Mr.P. Venkataraman, aged about 55 years, having Income Tax P.A.No.AAAPA6513G, Aadhaar No.390967563730, residing at BC6, Whispering Heights, 132, St. Mary's Road, Alwarpet. Chennai 600 018, hereinafter referred to as **"the PRINCIPAL".**

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

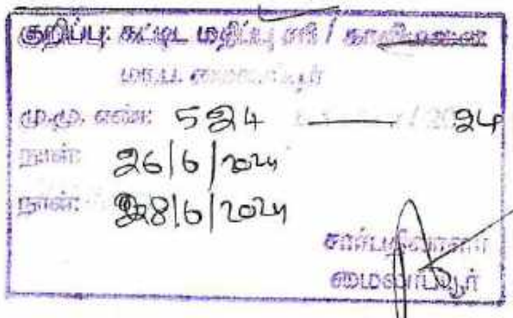
Authorised Signatory

Document No 2244 of 2024 Of Book I Contain 2+1 SHEETS 1 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

ஆணை எண் 2244/2024



DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No. 670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.2, (No.51/2 (26/2), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Ground Floor of the building, having plinth area of 855 sq.ft. and an Undivided share of about 82 sq.ft. in the common built up area, totally measuring 937 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 10.66% (637.47 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein, he having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No ...2246.....of 2024 Of Book ....1.....Contain...21...SHEETS...2.....SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

i. Aforementioned 10.66% (637.47 sq.ft.) Undivided Share and interest in the land from Mrs. Devaki Iyer, wife of Mr.R.S. Iyer, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 28/11/1989, Registered as Doc.No.1883/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mr.P. Venkataraman.

ii. Aforementioned bearing No.2, (No.51/2 (26/2), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Ground Floor of the building, having plinth area of 855 sq.ft. and an Undivided share of about 82 sq.ft. in the common built up area, totally measuring 937 sq.ft. vide Agreement of Project Promotion and Construction dated 16/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mr. P. Venkataraman.

WHEREAS subsequently the above named Mr. P. Venkataraman settled the said property in favour of his son of Mr. V. Aravind, being the PRINCIPAL herein, vide a Deed of Absolute Settlement dated 21/02/2011, Registered as Doc.No.435/2011, in the Office of the Sub-Registrar, Mylapore.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ...2244... of 2024 Of Book ...1... Contain ...21... SHEETS ...3... SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **39.475 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

[1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ..2244.. of 2024 Of Book ....I....Contain..21..SHEETS..4....SHEET

REGISTERING OFFICE

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

[3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ....2244.... of 2024 Of Book ....1.... Contain....21.... SHEETS....5.... SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF ANEKAL

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

For Bhaggyam Constructions Pvt Ltd

P. Ramachandraiah

Authorised Signatory

Document No 2249 of 2024 Of Book I Contain 21 SHEETS 6 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF KOVILPATTI

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 10.66% (637.47 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY
## (Subject matter of this Power of Attorney)

**39.475 sq.ft.** Undivided share, from and out of the above mentioned Schedule 'A' property.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh

Authorised Signatory

Document No 2244 of 2024 Of Book 1 Contain 21 SHEETS 7 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

7

The Present Market value of the Schedule 'B' property is Rs.4,89,488/-
(Land value - Rs.4,14,488/- and Building value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 24TH DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1. (N. DIWAKAR)
S/O S. Nagarajan.
12.16, Middle St.
Elumalai.
Madurai -625535

**PRINCIPAL**

2. (Nivetha. R) D/o S. Ramesh,
No.11, carnelian street,
alandurpet, Kallakurichi
606104.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

**ATTORNEY**



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email :advocateseshadri@gmail.com

Document No ...2245.../2024 Of Book
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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

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

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர் களின் கையொப்பம்

Document No 2244 of 2024 Of Book I Contain 21 SHEETS 5 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

---

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

**SCHEDULE 'A' PROPERTY**

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore, Central and Sub-Registration District of Mylapore.

Document No 2244 of 2024 Of Book 1
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REGISTERING OFFICER

THE SEAL OF THE REGISTRAR MYLAPORE

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

Document No 2244 of 2024 Of Book 1 Contain 21 SHEETS 11 SHEET

REGISTERING OFFICER

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

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....I.....Contain....2.1.SHEETS....12.SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

N. Ranjani

Authorised Signatory

**CERTIFICATE**
**EXTRACT FROM THE PERMANENT LAND REGISTER**

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

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0097-4 டிரஸ்ட் புரம் தெரு | 4311 | 22 | - | 51 | ரயத்தவாரி | வீடு வரி | | - | 0- | | 0.00 | | 0 | 5 | 51.5 | - | 10.00 | - | ராமன் காவிலிஸ்வரதன் ... லதா நாதன் ... ராமன் மி.கே ... தங்கமணி கரி விஸ்வநாதன் ... கரவிந்த ... ஜெ.டி.எல்.சேவியர் ... ரிதின் சேவியர் ... கணபதி சுப்பிரமணியன் ... எல்.பாலசுப்பிரமணியன் ... பாகயம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் ... நாதன் .. | வீடு | 2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023 |

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

மின் கையொப்பம் / Digital Signature : 21-07-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/08/005/001/0097/4311/22** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/08/005/001/0097/4311/22**

2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-06-2024 at 11:22:42 AM

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

...Constructions Pvt Ltd

M. Ramakrishnan

Authorised Signatory

Document No ....2246.... of 2024 Of Book
....I....Contain 21....SHEETS....13....SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Teynampet

**Demolition Permission**

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road,Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and 10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023 Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For Bhaggyam Constructions

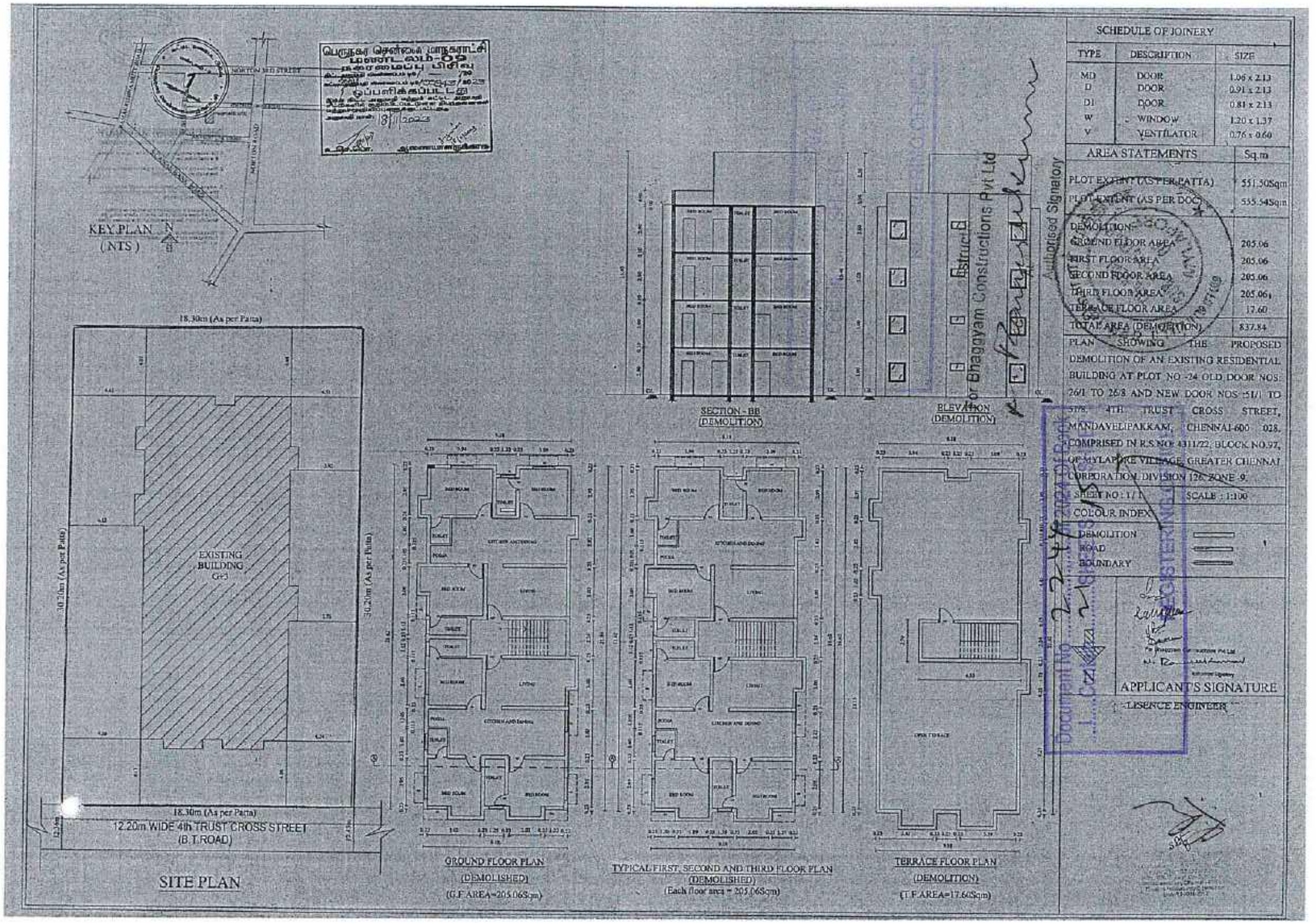
N. Ramesh Kumar

Executive Engineer

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE




SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| MD | DOOR | 1.06 x 2.13 |
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.81 x 2.13 |
| W | WINDOW | 1.20 x 1.37 |
| V | VENTILATOR | 0.76 x 0.60 |

| AREA STATEMENTS | Sq.m |
|---|---|
| PLOT EXTENT (AS PER PATTA) | 551.30Sqm |
| PLOT EXTENT (AS PER DOC) | 555.54Sqm |
| DEMOLITION: | |
| GROUND FLOOR AREA | 205.06 |
| FIRST FLOOR AREA | 205.06 |
| SECOND FLOOR AREA | 205.06 |
| THIRD FLOOR AREA | 205.06 |
| TERRACE FLOOR AREA | 17.60 |
| TOTAL AREA (DEMOLITION) | 837.84 |

PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO -24 OLD DOOR NOS 26/1 TO 26/8 AND NEW DOOR NOS 51/1 TO 51/8, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028, COMPRISED IN R.S.NO: 4311/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION, DIVISION 126, ZONE 9.

SHEET NO : 1/1 SCALE : 1:100

COLOUR INDEX

DEMOLITION

ROAD

BOUNDARY

For Bhaggyam Constructions Pvt Ltd

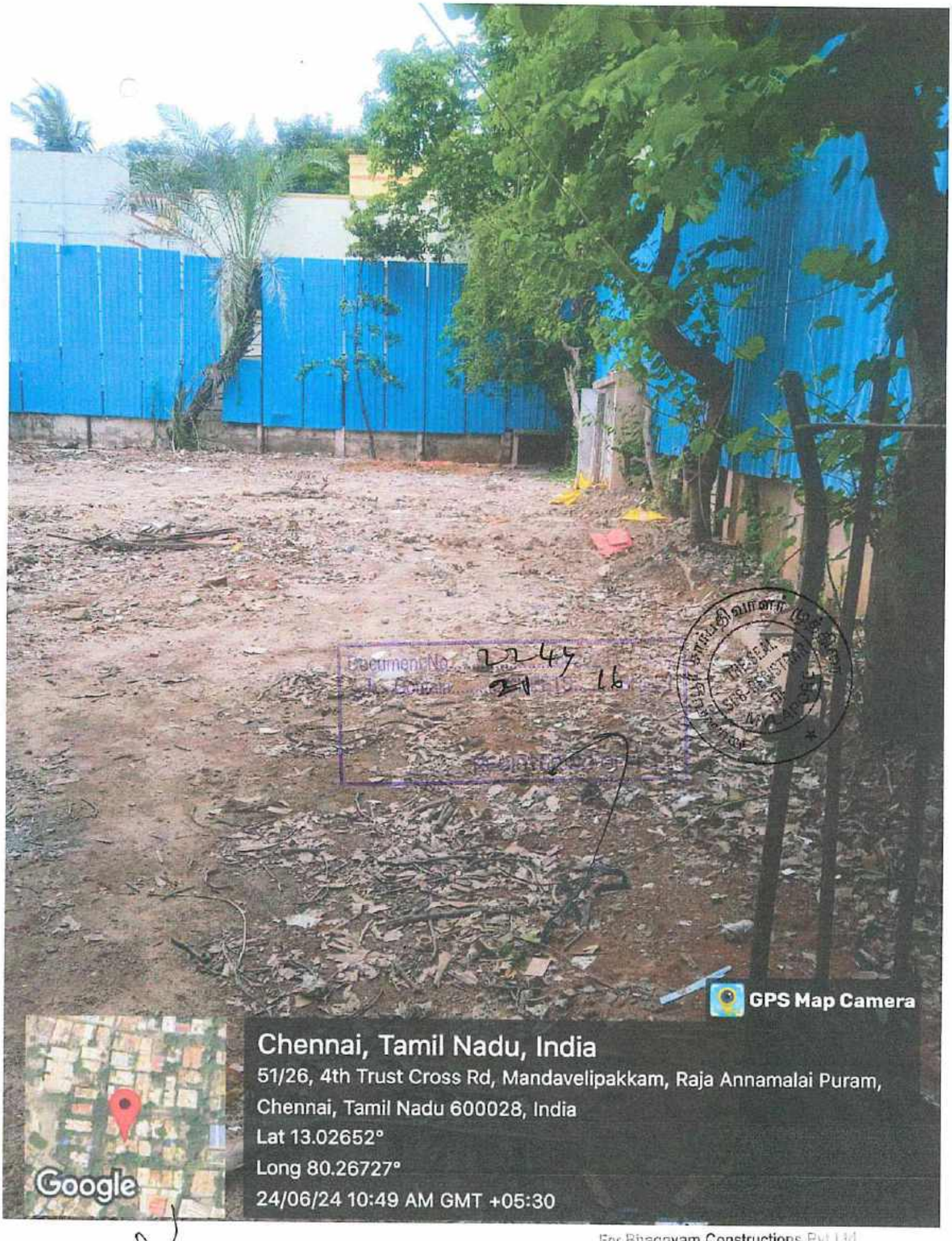
Authorised Signatory

APPLICANT'S SIGNATURE

LISENCE ENGINEER

Document No 2246/2025 Registered

Sub Registrar




For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

R/Mylapore/Book-1/2244/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1704 of 2024

I hereby certify that a sum of ₹ 4,895/- (Rupees Four Thousand Eight Hundred and Ninty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. வி.அரவிந்த் residing at BC6, Whispering Heights, 132, St. Mary's Road, Alwarpet, Chennai 600 018, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 6,505/- paid at 03:20 PM on the 24/06/2024 by

| | | |
|---|---|---|
| Left Thumb  | 9380241987<br>Additions as per recitals of document | |
| Execution admitted by<br>Left Thumb  | Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:41846352938fd24c8b410181240b27c479681e<br>**(Details from UIDAI : Venkataraman Aravind S/O: Venkataraman, 12-04-1969, xxxxxxxx3730)** |  |

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

Claim admitted by
Left Thumb





N. Ramesh kumar
9940153001

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:082053e38e76b2fb98427bbf408754c9e7fd25 **(Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)**



24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number **R/Mylapore/Book-1/2244/2024.**

Date: 24/06/2024
Mylapore

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

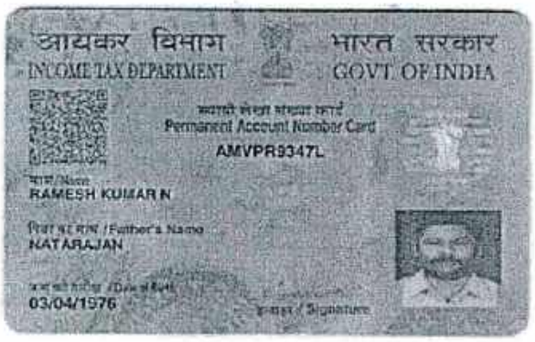
Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

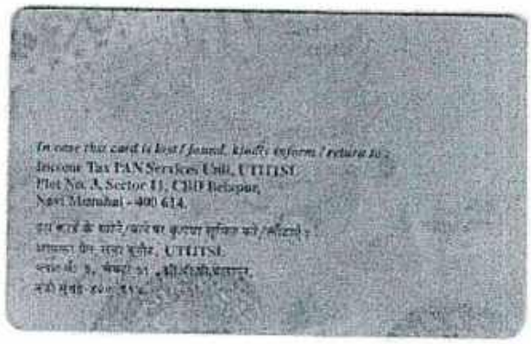
Document No ...2244... of 2024 Of Book ...I.....Contain...21...SHEETS...18...SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCM2898P
नाम/Name
BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED
01072020
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1948


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMVPR9347L
नाम/Name
RAMESH KUMAR N
पिता का नाम / Father's Name
NATARAJAN
जन्म की तारीख / Date of Birth
03/04/1976
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. A, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा इकाई, UTITSL


भारत सरकार
GOVERNMENT OF INDIA
என் ரமேஷ்குமார்
N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE
6703 0679 8214
- சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O P Natarajan, Flat No 208, Bhaggyam Urban Villa, 2nd Floor, Industrial Estate Road, Okkiam Thoraipakkam, Karapakkam, Kanchipuram, Tamil Nadu, 600097
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

For Bhaggyam Constructions Pvt Ltd

N. Rameshkumar

Authorised Signatory

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Contain 21 SHEETS 19 SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF VELACHERY

இந்திய அரசாங்கம்
Government of India

வெங்கடராமன் அரவிந்த்
Venkataraman Aravind
பிறந்த நாள் / DOB : 12/04/1969
ஆண்பால் / Male



3909 6756 3730

எனது ஆதார், எனது அடையாளம்

---

இந்திய தனித்துவ அடையாள ஆணைய அரசு

ஆதார்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்:
வெங்கடராமன், பிளாட் 2
அனுகிரஹா பழய 26 புது 51,
4வது டிரஸ்ட் குறுக்கு தெரு,
மந்தைவெளி, ராஜா
அண்ணாமலைபுரம், சென்னை,
ராஜா அண்ணாமலைபுரம், தமிழ்
நாடு, 600028

Address:
S/O: Venkataraman, FLAT 2
ANUGRAHA OLD 26 NEW 51, 4th
TRUST CROSS STREET,
MANDAVELI, Raja
Annamalaipuram, Chennai, Raja
Annamalaipuram, Tamil Nadu,
600028

3909 6756 3730

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

---

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VENKATARAMAN ARAVIND
VENKATARAMAN

12/04/1969
Permanent Account Number

AAAPA6513G

Signature



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Contain 21 SHEETS 20 SHEET
REGISTERING OFFICER

Construction is

Authorised



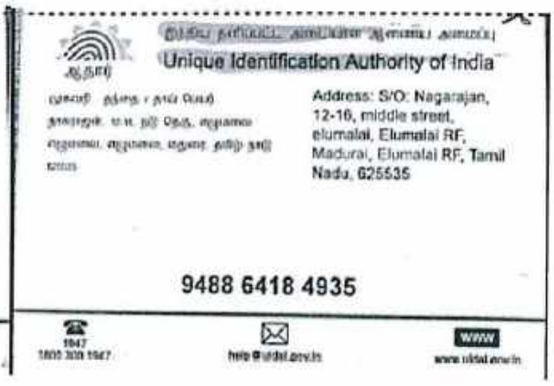
இந்திய அரசாங்கம்
Government of India

திவாஹர் ந
Diwahar N

பிறந்த நாள் / DOB: 17/05/1989
ஆண்பால் / Male

9488 6418 4935

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535

9488 6418 4935

1947
help@uidai.gov.in
www.uidai.gov.in

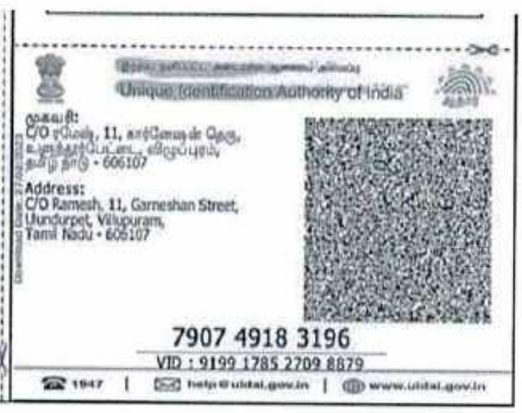


Government of India

நிவேதா ர
Nivetha R
பிறந்த நாள்/DOB: 25/04/2000
பெண்/ FEMALE

7907 4918 3196
VID : 9199 1785 2709 8879

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

முகவரி:
C/O ரமேஷ், 11, கர்ணேஷன் தெரு,
உண்டுர்பேட்டை, விழுப்புரம்,
தமிழ் நாடு - 606107

Address:
C/O Ramesh, 11, Garneshan Street,
Uhundurpet, Vilupuram,
Tamil Nadu - 606107

7907 4918 3196
VID : 9199 1785 2709 8879

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

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

(திரும்பவும்) SCANNED 2246/I/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Mr. J.T.L. Xavier

20 JUN 2024

DL 475481

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

2023

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

**Mr.J.T.L. XAVIER also known as JOSEPH THOMAS LOUIS XAVIER,** son of Mr.Joseph Pillai, aged about 72 years, having Income Tax P.A.No.AAEPX9542Q, Aadhaar No.837265453263, residing at No.2/4, 10th Trust Cross Street, Mandavelipakkam, Raja Annamalaipuram, Chennai – 600 028, hereinafter referred to as **"the PRINCIPAL".**

Xavier

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No 2246 ...of 2024 Of Book ...I.....Contain..2..SHEETS....I.....SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

இணை எண் 2246/2024

குறிப்பு: கட்டிட மதிப்பு/ சா / காலிமனை

மா.ப. ஸ்டாம்ப்

மு.மு. எண்: 5827 — 24

நாள்: 26/6/2024

நாள்: 28/6/2024

சார்பதிவாளர்
மேலப்பட்டி

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'C' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring - 1224 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, (No.51/3 (26/3), IV$^{th}$ Trust Cross Street, Mandavelipakkam as per Corporation property tax records), together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein along with his Son Mr.Rithin Xavier, they having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

SUB-REGISTRAR OF MYLAPORE

[a] Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from from Mrs. Thylambal Krishnan, wife of Mr.H. Krishnan, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1898/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mr.J.T.L. Xavier, being the PRINCIPAL herein and Mr. Rithin Xavier.

[b] Aforementioned Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring measuring 1224 sq.ft., vide Agreement of Project Promotion and Construction dated 04/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mr.J.T.L. Xavier, being the PRINCIPAL herein and Mr. Rithin Xavier.

WHEREAS in the manner aforesaid, the Schedule 'A' property absolutely belongs to the above named Mr.J.T.L. Xavier, being PRINCIPAL herein and his Son Mr.Rithin Xavier, each having HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property.

WHEREAS in the manner aforesaid, the PRINCIPAL herein has HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property, which share of the PRINCIPAL is more fully described in the Schedule 'B' hereunder.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023 and currently the Schedule 'A' property is a Vacant land.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to 117.508 sq.ft. Undivided share in the Schedule 'B' property, more fully described in the Schedule 'C' hereunder.

[1] To negotiate for the sale of the Schedule 'C' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'C' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

[3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'C' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'C' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'C' mentioned Property.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

[5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'C' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

[6] To deliver vacant possession of the Schedule 'C' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'C' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'C' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'C' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF ARAKONAM

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[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY
**(Share of the PRINCIPAL in the Schedule 'A' property)**

**HALF UNDIVIDED SHARE (50% SHARE – 416.50 sq.ft.)** in the above mentioned Schedule 'A' property.

## SCHEDULE 'C' PROPERTY
**(Subject matter of this Power of Attorney)**

**117.508 sq.ft.** Undivided share, from and out of the above mentioned Schedule 'B' property.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

The Present Market value of the Schedule 'C' property is Rs.12,71,350/-
(Land value – Rs.12,33,850/- + Compound wall value – Rs.37,500/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1. (N. DIWAHAR)
S/o S. Nagarajan.
12.16, Middle St,
Elumalai.
Madurai -625 535

**PRINCIPAL**

2. (Nivetha. R)
D/o. J. Ramesh
No.11, carnation street,
alandur pet- 600107.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

**ATTORNEY**



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email :advocateseshadri@gmail.com

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REGISTERING OFFICE

THE SEAL SUB-REGISTRAR OF MYLAPORE

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

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

For Bhaggyam Constructions Pvt Ltd

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

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It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

## SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the :-

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.25/1, IV Trust Cross Street

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

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REGISTERING OFFICER

SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd
N. Ramesh Kumar
Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
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GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory



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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
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E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

**CERTIFICATE**
**EXTRACT FROM THE PERMANENT LAND REGISTER**

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

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0097-4 டிரஸ்ட் இராஜ தெரு | 4311 | 22 | - | 51 | ரயத்துவாரி | விடு வரி | | - | 0- | | 0.00 | | 0 | 5 | 51.5 | - | 10.00 | - | ராமன் காசிவிஸ்வநாதன் .., ஜெ நாதன் .., ராமன் வி.கே .., தங்கமணி காசி விஸ்வநாதன் .., அரவிந்த் .., ஜெ.டி.எல்.சேவியர் .., நித்தின் சேவியர் .., கணபதி சுப்பிரமணியன் .., எஸ்.பாலசுப்பிரமணியன் .., பாக்யம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் .., நாதன் .. | விடு | 2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023 |

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

மின் கையொப்பம் / Digital Signature : 21-07-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22

2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-06-2024 at 11:22:42 AM

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SUB-REGISTRAR OF MYLAPORE

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Teynampet

**Demolition Permission**

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road,Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and 10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023 Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For Bhaggyam Constructions Pvt Ltd

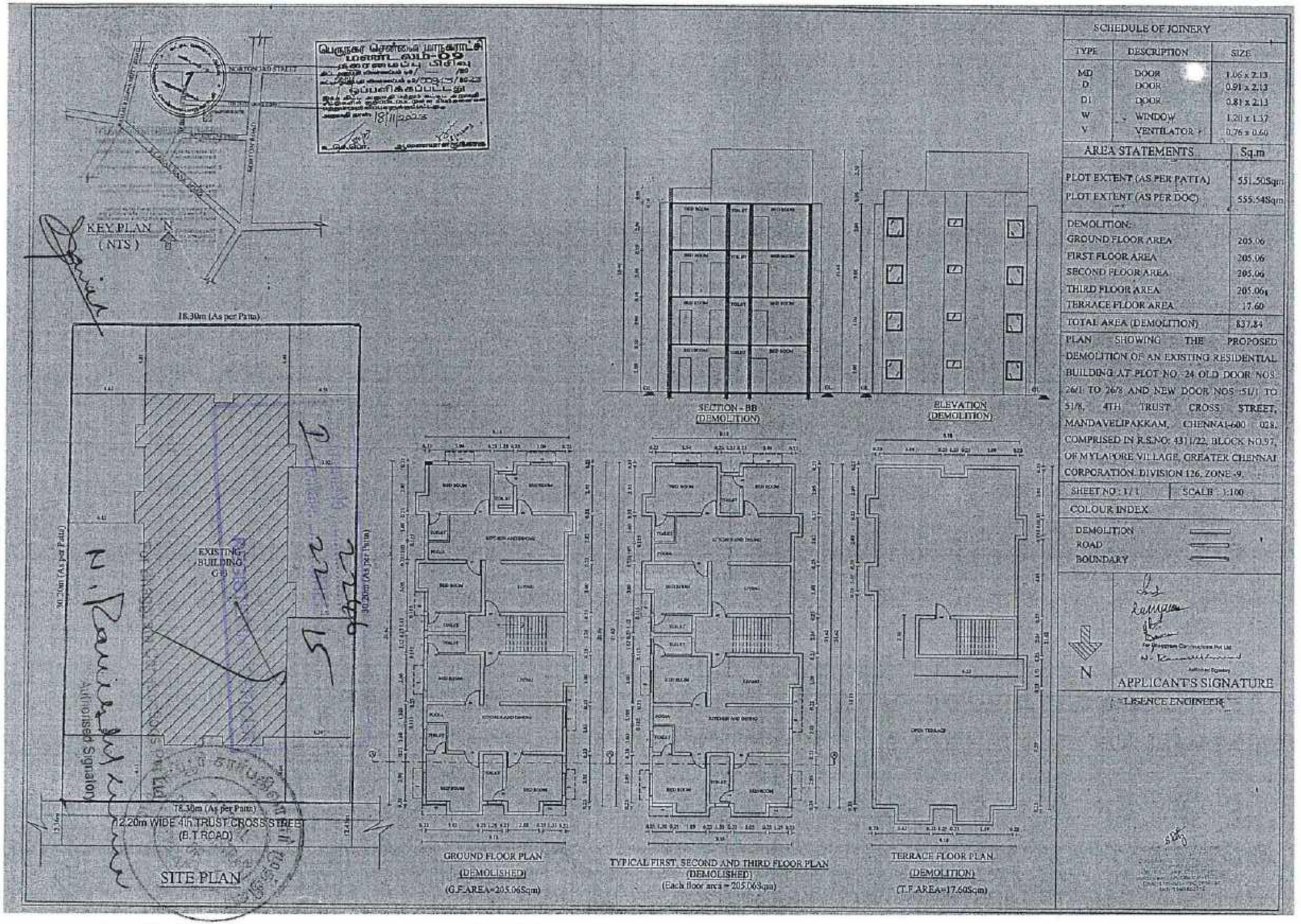
Authorised Signatory

Executive Engineer

Document No .....2266.....of 2024 Of Book 1 Contain 22 SHEETS 14 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE




| SCHEDULE OF JOINERY | | |
|---|---|---|
| TYPE | DESCRIPTION | SIZE |
| MD | DOOR | 1.06 x 2.13 |
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.81 x 2.13 |
| W | WINDOW | 1.20 x 1.37 |
| V | VENTILATOR | 0.76 x 0.60 |

| AREA STATEMENTS | Sq.m |
|---|---|
| PLOT EXTENT (AS PER PATTA) | 551.50Sqm |
| PLOT EXTENT (AS PER DOC) | 555.54Sqm |
| DEMOLITION: | |
| GROUND FLOOR AREA | 205.06 |
| FIRST FLOOR AREA | 205.06 |
| SECOND FLOOR AREA | 205.06 |
| THIRD FLOOR AREA | 205.06 |
| TERRACE FLOOR AREA | 17.60 |
| TOTAL AREA (DEMOLITION) | 837.84 |

PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO. 24 OLD DOOR NOS. 26/1 TO 26/8 AND NEW DOOR NOS. 51/1 TO 51/8, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028, COMPRISED IN R.S.NO. 4311/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION, DIVISION 126, ZONE -9.

| SHEET NO : 1 / 1 | SCALE : 1:100 |
|---|---|

COLOUR INDEX

DEMOLITION
ROAD
BOUNDARY

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

| | | | |
|---|---|---|---|
| **Receipt No:** | **2023-24/ON/0321406** | **Receipt Date:** | **16-04-2023 19:29:54** |
| **Name:** | J T L XAVIER | | |
| **Address:** | 51/3(26/3), 4th Trust Cross Street , Mandavelipakkam, Mandavelipakkam, CHENNAI - 600028 | | |
| **Payment Details:** | Description: Property Tax Bill Number: 09-126-01049-000/10-148-1004-004<br>Paid By: J T L XAVIER | | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| Property Tax Late Pay Penalty for II/22-23 | 103.00 |
| II/22-23 | 7090.00 |
| I/23-24 | 7090.00 |
| Property Tax Early Pay Incentive for I/23-24 | (-) 257.00 |
| **Total:** | **14,026.00** |
| Amount (in words): Rupees Fourteen Thousands Twenty Six Only | |
| Online Transaction Number: 17190794536,Payment Dated: 16-04-2023 | |

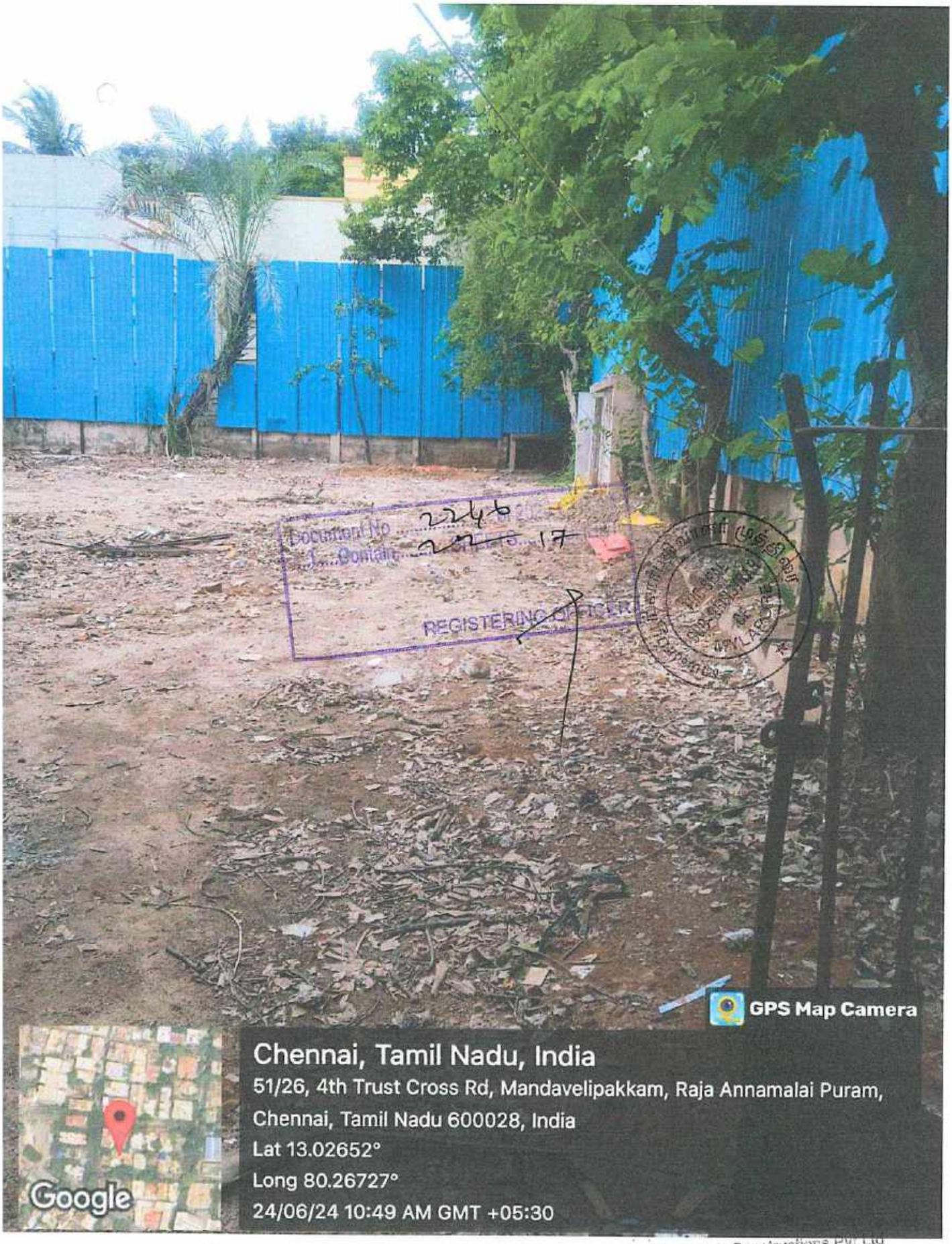
For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE




For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

R/Mylapore/Book-1/2246/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

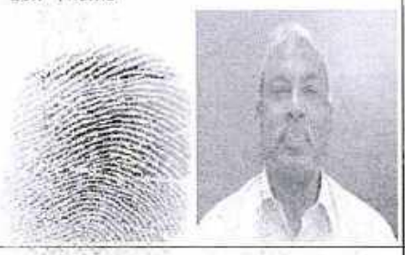
S.No 1706 of 2024

I hereby certify that a sum of ₹ 12,714/- (Rupees Twelve Thousand Seven Hundred and Fourteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜே.டி.எல். சேவியர் residing at No.2/4, 10th Trust Cross Street, Mandavelipakkam, Chennai - 600 028, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600028.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 14,324/- paid at 03:34 PM on the 24/06/2024 by

| | | |
|---|---|---|
| Left Thumb  | 9790783836<br>Additions as per recitals of document | |
| Execution admitted by<br>Left Thumb  | Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6446857fb4a3c5f81647e9849af187801f7f90<br>**(Details from UIDAI : JOSEPH THOMAS LOUIS XAVIER S/O: Joseph Pillai, 1951, xxxxxxxx3263)** |  |

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Claim admitted by
Left Thumb





N. Rameshkumar
09

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:571844849c39f2e76e4dedb97c85f91d9e1dba
**(Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)**



24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number **R/Mylapore/Book-1/2246/2024**.

Date: 24/06/2024
Mylapore

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

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

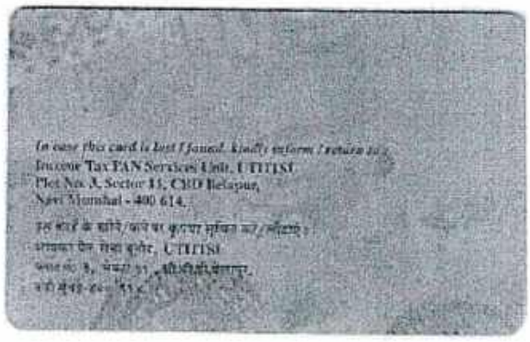
Document No ...2246.....of 2024 Of Book ....I.....Contain.....2.....SHEETS...19.....SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCM2898P
नाम/ Name
BHAGGYAM CONSTRUCTIONS
PRIVATE LIMITED
01072020
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1948


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMVPR9347L
RAMESH KUMAR N
पिता का नाम / Father's Name
NATARAJAN
03/04/1976
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.


भारत सरकार
GOVERNMENT OF INDIA
N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE
6703 0679 8214
- சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O P Natarajan, Flat No 205,
Bhaggyam Urban Villa, 2nd
Floor, Industrial Estate Road,
Okkiam Thoraipakkam,
Karapakkam, Kanchipuram,
Tamil Nadu, 600097
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

For Bhaggyam Constructions Pvt Ltd

N. Rameshkumar

Authorised Signatory

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Contain 22 SHEETS 20 SHEETS

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE



இந்திய அரசாங்கம்
Government of India
ஆதார்

ஜோசப் தாமஸ் லூயிஸ் சேவியர்
JOSEPH THOMAS LOUIS XAVIER
பிறந்த நாள் / DOB: 17/12/1951
ஆண்பால் / Male

Issue Date: 01/01/2017

8372 6545 3263

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India
AADHAAR

முகவரி: தந்தை / தாய் பெயர்: ஜோசப் பிள்ளை, 2/4, 10வது ட்ரஸ்ட் குறுக்கு தெரு, மந்தவெளிபாக்கம், ராஜா அண்ணாமலைபுரம், சென்னை, தமிழ் நாடு, 600028

Address: S/O: Joseph Pillai, 2/4, 10TH trustCROSS STREET MANDAVELIPAKKAM, MANDAVELIPAKKAM, Raja Annamalaipuram, Chennai, Tamil Nadu, 600028

Print Date: 19/07/2021

8372 6545 3263

1947 help@uidai.gov.in www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEPX9542Q

नाम / Name
JOSEPH XAVIER

पिता का नाम / Father's Name
JOSEPH PILLAI

जन्म की तारीख / Date of Birth
17/12/1951

हस्ताक्षर / Signature

22022018

Document No ..2246.. of 2021
..1.. Contain ..2.. SHEETS.

REGISTERING

THE SEAL SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

M. Ramesh Kumar

Authorised Signatory



இந்திய அரசாங்கம்
Government of India

திவாகர் ந
Diwahar N

பிறந்த நாள் / DOB: 17/05/1989
ஆண்பால் / Male

9488 6418 4935

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535

9488 6418 4935

help@uidai.gov.in

www.uidai.gov.in



Government of India

நிவேதா ர
Nivetha R
பிறந்த நாள்/DOB: 25/04/2000
பெண்/ FEMALE

7907 4918 3196
VID : 9199 1785 2709 8879

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
C/O ரமேஷ், 11, கார்னேஷன் தெரு,
உளுந்தூர்பேட்டை, விழுப்புரம்,
தமிழ் நாடு - 606107

Address:
C/O Ramesh, 11, Garneshan Street,
Ulundurpet, Villupuram,
Tamil Nadu - 606107

7907 4918 3196
VID : 9199 1785 2709 8879

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

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REGISTERING OFFICER

சார்பதிவாளர் முத்திரை
THE SEAL OF SUB-REGISTRAR

157/ADJ/2024

## GENERAL POWER OF ATTORNEY

SCANNED

KNOW ALL MEN BY THESE PRESENTS THAT I,

**Mr. RITHIN XAVIER alias ANTONY BOSCO RITHIN XAVIER,** son of Mr.J.T.L.Xavier, aged about 38 years, having Income Tax P.A.No.AJYPA5169M, Passport No.V2268685, residing at 3680 Wesley Chapel Rd, Marietta, GA 30062, USA, hereinafter referred to as **"the PRINCIPAL".**

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'C' hereunder.

THE SEAL SUB-REGISTRAR OF MYLAPORE
Document No. 157 of 2024 Of Book 1 Written 14 SHEETS 1 SHEET
REGISTERING OFFICER

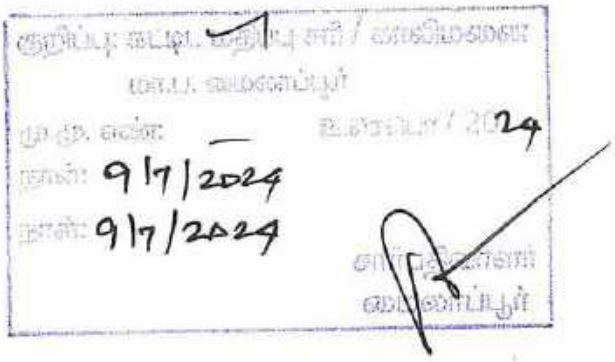
WHEREAS all that piece and parcel of Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring - 1224 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein along with his Father Mr.J.T.L.Xavier, they having become entitled to the said Schedule 'A' property, in the following manner:

V BURNS NOTARY PUBLIC COBB COUNTY, GA

6/17/2024

Rithin Xavier 06/17/2024

Adjudication அவண எண் 157/2024



[a] Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from from Mrs. Thylambal Krishnan, wife of Mr.H. Krishnan, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1898/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mr.J.T.L. Xavier and Mr. Rithin Xavier, being the PRINCIPAL herein

[b] Aforementioned Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring measuring 1224 sq.ft., vide Agreement of Project Promotion and Construction dated 04/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mr.J.T.L. Xavier and Mr. Rithin Xavier, being the PRINCIPAL herein

WHEREAS in the manner aforesaid, the Schedule 'A' property absolutely belongs to the above named Mr.J.T.L. Xavier and the PRINCIPAL herein, each having HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property.

WHEREAS in the manner aforesaid, the PRINCIPAL herein has HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property, which share of the PRINCIPAL is more fully described in the Schedule 'B' hereunder.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

THE SEAL OF THE SUB-REGISTRAR OF MYLAPORE

REGISTERING OFFICE

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V BURNS NOTARY PUBLIC Exp. Jan 30 2027 COBB COUNTY, GA

6/17/2024

Rithin Xavier 06/17/2024

WHEREAS pursuantly the building originally existed on the Schedule 'A' property has been demolished and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property along with his Father Mr.J.T.L.Xavier.

WHEREAS currently the PRINCIPAL herein along with his Father Mr.J.T.L.Xavier are desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to 117.507 sq.ft. Undivided share in the Schedule 'B' property, more fully described in the Schedule 'C' hereunder.

THE JOINT SUB-REGISTRAR OF MYLAPORE
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REGISTERING OFFICER

[1] To negotiate for the sale of the Schedule 'C' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'C' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

[3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any

V BURNS NOTARY PUBLIC EXP. Jan 30 2027 COBB COUNTY, GA

6/17/2024



Rathi Xavier 06/17/2024

person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'C' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'C' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'C' mentioned Property.

[5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'C' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

[6] To deliver vacant possession of the Schedule 'C' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'C' property.

THE SEAL SUB-REGISTRAR OF MYLAPORE

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REGISTERING OFFICER

V BURNS NOTARY PUBLIC Exp. Jan 30 2027 COBB COUNTY, GA

6/17/2024

Rathna Xavier
06/17/2024

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'C' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'C' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

THE SEAL SUB-REGISTRAR OF MYLAPORE

REGISTERING OFFICER

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## SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

V BURNS NOTARY PUBLIC EXP. Jan 30, 2027 COBB COUNTY, GA

6/17/2024

## SCHEDULE 'B' PROPERTY



Rethin Xavier 06/17/2024

**(Share of the PRINCIPAL in the Schedule 'A' property)**

**HALF UNDIVIDED SHARE (50% SHARE)** in the above mentioned Schedule 'A' property.

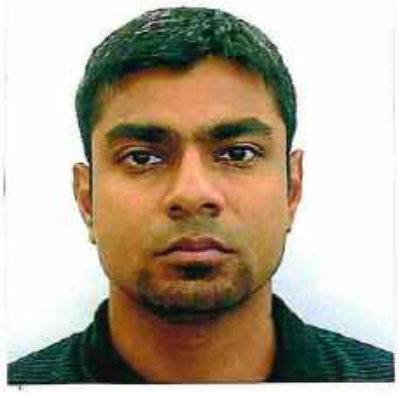
**SCHEDULE 'C' PROPERTY**
**(Subject matter of this Power of Attorney)**

**117.507 sq.ft. Undivided share in the above mentioned Schedule 'B' property.**

IN WITNESS WHEREOF THE PRINCIPAL ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 14th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1.



Rathi Kanan

**PRINCIPAL**

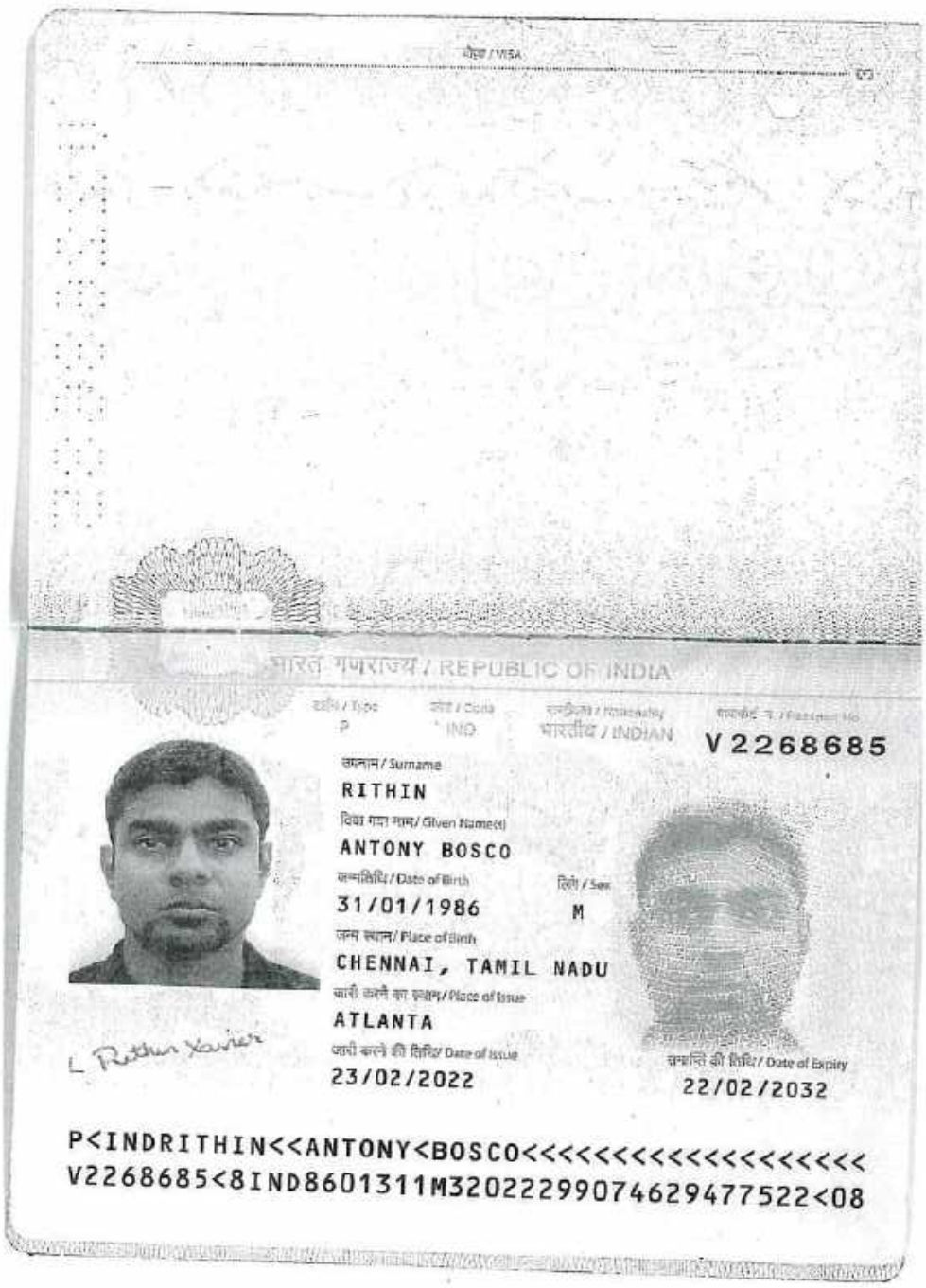
2.

6/14/2024

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Contain.....14.SHEETS...6...SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

V BURNS NOTARY PUBLIC EXP. Jan 30, 2027 COBB COUNTY, GA



वीज़ा / VISA

भारत गणराज्य / REPUBLIC OF INDIA

प्रकार / Type P | कोड / Code IND | राष्ट्रीयता / Nationality भारतीय / INDIAN | पासपोर्ट सं. / Passport No V2268685



उपनाम / Surname
RITHIN

दिया गया नाम / Given Name(s)
ANTONY BOSCO

जन्मतिथि / Date of Birth
31/01/1986

लिंग / Sex
M

जन्म स्थान / Place of Birth
CHENNAI, TAMIL NADU

जारी करने का स्थान / Place of Issue
ATLANTA

जारी करने की तिथि / Date of Issue
23/02/2022



समाप्ति की तिथि / Date of Expiry
22/02/2032

L Rithin Xavier

P<INDRITHIN<<ANTONY<BOSCO<<<<<<<<<<<<<<<<<<<<
V2268685<8IND8601311M3202229907462947752 2<08

6/18/2024

Rithin Xavier
06/18/2024

V BURNS
NOTARY
PUBLIC
Exp. [illegible]
COBB COUNTY, GA

Document No 157 of 2024 Of Book 1
Contain 14 SHEETS 7 SHEET

REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
OF
MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

---

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

## SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

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

Document No ....157.....of 2024 Of Book ....1.... Contain.....14..SHEETS....8...SHEET

REGISTERING OFFICER

Bhaggyam

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T.Nagar, Chennai - 600 017
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E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

THE SEAL OF REGISTRATION

Document No ....157.....of 2024 Of Book 1
Contain....14....SHEETS....5....SHEET

REGISTERING OFFICER

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

Document No 157 of 2024 Of Book 1
Contain 14 SHEETS 10 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

**1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று**

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 13865/- (ரூபாய் பதின்மூன்றாயிரத்து எண்ணூற்று அறுபத்தைந்து மட்டும்) திரு/திருமதி/செல்வி. ரமேஷ் குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் லிட் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : மைலாப்பூர்
நாள் :09/07/2024

சார்பதிவாளர்

சார்பதிவாளர்
மைலாப்பூர்

2024 ஆம் ஆண்டு ஜூலை மாதம் 9ம் நாள் மைலாப்பூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





V. Ramesh Kumar
9940153001

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் : 9047903900

1. திரு திவாகர் த/பெ நாகராஜன் 12-16, மிடில் தெரு, ஏழுமலை ஆர் எப், மதுரை, தமிழ்நாடு, இந்தியா, 625535

9500033566

2. திரு ஆதி சக்தி த/பெ கந்தசாமி 12/101, அபிநயா அப்பார்மெண்ட், கோதை நகர், கே வி பி காயத்திரி நகர் விஸ்தரிப்பு, ஆத்தூர், கரூர், தமிழ்நாடு, இந்தியா, 639008

2024 ஆம் ஆண்டு ஜூலை மாதம் 9ம் நாள்



பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்
மைலாப்பூர்

சார்பதிவாளர்
மைலாப்பூர்

ADJ/Mylapore/157/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 08/07/2024
மைலாப்பூர்

Document No 457 of 2024 Of Book 1
Contain 14 SHEETS 11 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்

சார்பதிவாளர்
மைலாப்பூர்



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

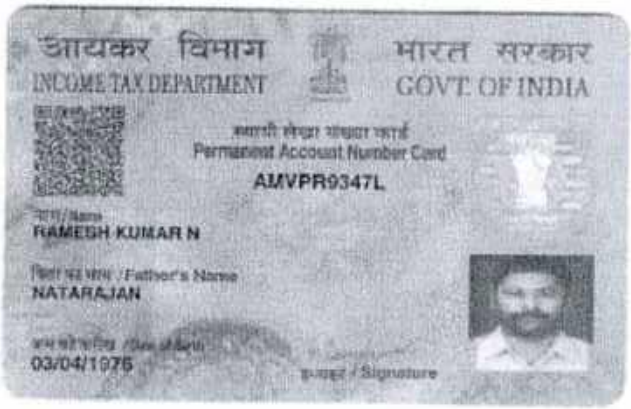
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCM2898P

नाम/Name
BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED

01072020

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1948



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

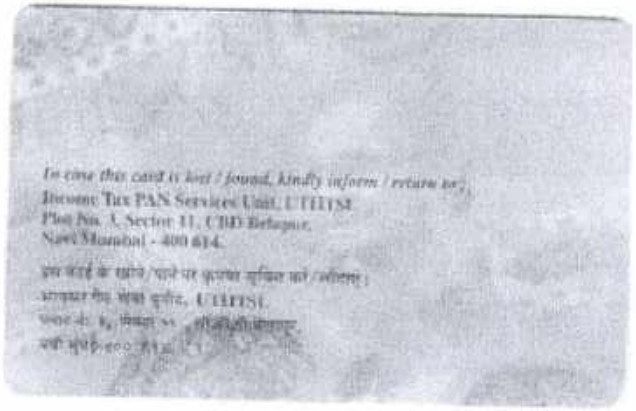
AMVPR9347L

नाम/Name
RAMESH KUMAR N

पिता का नाम /Father's Name
NATARAJAN

जन्म की तारीख /Date of Birth
03/04/1976

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, UTIITSL



भारत सरकार
GOVERNMENT OF INDIA

N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE

6703 0679 8214



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O P Natarajan, Flat No 208, Bhaggyam Urban Ville, 2nd Floor, Industrial Estate Road, Okkiam Thoraipakkam, Karapakkam, Kancheepuram, Tamil Nadu, 600097

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

N. Rameshkumar

Document No 57 of 2024 Of Book 1
Contain 14 SHEETS, 12 SHEE

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

இந்திய அரசாங்கம்
Government of India



ஆதிசக்தி க
Aathisakthi K
பிறந்த நாள்/DOB: 25/09/1985
ஆண்/ MALE

Issue Date: 19/01/2013

4458 4620 6189
VID : 9179 1207 9571 0080

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசாங்கம்
Unique Identification Authority of India

முகவரி:
த/பெ கந்தசாமி, 12/101, அபிநயா அப்பார்ட்மெண்ட், கோதை நகர், கே வி பி காயத்ரி நகர் விஸ்தரிப்பு, ஆத்தூர், கரூர், தமிழ் நாடு - 639008

Address:
S/O KANDASAMY, 12/101, ABINAYA APPARTMENT, KOTHAI NAGAR, KVB GAYATHRI NAGAR EXTENSION, Athur, Karur, Tamil Nadu - 639008

Download Date: 28/7/2024

4458 4620 6189
VID : 9179 1207 9571 0080

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K. Aathisakthi

இந்திய அரசாங்கம்
Government of India



திவாகர் ந
Diwahar N

பிறந்த நாள் / DOB: 17/05/1989
ஆண்/ Male

9488 6418 4935

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அரசாங்கம்
Unique Identification Authority of India

முகவரி: த/பெ நாகராஜன், 12-16, நடு தெரு, எலுமலை, எலுமலை, மதுரை, தமிழ் நாடு 625535

Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535

9488 6418 4935

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

Diwahar N.

Document No ...157.....of 2024 Of Book ...1.....
...Contain.....16.....SHEETS 13...SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF KOVILAPORE

ANTONY RITHIN
3680 WESLEY CHAPEL RD
MARIETTA, 30062

ATLANTA GA RPDC 302
18 JUN 2024 PM 6 L

U.S. POSTAGE PAID
$2.80
30066 FCI
Date of sale
06/17/24
02 6WSK
2000392245

BHAGGYAM CONSTRUCTION
RANJANI RAMASWAMI
NO.2 SARANGAPANI. STREET
T. NAGAR
CHENNAI 600 017
INDIA

00174-0001

Document No 153 of 2024 Of Book 1
Add. Contain 14 SHEETS 14 SHEET
REGISTERING OFFICER

# பதிவுத்துறை

## இரசீது -

இரசீது எண் : 4885/2024

ஆவண எண் : ADJ/ Mylapore/ 157 / 2024

திரு/திருமதி/செல்வி ரமேஷ் குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் லிட் அவர்களிடமிருந்து ₹ 13,870 (ரூபாய் பதின்மூன்றாயிரத்து எண்ணூற்று எழுபது மட்டும்) (இணைய வழி: REG202407094476420 ₹ 13870) கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

| வ.எண் | விவரம் | தொகை (₹) |
|---|---|---|
| 1 | முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி) | 13,865 |
| 2 | தீர்வுக் கட்டணம் | 5 |
| | செலுத்தப்பட்ட மொத்தத் தொகை | 13,870 |

சார்பதிவாளர்
மைலாப்பூர்
நாள்: 09/07/2024

N. Ramesh Kumar
9940153001

பதிவு அலுவலர் கையொப்பம்

SCANNED

2242/2/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

20 JUN 2024

Mr. N. Ganapathy Subramaniam.

DL 475480

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

2025

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

**Mr.N. GANAPATHY SUBRAMANIAM,** son of Late Mr.S. Natarajan, aged about 65 years, having Income Tax P.A.No.AGZPG5009N, Aadhaar No.507592112009, residing at 171, Adarsh Vista, Basavanagar, Vibhutipura, Bangalore-560 037, now having come down to Chennai, hereinafter referred to as **"the PRINCIPAL".**

For Bhaggyam Constructions Pvt Ltd

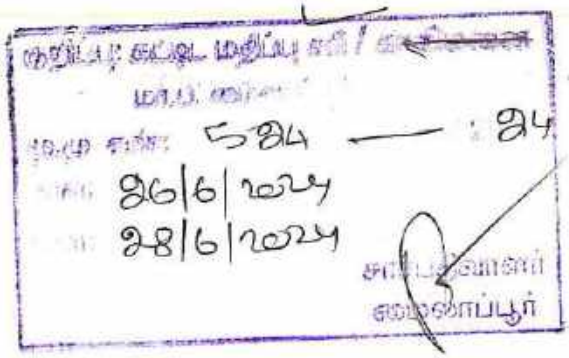
Authorised Signatory

Document No 2242 of 2024 Of Book 1 Contain 2 SHEETS 1 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

இடுவை எண் 2242/2024



DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.4, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring - 1002 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein, he having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No. 2242 of 2024 Of Book ...1.....Contain...2...SHEETS...2...SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

[a] Aforementioned 11.07% (661.99 sq.ft.) Undivided Share and interest in the land from Mrs. Thylambal Krishnan, wife of Mr.H. Krishnan, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1897/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPAL herein

[b] Aforementioned 0.33% (19.73 sq.ft.) Undivided Share and interest in the land from Mrs. Devaki Iyer, wife of Mr.R.S. Iyer, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1899/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPAL herein

[c] Aforementioned Flat bearing No.4, (No.51/4 (26/4), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the First Floor of the building, having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring measuring 1002 sq.ft. vide Agreement of Project Promotion and Construction dated 12/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the PRINCIPAL herein.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ..2242.. of 2024 Of Book 1
Contain 2 SHEETS 3 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **83.725 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

[1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

[3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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THE SEAL SUB-REGISTRAR OF SINGAPORE

REGISTERING OFFICER

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Ganapathy Reddy

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY
## (Subject matter of this Power of Attorney)

**83.725 sq.ft.** Undivided share, from and out of the above mentioned Schedule 'A' property.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

The Present Market value of the Schedule 'B' property is Rs.9,54,113/-
(Land value – Rs.8,79,113/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1. (N.DIWAHAR)
S/o S. Nagarajan.
12-16, Middle St,
Elumalai. Madurai 625535

**PRINCIPAL**

2. (Nivetha. R) D/o S.Ramesh
No.11, Carnelian street
Uthandupatti, Kallakurichi
606107.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

**ATTORNEY**



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email :advocateseshadri@gmail.com

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

**SCHEDULE 'A' PROPERTY**

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

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

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REGISTERING OFFICER
THE SEAL SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

D. Ramesh Kumar
Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
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GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory



THE SEAL OF THE SUB-REGISTRAR OF MYLAPORE

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Contain 22 SHEETS 11 SHEET

REGISTERING OFFICER

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
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E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

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REGISTERING OFFICER

THE SEAL OF REGISTRAR OF SUB-REGISTRAR MYLAPORE

For Bhaggyam Constructions Pvt. Ltd.

Authorised Signatory



Ganapathy

**CERTIFICATE**
**EXTRACT FROM THE PERMANENT LAND REGISTER**

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

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0097-4 டிரஸ்ட் நிலம் தெரு | 4311 | 22 | - | 51 | ரயத்துவாரி | வீடு வரி | | - | 0- | | 0.00 | | 0 | 5 | 51.5 | - | 10.00 | - | ராமன் காசிவிஸ்வநாதன் .., வதா நாதன் .., ராமன் வி.கே .., தங்கமணி காசி விஸ்வநாதன் .., அரவிந்த் .., ஜெ.டி.எல்.சேவியர் .., ரித்தின் சேவியர் .., கணபதி சுப்பிரமணியன் .., எல்.பாலசுப்பிரமணியன் .., பாக்யம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் .., நாதன் .. | வீடு | 2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023 |

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

மின் கையொப்பம் / Digital Signature : 21-07-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/08/005/001/0097/4311/22** என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/08/005/001/0097/4311/22**

2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-06-2024 at 11:22:42 AM

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ...2243/2024 Of Book ...I.....Contain....2 SHEETS.1 3 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Teynampet

**Demolition Permission**

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road,Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and 10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023 Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

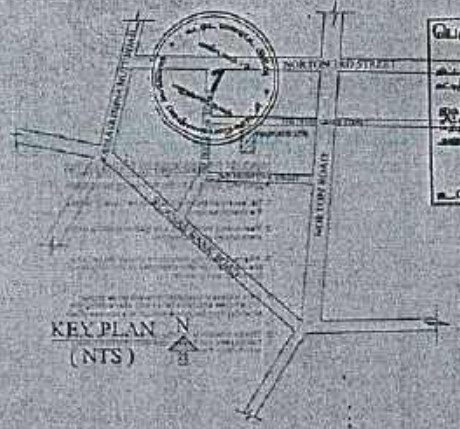
1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

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1 Contain 2 SHEETS 14 SHEET
REGISTERING OFFICER

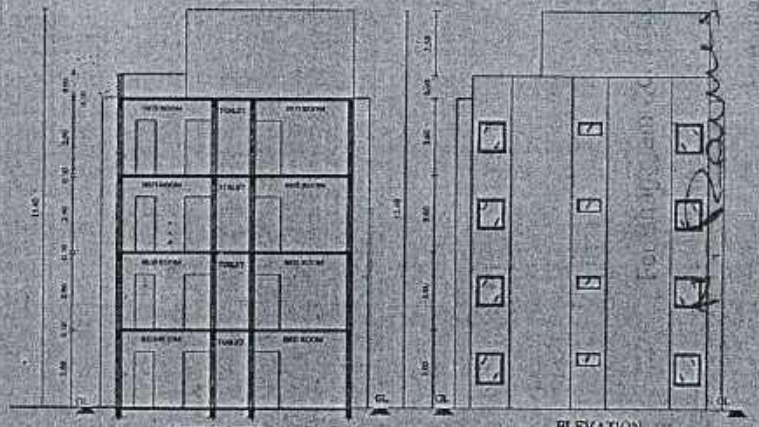
THE SEAL SUB-REGISTRAR OF

Executive Engineer
For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

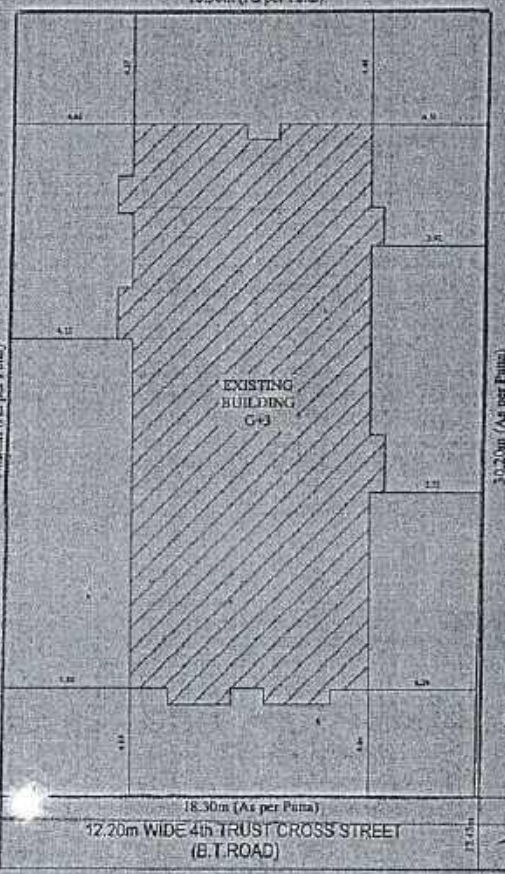



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-09
கட்டுமானம்பு பிரிவு
ஒப்புகிக்கப்பட்டது
18/11/2023

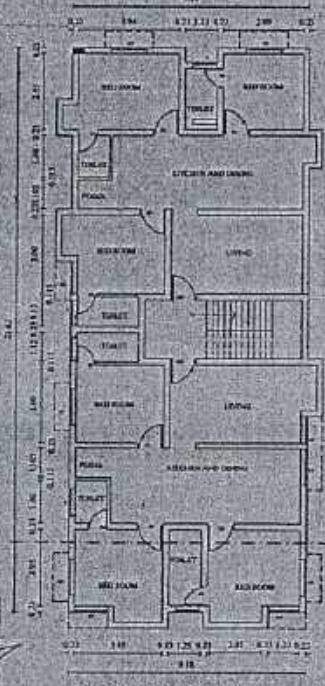


SECTION - BB
(DEMOLITION)

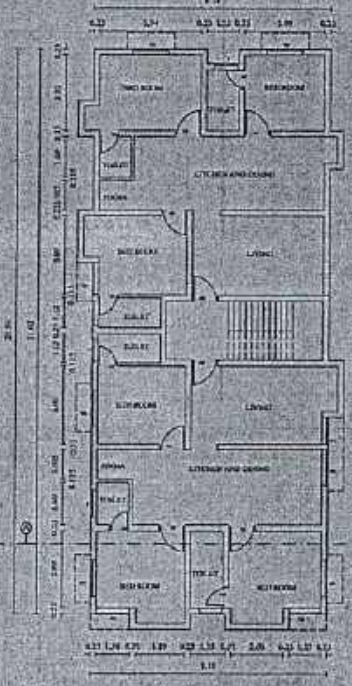
ELEVATION
(DEMOLITION)



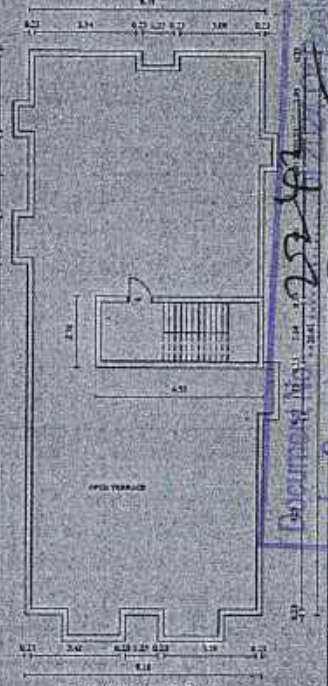

SITE PLAN



GROUND FLOOR PLAN
(DEMOLISHED)
(G.F.AREA=205.06Sqm)



TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN
(DEMOLISHED)
(Each floor area = 205.06Sqm)



TERRACE FLOOR PLAN
(DEMOLITION)
(T.F.AREA=17.60Sqm)

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| MD | DOOR | 1.06 x 2.13 |
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.81 x 2.13 |
| W | WINDOW | 1.20 x 1.37 |
| V | VENTILATOR | 0.76 x 0.60 |

| AREA STATEMENTS | Sq.m |
|---|---|
| PLOT EXTENT (AS PER PATTA) | 551.50Sqm |
| PLOT EXTENT (AS PER DOC) | 555.54Sqm |
| DEMOLITION: | |
| GROUND FLOOR AREA | 205.06 |
| FIRST FLOOR AREA | 205.06 |
| SECOND FLOOR AREA | 205.06 |
| THIRD FLOOR AREA | 205.06 |
| TERRACE FLOOR AREA | 17.60 |
| TOTAL AREA (DEMOLITION) | 837.84 |

PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO. 24 OLD DOOR NOS. 26/1 TO 26/3 AND NEW DOOR NOS. 51/1 TO 51/3, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028, COMPRISED IN R.S.NO. 431/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION, DIVISION 176, ZONE-9.

SHEET NO : 1 / 1 SCALE : 1:100

COLOUR INDEX

DEMOLITION
ROAD
BOUNDARY

N

APPLICANT'S SIGNATURE

LISENCE ENGINEER

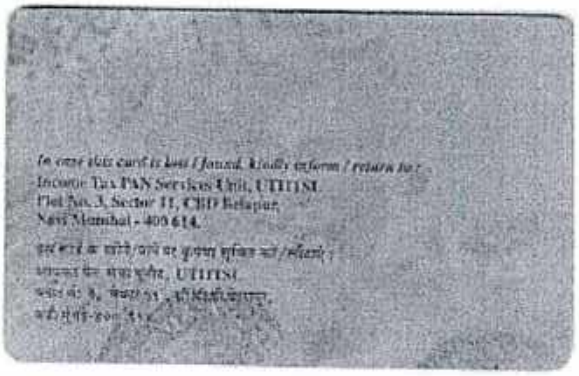



For Bhaggyam Constructions Pvt Ltd

Authorised Signatory


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCM2898P
नाम/Name
BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED
01072020
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1946


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMVPR9347L
नाम/Name
RAMESH KUMAR N
पिता का नाम /Father's Name
NATARAJAN
जन्म की तारीख /Date of Birth
03/04/1976
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
UTIITSL


भारत सरकार
GOVERNMENT OF INDIA
N Rameshkumar
DOB : 03/04/1976
MALE
6703 0679 8214
- சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O P Natarajan, Flat No 208, Bhaggyam Urban Ville, 2nd Floor, Industrial Estate Road, Okkiam Thoraipakkam, Karapakkam, Kancheepuram, Tamil Nadu, 600097
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bangalore-560 001

Ltd

N. Rameshkumar
Authorised Signatory

Gowapathy

Document No 2246/2024 Of Book 1 Contain 2 SHEETS 07 SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

R/Mylapore/Book-1/2242/2024

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1702 of 2024

I hereby certify that a sum of ₹ 9,542/- (Rupees Nine Thousand Five Hundred and Fourty Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. என்.கணபதி சுப்ரமணியம் residing at 171, Adarsh Vista, Basavanagar, Vibhutipura, Bangalore-560 037, Karnataka, India, 560037.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 11,152/- paid at 03:11 PM on the 24/06/2024 by

Left Thumb





9742422134

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:0301269c1ef11d15d742f2a4a990103ff8e8d1 **(Details from UIDAI : Natarajan Ganapathy Subramaniam S/O: S Natarajan, 20-05-1959, xxxxxxxx2009)**



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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Claim admitted by
Left Thumb





N. Ramesh Kumar

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:809051eb8e1e92981042c3a353a67c0f47022e
**(Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)**



24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number **R/Mylapore/Book-1/2242/2024**.

Date: 24/06/2024
Mylapore

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

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

Document No ....2242.... of 2024 Of Book ....1.... Contain ....2.... SHEETS ....1.... SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE



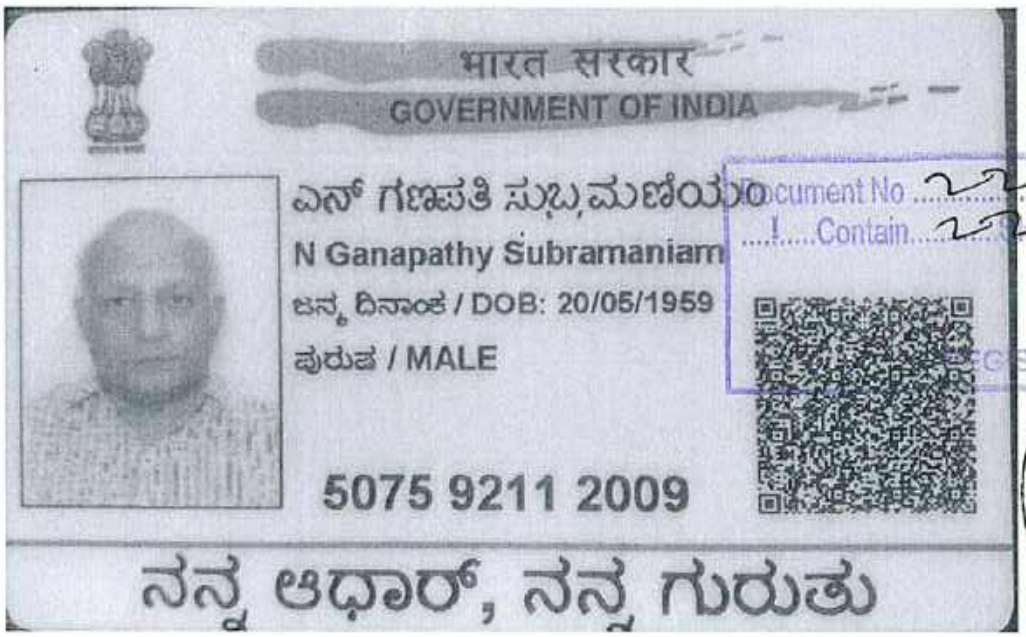
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GANAPATHY SUBRAMANIAM
NATARAJAN
NATARAJAN SRINIVASAN

20/05/1959
Permanent Account Number

AGZPG5009N

Signature



भारत सरकार
GOVERNMENT OF INDIA

ಎನ್ ಗಣಪತಿ ಸುಬ್ರಮಣಿಯಂ
N Ganapathy Subramaniam
ಜನ್ಮ ದಿನಾಂಕ / DOB: 20/05/1959
ಪುರುಷ / MALE

5075 9211 2009

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Document No 2246 of 2024 Of Book I
Contain 2 SHEETS 2 SHEET

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For Shaggy Constructions Pvt Ltd

N. Ramakrishnan

Authorised Signatory

Ganapathy


भारत सरकार
Government of India
आधार
Aadhaar No. Issued: 24/04/2013
नटराजन् गणपति सुब्रमणियं
Natarajan Ganapathy Subramaniam
जन्म दिनांक / DOB : 20/05/1959
पुरुष / Male
आधार गुरुतेय प्रमाणमुगिद, पौरत्व अथवा जन्म दिनांकद पुरावागि बळ्ळ बदलु ऑनलैन् दृढीकरण अथवा QR कोड् / ऑफ्लैन् XML स्कॅनिंगनोंदिगे मात्र बळकेयबहुदु.
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used only with verification (online authentication or scanning of QR code / offline XML)
5075 9211 2009
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
AADHAAR
Details as on 09/02/2024
ವಿಳಾಸ: S/O: ಎಸ್ ನಟರಾಜನ್, # 171 ಆದರ್ಶ ವಿಸ್ತ, ವಿಭೂತಿಪುರ, ಬಸವ ನಗರ, ಬೆಂಗಳೂರು ಉತ್ತರ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, 560037
Address: S/O: S Natarajan, # 171 Adarsh Vista, Vibhutipura, Basava Nagar, Bangalore North, PO:Marathahalli Colony, DIST:Bangalore, Karnataka, 560037
5075 9211 2009
1947
help@uidai.gov.in
www.uidai.gov.in


THE SEAL
SUB-REGISTRAR
OF
NAGALAPURE


REGISTERING OFFICER
Document No 2222 of Book 1
Contain 2 Sheets

இந்திய அரசாங்கம்
Government of India

திவாகர் ந
Diwahar N



பிறந்த நாள் / DOB: 17/05/1989
ஆண்பால் / Male

9488 6418 4935

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address: S/O: Nagarajan,
12-16, middle street,
elumalai, Elumalai RF,
Madurai, Elumalai RF, Tamil
Nadu, 625535

9488 6418 4935

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



நிவேதா ர
Nivetha R
பிறந்த நாள்/DOB: 25/04/2000
பெண்/ FEMALE

7907 4918 3196
VID : 9199 1785 2709 8879

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
C/O ரமேஷ், 11, கார்னேசன் தெரு,
உளுந்தூர்பேட்டை, விழுப்புரம்,
தமிழ் நாடு - 606107

Address:
C/O Ramesh, 11, Garneshan Street,
Ulundurpet, Viluppuram,
Tamil Nadu - 606107

7907 4918 3196
VID : 9199 1785 2709 8879

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

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I Contain 2 SHEETS 2 SHEET

REGISTERING OFFICER

சார்பதிவாளர் முத்திரை
THE SEAL
SUB-REGISTRAR
OF
MYLAPORE

SCANNED 2245/I/2024

भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

20 JUN 2024

DL 475478

Mr. S. Balasubramanian

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

2023

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

**Mr.S. BALASUBRAMANIAN,** son of Mr.P. Sethuraman, aged about 65 years, having Income Tax P.A.No. ACJPB5307J, Aadhaar No.735063947933, residing at Flat No.2, "Chaithali", No.26, 7th Cross Street, Shastri Nagar, Adyar, Chennai-600 020, hereinafter referred to as **"the PRINCIPAL".**

For Bhaggyam Constructions Pvt Ltd

N. Rameshkumar

Authorised Signatory

Document No .....2245..... of 2024 Of Book ....I.... Contain ....2.... SHEETS ....1.... SHEET

REGISTERING OFFICER

SUB-REGISTRAR MYLAPORE

I WP

இணை எண் 3345/2024



DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No. 670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.5, (No.51/5 (26/5), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Second Floor of the building, having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring 1224 sq.ft., together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, originally belonged to Mrs. Seetha Krishnan, wife of Mr.P.N. Krishnan, she having become entitled to the said flat in the following manner:

i. Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from and out of her 25% undivided share inherited from her father Mr.S. Narayana Iyer, the original owner of the said property, who had subsequently died on 20/04/1989, leaving behind his four daughters, viz. Mrs. Thylambal Krishnan, Mrs. Alamelu Narasimhan, Mrs. Seetha Krishnan and Mrs. Devaki Iyer,

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No 2245 of 2024 Of Book 1 ..... Contain 22 SHEETS 2 SHEET

REGISTERING OFFICER

ii. Aforementioned bearing No.5, (No.51/5 (26/5), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Second Floor of the building, having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring measuring 1224 sq.ft. vide Agreement of Project Promotion and Construction dated 26/02/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mrs. Seetha Krishnan.

WHEREAS subsequently the above named Mrs. Seetha Krishnan, subsequently conveyed the Schedule 'A' property in favour of Mr.S. Balasubramanian, son of Mr.P. Sethuraman, being the PRINICPAL herein, vide Sale Deed dated 21/08/2002, Registered as Doc.No.2271/2002, in the Office of the Sub-Registrar, Mylapore.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ..2245.. of 2024 Of Book ..I.. Contain ..2..SHEETS ..3.. SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **235.015 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

[1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

[3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No 2265 of 2024 Of Book I Contain 22 SHEETS 4 SHEET

REGISTERING OFFICER

way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No 2265 of 2024 Of Book 1 Contain 2 SHEETS, 5 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No ..2265.. of 2024 Of Book ..1.. Contain ..22.. SHEETS ..6.. SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY
**(Subject matter of this Power of Attorney)**

**235.015 sq.ft.** Undivided share, from and out of the above mentioned Schedule 'A' property.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No 2245 of 2024 Of Book 1 Contain 22 SHEETS 7 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

The Present Market value of the Schedule 'B' property is Rs.25,42,660/-
(Land value – Rs.24,67,660/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1. Jan.
CN. DIWAKAR
S/O S. Nagarajan.
12-16, Middle St,
Elumalai.
Madurai -625 535

**PRINCIPAL**

2.
(NIVetha. R) D/O S. Ramesh,
NO.11, Carnelian street,
Ulundurpet, Kallakurichi
606 107.

For Bhaggyam Constructions Pvt Ltd
N. Ramesh Kumar
Authorised Signatory

**ATTORNEY**



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email :advocateseshadri@gmail.com

Document No 2245 of 2024 Of Book ....I.....Contain 22 SHEETS... 8 ..SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையைகாண்க)

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

Document No 2245 of 2024 Of Book I Contain 2 SHEETS 5 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

---

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

## SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

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

Document No 2245 of 2024 Of Book I Contain 22 SHEETS 10 SHEET
REGISTERING OFFICER
THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt. Ltd.
N. Ramesh Kumar
Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory



THE SEAL OF SUB-REGISTRAR MYLAPORE

Document No. 2765 of 2024 Of Book 1 Contain 22 SHEETS 11 SHEET

REGISTERING OFFICER

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

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REGISTERING OFFICER

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

**CERTIFICATE**
**EXTRACT FROM THE PERMANENT LAND REGISTER**

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

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0097-4 யரஸட் ரொஸ் தெரு | 4311 | 22 | - | 51 | ரயத்துவாரி | வீடு வரி | | - | 0- | | 0.00 | | 0 | 5 | 51.5 | - | 10.00 | - | ராமன் காலிவ்வநாதன் .., வதா நாதன் .., ராமன் வி.கே .., தங்கமணி காலி வில்வநாதன் .., அரவிந்த் .., தெ.டவல்.சேமியர் .., ரித்தின் செமியர் .., கணபதி சுப்பிரமணியன் .., எஸ்.பாலசுப்பிரமணியன் .., பாக்யம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் .., நாதன் .. | வீடு | 2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023 |

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

மின் கையொப்பம் / Digital Signature : 21-07-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/08/005/001/0097/4311/22** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/08/005/001/0097/4311/22**

2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-06-2024 at 11:22:42 AM

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

For Bhaggyam Constructions Pvt Ltd

N. Ramaseshaman

Authorised Signatory

Document No 2245 of 2024 Of Book I Contain 2 SHEETS/3 SHEET

REGISTERING OFFICER

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Teynampet

**Demolition Permission**

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road,Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and 10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023 Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For Bhaggyam Constructions Pvt Ltd

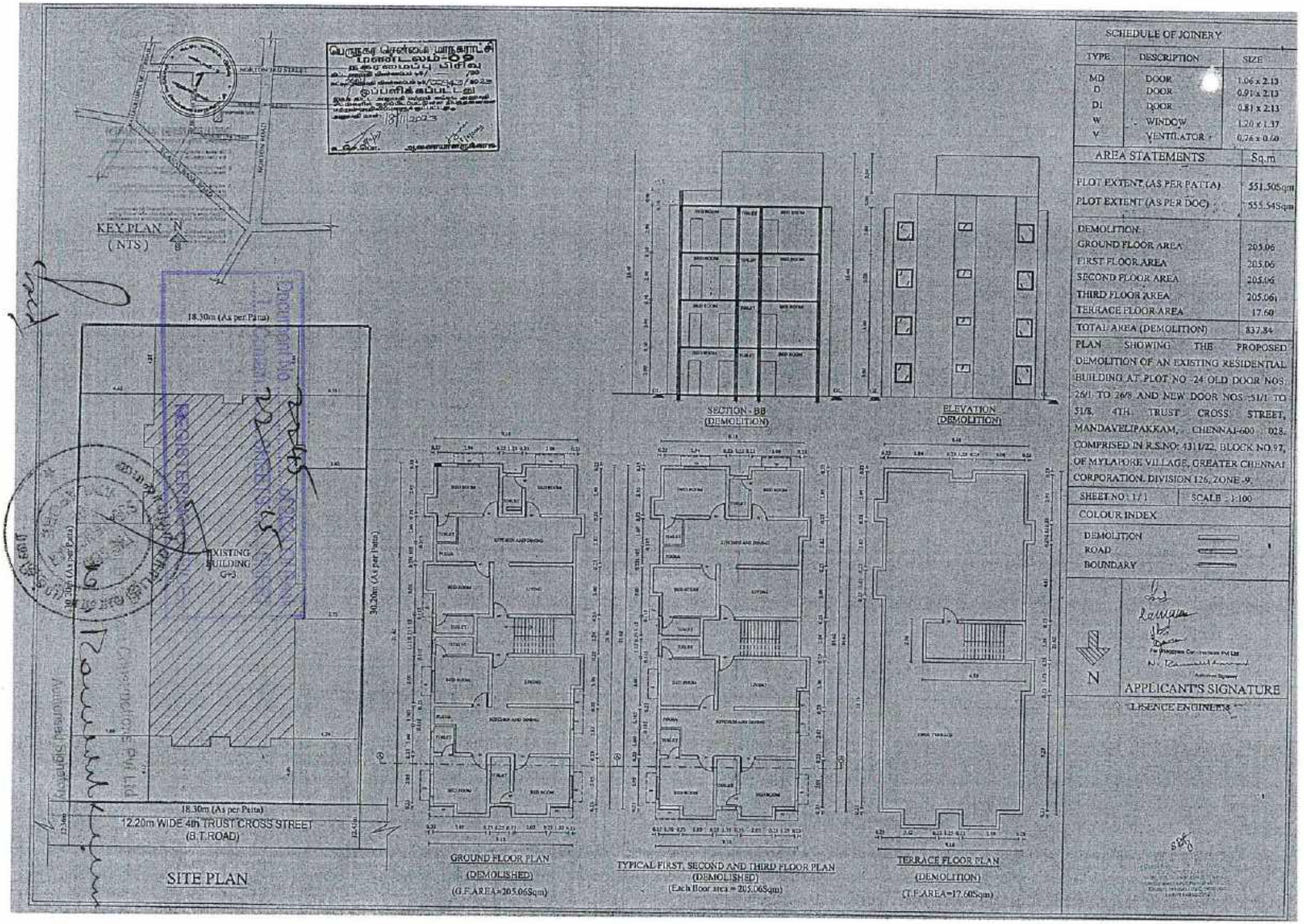
Authorised Signatory

Executive Engineer

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE




SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| MD | DOOR | 1.06 x 2.13 |
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.81 x 2.13 |
| W | WINDOW | 1.20 x 1.37 |
| V | VENTILATOR | 0.76 x 0.60 |

| AREA STATEMENTS | Sq.m |
|---|---|
| PLOT EXTENT (AS PER PATTA) | 551.50Sqm |
| PLOT EXTENT (AS PER DOC) | 555.54Sqm |
| DEMOLITION: | |
| GROUND FLOOR AREA | 205.06 |
| FIRST FLOOR AREA | 205.06 |
| SECOND FLOOR AREA | 205.06 |
| THIRD FLOOR AREA | 205.06 |
| TERRACE FLOOR AREA | 17.60 |
| TOTAL AREA (DEMOLITION) | 837.84 |

PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO -24 OLD DOOR NOS. 26/1 TO 26/8 AND NEW DOOR NOS -51/1 TO 51/8, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028, COMPRISED IN R.S.NO: 431/1/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION, DIVISION 126, ZONE -9.

SHEET NO : 1/1 | SCALE - 1:100

COLOUR INDEX

DEMOLITION
ROAD
BOUNDARY

For Pinnacles Constructions Pvt Ltd

Authorised Signatory

APPLICANT'S SIGNATURE

LISENCE ENGINEER'S

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

| | | | |
|---|---|---|---|
| **Receipt No:** | **2023-24/ON/0376912** | **Receipt Date:** | **25-04-2023 06:48:13** |
| **Name:** | S BALASUBRAMANIAN | | |
| **Address:** | 51/5(26/5), 4th Trust Cross Street , Mandavelipakkam, Mandavelipakkam, CHENNAI - 600028 | | |
| **Payment Details:** | Description: Property Tax Bill Number: 09-126-00986-000/10-148-1004-006<br>Paid By: S BALASUBRAMANIAN | | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| I/23-24 | 2814.00 |
| Property Tax Early Pay Incentive for I/23-24 | (-) 106.00 |
| **Total:** | **2,708.00** |
| Amount (in words): Rupees Two Thousand Seven Hundred Eight Only | |
| Online Transaction Number: 17238634248,Payment Dated: 25-04-2023 | |

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE




For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

R/Mylapore/Book-1/2245/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1705 of 2024

I hereby certify that a sum of ₹ 25,427/- (Rupees Twenty Five Thousand Four Hundred and Twenty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சே.பாலசுப்ரமணியன் residing at Flat No.2, "Chaithali", No.26, 7th Cross Street, Shastri Nagar, Adyar, Chennai-600 020, Adayar (Part 1)[URBAN], Guindy, Chennai, Tamil Nadu, India, 600020.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 27,037/- paid at 03:24 PM on the 24/06/2024 by

Left Thumb



9443991751

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:126899a6b90ff2c16f4b1690a53f6306d898db (Details from UIDAI : S. Balasubramanian S/O: Sethuraman, 1959, xxxxxxxx7933)



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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Claim admitted by
Left Thumb





N. Ramesh Kumar
9940153001

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:14016242c7f577cdfa4873ae6589ceb9c03ad3
**(Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)**



24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number **R/Mylapore/Book-1/2245/2024.**

Date: 24/06/2024
Mylapore

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

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

Document No ...2245... of 2024 Of Book ...I... Contain ...22... SHEETS ...4... SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCM2898P

नाम/ Name
BHAGGYAM CONSTRUCTIONS
PRIVATE LIMITED

01072020

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1946



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

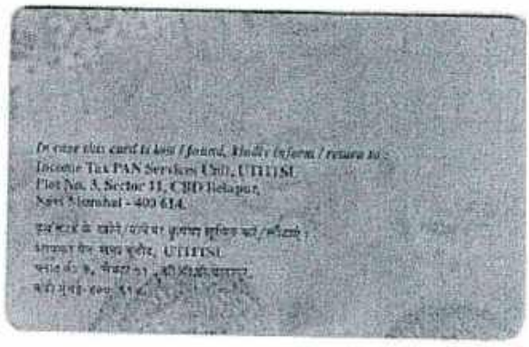
AMVPR9347L

नाम/Name
RAMESH KUMAR N

पिता का नाम / Father's Name
NATARAJAN

03/04/1976

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.



भारत सरकार
GOVERNMENT OF INDIA

என். ரமேஷ்குமார்
N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE

6703 0679 8214

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O P நடராஜன், பிளாட் எண் 208, பாக்கியம் அர்பன் வில்லா, 2வது தளம், இண்டஸ்ட்ரியல் எஸ்டேட் ரோடு, ஒக்கியம் தொரைப்பாக்கம், காரப்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு, 600097

Address:
S/O P Natarajan, Flat No 208, Bhaggyam Urban Villa, 2nd Floor, Industrial Estate Road, Okkiam Thoraipakkam, Karapakkam, Kanchipuram, Tamil Nadu, 600097

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 001

For Bhaggyam Constructions Pvt Ltd

N. Rameshkumar

Authorised Signatory

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REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
OF
MYLAPORE

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2017/30615/30662

To
சே. பாலசுப்ரமணியன்
S. Balasubramanian
S/O: Sethuraman
N NO 51, O NO 26 4TH TRUST CROSS STREET
MANDAVELI
Raja Annamalaipuram
Raja Annamalaipuram
Chennai Chennai
Tamil Nadu 600028
9444391751

19/11/2015
31242578

MA124257869FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**7350 6394 7933**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



சே. பாலசுப்ரமணியன்
S. Balasubramanian
பிறந்த நாள் / DOB : 12/06/1959
ஆண்பால் / Male

7350 6394 7933

ஆதார் - சாதாரண மனிதனின் அதிகாரம்




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....I.....Contain.....SHEETS.21..SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

N. Ramkumar

Authorised Signatory


இந்திய அரசாங்கம்
Government of India
திவாஹர் ந
Diwahar N
பிறந்த நாள் / DOB: 17/05/1989
ஆண்மை / Male
9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
Unique Identification Authority of India
Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535
9488 6418 4935
1947
help@uidai.gov.in
www.uidai.gov.in


Government of India
நிவேதா ர
Nivetha R
பிறந்த நாள்/DOB: 25/04/2000
பெண்/ FEMALE
7907 4918 3196
VID : 9199 1785 2709 8879
எனது ஆதார், எனது அடையாளம்
Unique Identification Authority of India
முகவரி:
C/O ரமேஷ், 11, காா்கேஷன் தெரு,
உமாத்தூர் பெரடை, விழுப்புரம்,
தமிழ் நாடு - 606107
Address:
C/O Ramesh, 11, Gameshan Street,
Ulundurpet, Villupuram,
Tamil Nadu - 606107
7907 4918 3196
VID : 9199 1785 2709 8879
1947 | help@uidai.gov.in | www.uidai.gov.in

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REGISTERING OFFICER



SCANNED 22/7/2/2024




தமிழ்நாடு तमिलनाडु TAMILNADU

20 JUN 2024

DL 475485

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2006.
Parameshwaran Nagar,
Shelingenallur, Chennai - 119

Mr. G.S.NATHAN
Mrs. LATHA NATHAN

2023

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

**[1]** **Mr.G.S. NATHAN,** son of Mr.S. Ganapathy, aged about 59 years, having Income Tax P.A.No.ABTPN7973M, Aadhaar No.807885803685 and

**[2]** **Mrs. LATHA NATHAN,** wife of Mr.G.S. Nathan, aged about 56 years, having Income Tax P.A.No.AANPL6267H, Aadhaar No.985677991451, residing at F1, Prathyeka Apts., No.12, First Trust Link Street, Mandaveli, Chennai-600 028, hereinafter jointly referred to as **"the PRINCIPALS".**

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

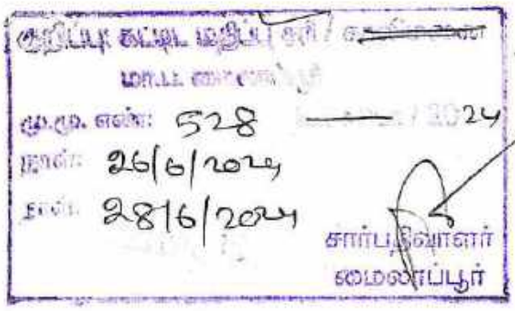
Document No 2247 of 2024 Of Book I
Contain 21 SHEETS 1 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

1

ஆடணை எண் 2247/2024



DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as our TRUE AND LAWFUL ATTORNEY in our name and on our behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.7, (No.51/7 (26/7), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring - 1224 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belonged to the PRINCIPALS herein, they having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

[a] Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from Mrs. Devaki Iyer, wife of Mr.R.S. Iyer, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 28/11/1989, Registered as Doc.No.1884/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mrs. Meenakshi Ramamoorthy.

[b] Aforementioned bearing No.7, (No.51/7 (26/7), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building, having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring 1224 sq.ft. vide Agreement of Project Promotion and Construction dated 05/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mrs. Meenakshi Ramamoorthy.

WHEREAS subsequently the above named Mrs. Meenakshi Ramamoorthy conveyed the said property in favour of Mr.G.S.Nathan, son of Mr.S. Ganapathy and Mrs. Latha Nathan, wife of Mr.G.S. Nathan, being the PRINCIPALS herein, vide Sale Deed dated 16/11/2018, Registered as Doc.No.3619/2018, in the Office of the Sub-Registrar, Mylapore.

WHEREAS the PRINCIPALS have contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPALS herein are absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPALS herein are desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as their true and Lawful Power of Attorney Agent in their name and on their behalf to do the following acts, deeds and things with regard to 235.015 sq.ft. Undivided share in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

[1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as our Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICE

[3] For us and on our behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in our name and on our behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OFFICE

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on our behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPALS and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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6 REGISTERING OFFICER

THE SEAL OF THE SUB-REGISTRAR OF ALAPUZHA

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY
## (Subject matter of this Power of Attorney)

**235.015 sq.ft. UNDIVIDED SHARE,** from and out of the above mentioned Schedule 'A' Vacant land.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

The Present Market value of the Schedule 'B' property is Rs.25,42,658/-
(Land value – Rs.24,67,658/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPALS ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1. (N. DIWAKAR)
S/o S. Nagarajan.
12-16, Middle St,
Elumalai.
Madurai -625535

**PRINCIPALS**

2. Nivetha.R D/o J.Ramesh,
No.11, Cameshion street,
Ulundurpet, Kallakurichi
606107.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

**ATTORNEY**



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email :advocateseshadri@gmail.com

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF KALLAKURICHI

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

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It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

**SCHEDULE 'A' PROPERTY**

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

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REGISTERING OFFICER

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
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E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

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REGISTERING OFFICER

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
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W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

**CERTIFICATE**
**EXTRACT FROM THE PERMANENT LAND REGISTER**

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

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0097-4 ஆர்ஸ்ட் 4311 ரோஸ் தெரு | 4311 | 22 | - | 51 | ரயத்துவாரி | வீடு வரி | | - | 0- | | 0.00 | | 0 | 5 | 51.5 | - | 10.00 | - | ராமன் காலியில்வதாதன் .., வதா நாதன் .., ராமன் வி.கே .., தங்கமணி காலி விஸ்வநாதன் .., அரவிந்த .., ஜெ.டி.எல்.சேலியர் .., ரித்தின் சேலியர் .., கணபதி சுப்பிரமணியன் .., எஸ்.பாலசுப்பிரமணியன் .., பாக்யம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் .., நாதன் .. | வீடு | 2023/0153/02/030192TR DT: 2023-07-21 TR DT: 21-07-2023 |

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

மின் கையொப்பம் / Digital Signature : 21-07-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட நகல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22

2. இந்த நகல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-06-2024 at 11:22:42 AM

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Teynampet

**Demolition Permission**

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road,Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and 10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023 Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For Bhaggyam Constructions Pvt Ltd

N. Ramakrishnan

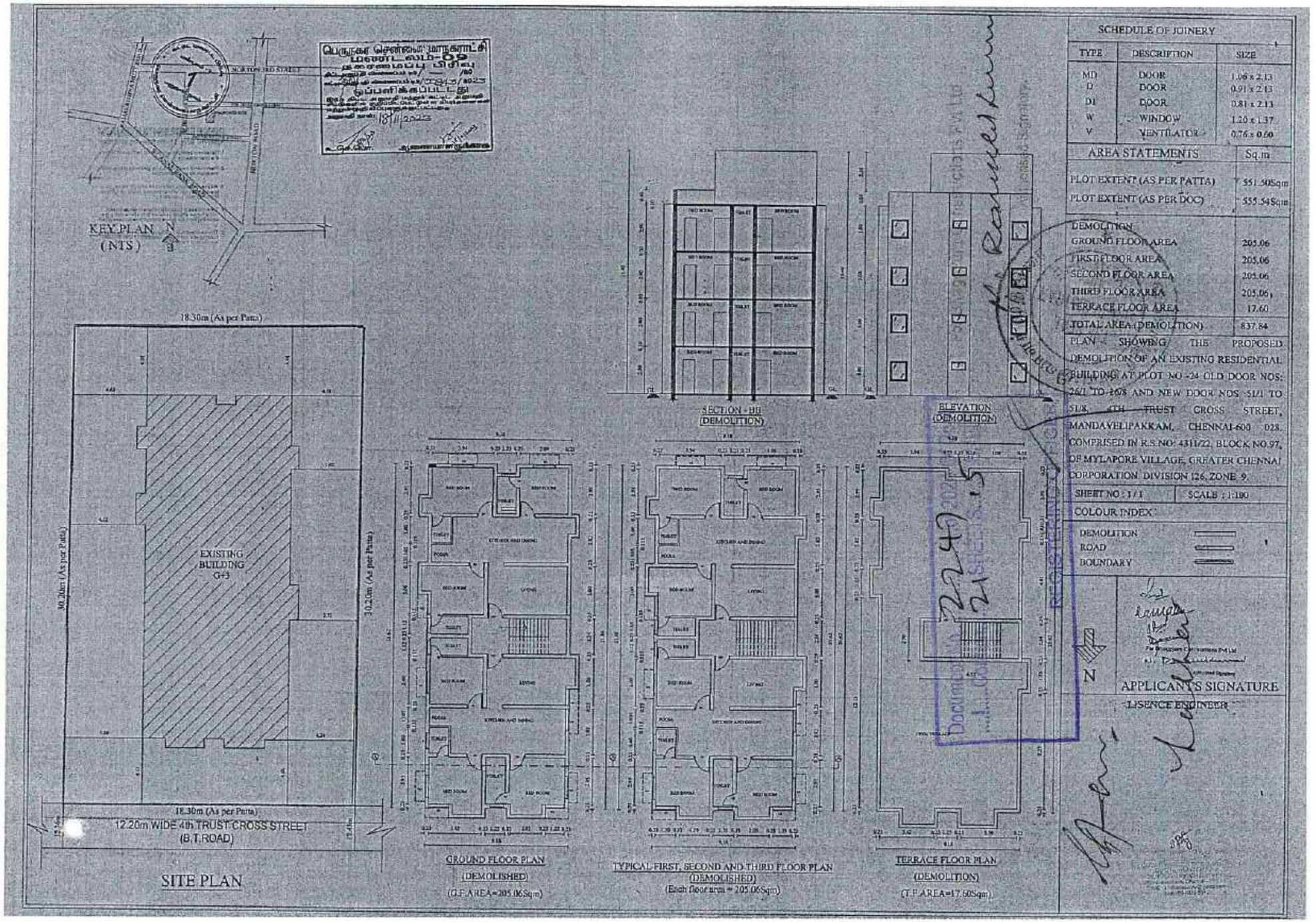
Authorised Signatory

Executive Engineer

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE


KEY PLAN
(NTS)
N
18.30m (As per Patta)
EXISTING
BUILDING
G+3
30.20m (As per Patta)
30.20m (As per Patta)
18.30m (As per Patta)
12.20m WIDE 4th TRUST CROSS STREET
(B.T.ROAD)
SITE PLAN
SECTION - BB
(DEMOLITION)
ELEVATION
(DEMOLITION)
GROUND FLOOR PLAN
(DEMOLISHED)
(G.F.AREA=205.06Sqm)
TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN
(DEMOLISHED)
(Each floor area = 205.06Sqm)
TERRACE FLOOR PLAN
(DEMOLITION)
(T.F.AREA=17.60Sqm)
SCHEDULE OF JOINERY
TYPE | DESCRIPTION | SIZE
MD | DOOR | 1.06 x 2.13
D | DOOR | 0.91 x 2.13
DI | DOOR | 0.81 x 2.13
W | WINDOW | 1.20 x 1.37
V | VENTILATOR | 0.76 x 0.60
AREA STATEMENTS | Sq.m
PLOT EXTENT (AS PER PATTA) | 551.30Sqm
PLOT EXTENT (AS PER DOC) | 555.54Sqm
DEMOLITION
GROUND FLOOR AREA | 205.06
FIRST FLOOR AREA | 205.06
SECOND FLOOR AREA | 205.06
THIRD FLOOR AREA | 205.06
TERRACE FLOOR AREA | 17.60
TOTAL AREA (DEMOLITION) | 837.84
PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO -24 OLD DOOR NOS: 26/1 TO 26/8 AND NEW DOOR NOS: 51/1 TO 51/8, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028. COMPRISED IN R.S.NO: 4311/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION DIVISION 126, ZONE 9.
SHEET NO : 1 / 1
SCALE : 1:100
COLOUR INDEX
DEMOLITION
ROAD
BOUNDARY
APPLICANT'S SIGNATURE
LISENCE ENGINEER




For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

R/Mylapore/Book-1/2247/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1707 of 2024

I hereby certify that a sum of ₹ 25,427/- (Rupees Twenty Five Thousand Four Hundred and Twenty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜி.எஸ்.நாதன் residing at F1, Prathyeka Apts., No.12, First Trust Link Street, Mandaveli, Chennai-600 028, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600028.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 27,037/- paid at 03:27 PM on the 24/06/2024 by

| | | |
|---|---|---|
| Left Thumb  | 9600089982<br>Additions as per recitals of document | |
| Execution admitted by<br>Left Thumb  | Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:551324616d3849df3f4370950ad3b0fa60ed8d<br>**(Details from UIDAI : Ganapathy Seshadri Nathan S/O: S Ganapathy, 1964, xxxxxxxx3685)** |  |

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

1 / 2

R/Mylapore/Book-1/2247/2024

| | | |
|---|---|---|
| Execution admitted by<br>Left Thumb<br> | Latha<br>950003418 7.<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:567405965c8c58fc1640529768943317e1d710<br>**(Details from UIDAI : Latha Nathan W/O: G S Nathan, 1967, xxxxxxxx1451)** |  |
| Claim admitted by<br>Left Thumb<br> | N. Ramesh Kumar<br>9940153001<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:8063772802e9469c574f29a67de2e9c7dc6767<br>**(Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)** |  |

24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number **R/Mylapore/Book-1/2247/2024.**

Date: 24/06/2024
Mylapore

parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

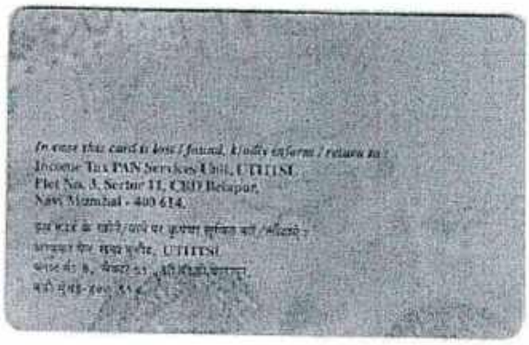
Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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2 / 2
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCM2898P
नाम/Name
BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED
01072020
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1946


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AMVPR9347L
RAMESH KUMAR N
NATARAJAN
03/04/1976


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
UTITSL


भारत सरकार
GOVERNMENT OF INDIA
N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE
6703 0679 8214
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O P Natarajan, Flat No 205,
Bhaggyam Urban Ville, 2nd
Floor, Industrial Estate Road,
Okkiam Thoraipakkam,
Karapakkam, Kancheepuram,
Tamil Nadu, 600097
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bangalore-560 001

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE













To
Ganapathy Seshadri Nathan
S/O: S Ganapathy
12/7 F1 1ST TRUST LINK STREET
MANDAVELIPAKKAM
Raja Annamalaipuram
Chennai Chennai
Tamil Nadu 600028

To
Latha Nathan
W/O: G S Nathan
12/7 F1
1ST TRUST LINK STREET
MANDAVELIPAKKAM
Raja Annamalaipuram
Chennai
Tamil Nadu - 600028

Document No ...247... of 2024
...Contain.....2 SHEETS...20 SHEET
REGISTERING OFFICER

உங்கள் ஆதார் எண் / Your Aadhaar No. :
**8078 8580 3685**
ஆதார் - சாதாரண மனிதனின் அதிகாரம்







உங்கள் ஆதார் எண் / Your Aadhaar No. :
**9856 7799 1451**
ஆதார் - சாதாரண மனிதனின் அதிகாரம்




Latha

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory


இந்திய அரசாங்கம்
Government of India
Diwahar N
DOB: 17/05/1980
Male
9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
Unique Identification Authority of India
Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535
9488 6418 4935
help@uidai.gov.in
www.uidai.gov.in


Government of India
Nivetha R
DOB: 25/04/2000
FEMALE
7907 4918 3196
VID : 9199 1785 2709 8879
எனது ஆதார், எனது அடையாளம்
Unique Identification Authority of India
Address:
C/O Ramesh, 11, Garneshan Street, Uyndurpet, Villupuram, Tamil Nadu - 606107
7907 4918 3196
VID : 9199 1785 2709 8879
1947 | help@uidai.gov.in | www.uidai.gov.in

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

SCANNED 2243/2/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 20 JUN 2024

Mr. V. K. Raman

DL 475479

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2005.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

2023

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

**Mr.V.K. RAMAN,** son of Late V.A. Krishnaswami, aged about 71 years, having Income Tax P.A.No.AAAPR2831E, Aadhaar No.505352645461, residing at Flat 4B Raghava, 41C Beach Road, Kalakshetra Colony, Besant Nagar, Chennai 600 090., hereinafter referred to as **"the PRINCIPAL".**

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

இணை எண் 2243/ 2024

குறிப்பு: கட்டிட மதிப்பு சரி / ~~கையெழுத்து~~
மா.ப.ப. மைனர்ஸ்
மு.மு. எண்: 534 ——— / 2024
நாள்: 24/6/2024
நாள்: 28/6/2024
[illegible]
கோயம்புத்தூர்

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

**M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.8, (No.51/8 (26/8), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building, having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring measuring 1002 sq.ft. situated at Old No.54, then No.26, currently New No.51, 4th Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein, he having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

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REGISTERING OFFICER

i. Aforementioned 11.40% (681.72 sq.ft.) Undivided Share and interest in the land from Mrs. Alamelu Narasimhan, wife of Mr.R.N.Narasimhan, vide Sale Deed dated 23/11/1989, Registered as doc.No.1874/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPAL herein.

ii. Aforementioned No.8, (No.51/8 (26/8), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building, having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring 1002 sq.ft. vide Agreement of Project Promotion and Construction dated 17/08/1989, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the PRINCIPAL herein.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023 and currently the Schedule 'A' property is a Vacant land.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar,** son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **83.725 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

[1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

[2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

[3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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THE SEAL SUB-REGISTRAR OF MYLAPORE

REGISTERING OFFICER

way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in my name and on my behalf, before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

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I Contain 21 SHEETS & SHEET

THE SEAL SUB-REGISTRAR OF MYLAPORE



REGISTERING OFFICER

[7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

For Bheggyam Constructions Pvt Ltd

Authorised Signatory

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REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

## SCHEDULE 'A' PROPERTY

All that piece and parcel of 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, 4th Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as 4th Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, 4th Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, 4th Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

## SCHEDULE 'B' PROPERTY
## (Subject matter of this Power of Attorney)

**83.725 sq.ft.** Undivided share, from and out of the above mentioned Schedule 'A' property.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

Document No. 2243 /2024 Of Book
....I.....Contain 21 ...SHEETS..7.....SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

The Present Market value of the Schedule 'B' property is Rs.9,54,113/-
(Land value – Rs.8,79,113/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

**WITNESS:-**

1. CN. DIWAHAR
S/O S. Nagarajan,
12.16, Middle St
Elumalai.
Madurai - 625 535

**PRINCIPAL**

2. (Nivetha. R) D/O J. Ramesh,
No.11, carneshion Street,
Uthandurpet, Kallakurichi,
606107.

For Bhaggyam Constructions Pvt Ltd
M. Ramasubramanian
Authorised Signatory
**ATTORNEY**



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email :advocateseshadri@gmail.com

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8
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

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

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM**

---

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR,** son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

**SCHEDULE 'A' PROPERTY**

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

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

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory



Document No 2243 of 2024 Of Book I Contain 21 SHEETS 10 SHEETS

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
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## SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned Schedule 'A' property)**

a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.

b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.

c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.

d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.

e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.

g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

## SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned Schedule 'B' property)**

[a] **MR. RAMAN KASI VISWANATHAN** and **MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)

[b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory



THE SEAL OF SUB-REGISTRAR OF MYLAPORE

2243
of 2024 Of Book I
Contain 21 SHEETS 11 SHEET

REGISTERING OFFICER

Bhaggyam

**Bhaggyam Constructions Pvt. Ltd.**
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
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E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

[c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

[g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

**For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED**

R. Ranjani

Director

Name: Mrs. Ranjani

03579324

Document No 2263 of 2024 Of Book I Contain 21 SHEETS 12 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

**CERTIFICATE**
**EXTRACT FROM THE PERMANENT LAND REGISTER**

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

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0097-Mylapore (Part 2) தெரு | 4311 | 22 | - | 51 | ரயத்துவாரி | விடு வரி | | - | 0- | | 0.00 | | 0 | 5 | 51.5 | - | 10.00 | - | ராமன் காளியிஸ்வரதன் .., வதா நாதன் .., ராமன் வி.கே .., தங்கமணி காளி விஸ்வநாதன் .., அரவிந்த .., தெ.டி.எல்.சேவியர் .., ரித்தின் சேவியர் .., கணபதி சுப்பிரமணியன் .., எஸ்.பாலசுப்பிரமணியன் .., பாஸ்யம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் .., நாதன் .. | விடு | 2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023 |

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

மின் கையொப்பம் / Digital Signature : 21-07-2023
பெயர் / Name : Elangovan S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22

2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-06-2024 at 11:22:42 AM

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

For Brigadyam Constructions Pvt Ltd

N. Ramakrishnan

Authorised Signatory

Document No 2243 of 2024 Of Book I
...I.....Contain 21.....SHEETS. 13 SHEETS

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Teynampet

**Demolition Permission**

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road,Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and 10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023 Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

Document No 2243 of 2024 Of Book ...I.....Contain...21...SHEETS...1...SHEET

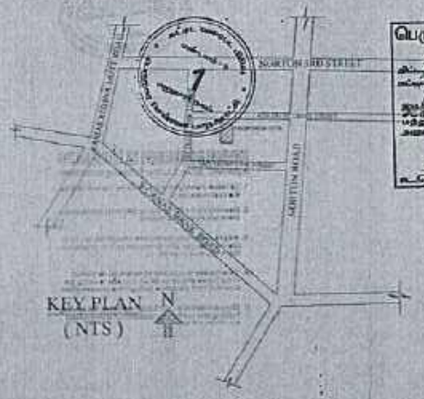
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

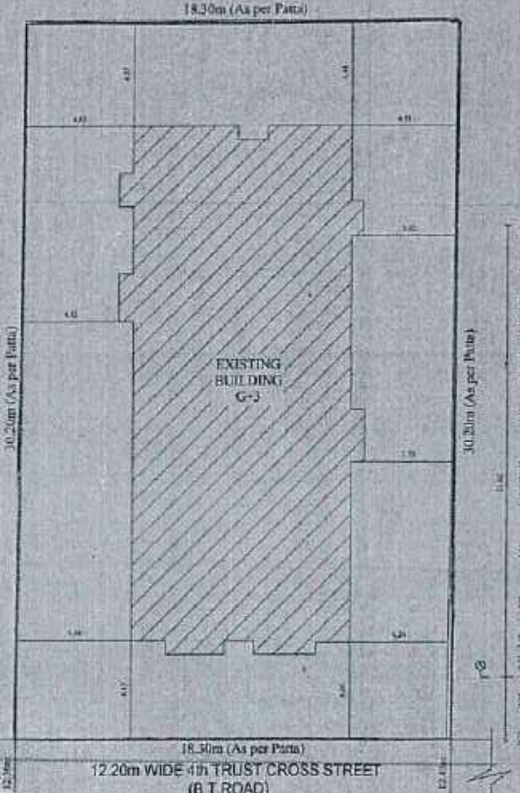
Executive Engineer

For Bhaggyam Constructions Pvt Ltd

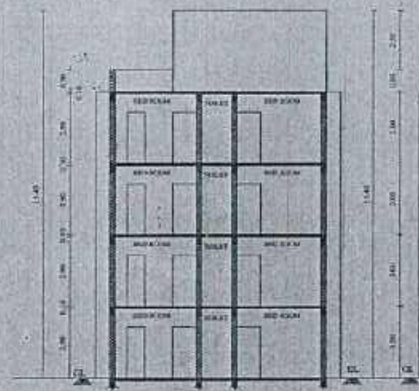
Authorised Signatory





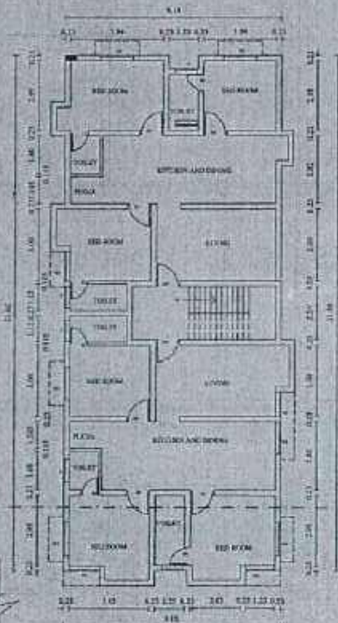

SITE PLAN



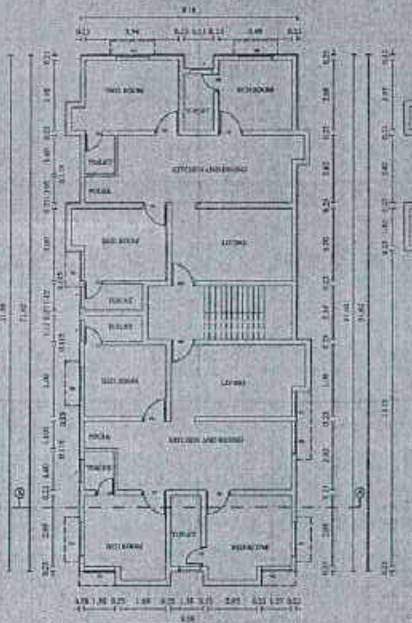
SECTION - BB
(DEMOLITION)



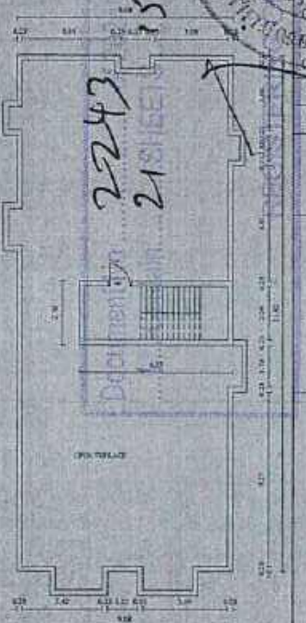
ELEVATION
(DEMOLITION)



GROUND FLOOR PLAN
(DEMOLISHED)
(G.F.AREA=205.06Sqm)



TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN
(DEMOLISHED)
(Each floor area = 205.06Sqm)



TERRACE FLOOR PLAN
(DEMOLITION)
(T.F.AREA=17.60Sqm)

| SCHEDULE OF JOINERY | | |
|---|---|---|
| TYPE | DESCRIPTION | SIZE |
| MD | DOOR | 1.06 x 2.13 |
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.81 x 2.13 |
| W | WINDOW | 1.20 x 1.37 |
| V | VENTILATOR | 0.76 x 0.60 |

| AREA STATEMENTS | Sq.m |
|---|---|
| PLOT EXTENT (AS PER PATTA) | 551.50Sqm |
| PLOT EXTENT (AS PER DOC) | 555.54Sqm |
| DEMOLITION: | |
| GROUND FLOOR AREA | 205.06 |
| FIRST FLOOR AREA | 205.06 |
| SECOND FLOOR AREA | 205.06 |
| THIRD FLOOR AREA | 205.06 |
| TERRACE FLOOR AREA | 17.60 |
| TOTAL AREA (DEMOLITION) | 837.94 |

PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO -24 OLD DOOR NOS. 268, TO 268 AND NEW DOOR NOS -51/1 TO 51/8, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028 COMPRISED IN R.S.NO: 4311/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION, DIVISION 126, ZONE -9.

SHEET NO : 1 / 1 | SCALE : 1:100

COLOUR INDEX

DEMOLITION
ROAD
BOUNDARY

N

For Shaggyam Constructions Pvt Ltd
N. Parameshwaran
Authorised Signatory

APPLICANT'S SIGNATURE

LISENCE ENGINEER

Authorised Signatory

Shaggyam Constructions Pvt Ltd

2243
21




For Bhaggyam Constructions Pvt Ltd

N. Ramakrishnan

Authorised Signatory

R/Mylapore/Book-1/2243/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1703 of 2024

I hereby certify that a sum of ₹ 9,542/- (Rupees Nine Thousand Five Hundred and Fourty Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. வி.கே.ராமன் residing at Flat 4B Raghava, 41C Beach Road, Kalakshetra Colony, Besant Nagar, Chennai 600 090, Velacheri (Part 1)[URBAN], Velachery, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 11,152/- paid at 03:15 PM on the 24/06/2024 by

| | | |
|---|---|---|
| Left Thumb  | Additions as per recitals of document | |
| Execution admitted by<br>Left Thumb  | Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:410281af2e5f81fea5437086f6a79c6e19c471 (Details from UIDAI : V K RAMAN S/O: V A Krishnaswami, 1953, xxxxxxxx5461) |  |

Document No ....2243.../2024 Of Book ....I.....Contain....21..SHEETS....17..SHEET

1/2
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR MYLAPORE

Claim admitted by
Left Thumb





N. Ramesh Kumar
9940153001

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:82515099ed1aa0671f4137b79856bf0fdfd570
**(Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)**



24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number **R/Mylapore/Book-1/2243/2024.**

Date: 24/06/2024
Mylapore



parthasarathi srinivasan
Sub Registrar

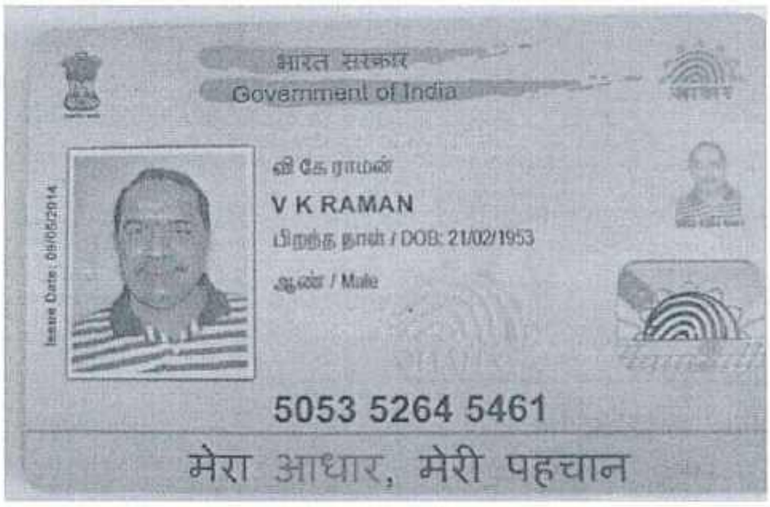
SUB-REGISTRAR
MYLAPORE

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

Document No 2243 of 2024 Of Book I Contain 21 SHEETS (18 SHEET)

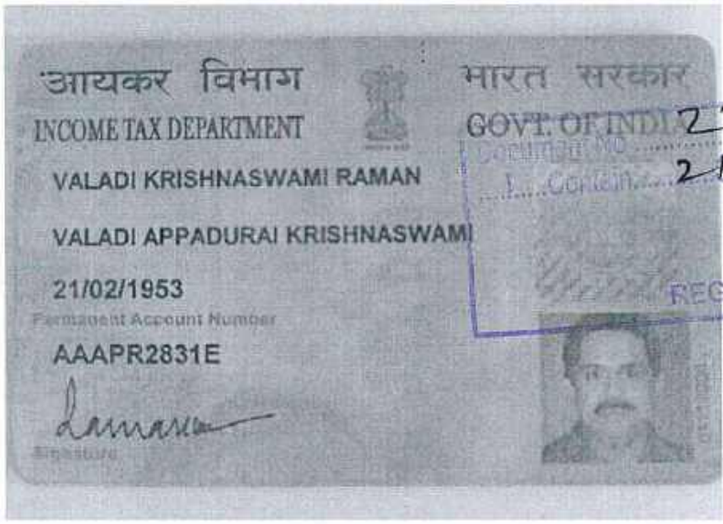
REGISTERING OFFICER













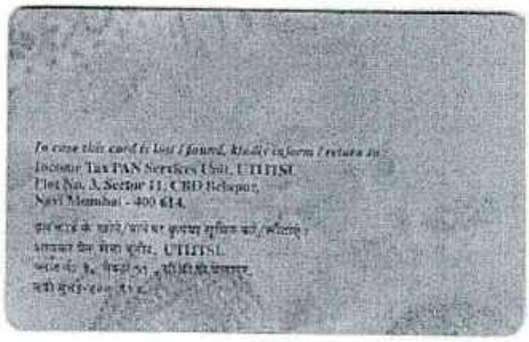


For Shaggyam Constructions Pvt Ltd

Authorised Signatory


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCM2898P
नाम/Name
BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED
01072020
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/10/1948


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AMVPR9347L
नाम/Name
RAMESH KUMAR N
पिता का नाम /Father's Name
NATARAJAN
03/04/1975
हस्ताक्षर / Signature


To case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
UTIITSL


भारत सरकार
GOVERNMENT OF INDIA
என். ரமேஷ்குமார்
N Rameshkumar
பிறந்த நாள் / DOB : 03/04/1976
ஆண் / MALE
6703 0679 8214
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
S/O பி.ந. நடராஜன், பிளாட். எண் 208, [illegible], 2வது தளம், இண்டஸ்ட்ரியல் எஸ்டேட் ரோடு, ஒக்கியம் தொரைப்பாக்கம், கரபாக்கம், காஞ்சிபுரம், தமிழ் நாடு, 600097
Address:
S/O P Natarajan, Flat No 208, Bhaggyam Urban Ville, 2nd Floor, Industrial Estate Road, Okkiam Thoraipakkam, Karapakkam, Kancheepuram, Tamil Nadu, 600097
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

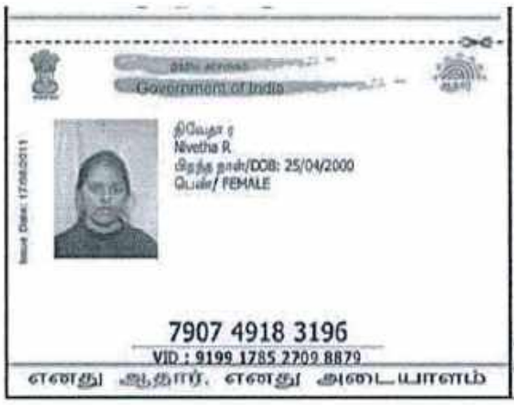
For Bhaggyam Constructions Pvt Ltd

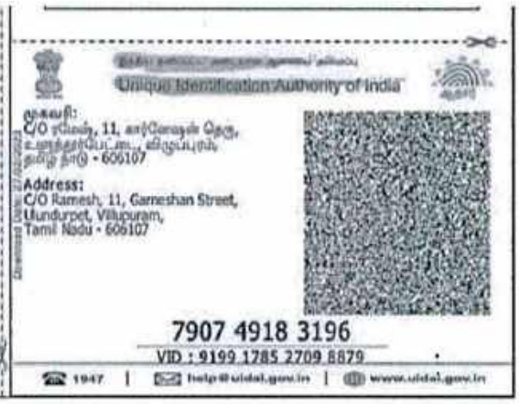
Document No ....2243.../2024 Of Book ....I.....Contain.....21 SHEETS 20 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE


இந்திய அரசாங்கம்
Government of India
திவாகர் ந
Diwahar N
DOB: 17/05/1989
ஆண் / Male
9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
Address: S/O: Nagarajan,
12-16, middle street,
elumalai, Elumalai RF,
Madurai, Elumalai RF, Tamil
Nadu, 625535
9488 6418 4935
1947
help@uidai.gov.in
www.uidai.gov.in


Government of India
நிவேதா ர
Nivetha R
பிறந்த நாள்/DOB: 25/04/2000
பெண்/ FEMALE
7907 4918 3196
VID : 9199 1785 2709 8879
எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India
முகவரி:
C/O ரமேஷ், 11, கார்னேஷன் தெரு,
உனந்தர்பேட்டை, விழுப்புரம்,
தமிழ் நாடு - 606107
Address:
C/O Ramesh, 11, Garneshan Street,
Unundurpet, Villupuram,
Tamil Nadu - 606107
7907 4918 3196
VID : 9199 1785 2709 8879
1947 | help@uidai.gov.in | www.uidai.gov.in

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# Our services go beyond

## Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

## Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

## Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

## NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

## Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

# Smarter Tools, Stronger Decisions

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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OMR Thoraipakkam,
Chennai, India

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