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DIGITALLY VERIFIED RECORD

10414/2026 P/975/2026

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FC 483034

VR. Foundation
Chennai-116

23 MAY 2026

A.S. SIVASUNDARAM
STAMP VENDOR
L.No.12144/M1/96, Dt.30.9.97
No.159, Arcot Road, Porur, Ch-116.

IRREVOCABLE POWER OF ATTORNEY

THIS IRREVOCABLE POWER OF ATTORNEY IS MADE AND EXECUTED AT CHENNAI ON THIS 1ST DAY OF JUNE 2026 BY M/s. ARUN EXCELLO CONSTRUCTIONS LLP, (LLPIN: AAA-3941), PAN : AAUFA2577J, a Limited Liability Partnership, registered under the Limited Liability Partnership Act, 2008, with the Registrar of Companies, Chennai, Tamil Nadu, having its office at Bhattad Towers, II Floor, 18 West Cott Road, Royapettah, Chennai – 600014, duly represented herein by its Authorized Signatory Mr. A.R. SAHASRANAMAM, S/o. A.V Ramakrishnan, (Aadhaar No. 6792 4868 5096) aged about 69 years, (Authorized vide Board Resolution dated 29.04.2026), hereinafter referred to as the **'PRINCIPAL or the PARTY OF THE FIRST PART'**

VR FOUNDATION

Proprietor

For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 1

Resolution dated 29.04.2026) residing at No. 16/10, Hanumantha Road, Royapettah, Chennai - 600014, hereinafter referred to as the **'PRINCIPAL or the PARTY OF THE FIRST PART'**

TO AND IN FAVOUR OF

M/s. VR FOUNDATION, a Proprietorship concern, having its office No.93, Kundrathur High Road, Vigneshwara Nagar, Porur, Chennai - 600 116, represented by its Proprietor **Mr. M. RATHENAPANDI** (Aadhar No. 8407 3537 8687) (PAN: DKPPR5050D) aged about 26 years, son of Mr. S. Moorthy, residing at No.3, 1st Street, Manali Saravana Nagar, Mangadu, Chennai-600 112, hereinafter called the **"POWER OF ATTORNEY/ POWER AGENT or the PARTY OF THE SECOND PART".**

WHEREAS, the Principal is the owner absolute owner of the all that piece and parcel of the vacant land situated at Thirunindravur Madura Kosavampalayam village (Thirunindravur 'B' Village), Avadi Taluk, (formerly Poonamallee Taluk) Tiruvallur District, comprised in **Survey No.352/2A** measuring an extent of **60.47 cents (92 Cents** (less 31.53 Cents gifted to Chennai Corporation Vide Gift Deed dated 04.12.2023 bearing Doc.No.18829 of 2023, SRO.Avadi) balance land measuring **60.47 Cents)** which is more fully described in the Item No. 1 of the Schedule hereunder and hereinafter referred to as Item No. 1 of Schedule mentioned Property.

WHEREAS, the Principal is the owner absolute owner of the all that piece and parcel of the vacant land situated at Thirunindravur Madura Kosavampalayam village (Thirunindravur 'B' Village), Avadi Taluk, (formerly Poonamallee Taluk) Tiruvallur District, comprised in **Survey**

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For ARUN EXCELLO CONSTRUCTIONS LLP

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Document No. 1044 of 2026 of Book I
Contains 28 Sheets 2 Sheet

No.352/2B Part, (R.S.No.352/2B1) measuring an extent of **12.53 Cents (22 Cents out of 121 Cents,** (less 9.47 Cents gifted to Chennai Corporation Vide Gift Deed dated 04.12.2023 bearing Doc.No.18829 of 2023, SRO.Avadi) balance land measuring **12.53 Cents)** which is more fully described in the Item No. 2 of the Schedule hereunder and hereinafter referred to as Item No. 2 of Schedule mentioned Property.

WHEREAS, the Principal is the owner absolute owner of the all that piece and parcel of the vacant land situated at Thirunindravur Madura Kosavampalayam village (Thirunindravur 'B' Village), Avadi Taluk, (formerly Poonamallee Taluk) Tiruvallur District, comprised in **Survey No.352/4B** measuring an extent of **16.82 Cents (31 Cents** (less 14.18 Cents gifted to Chennai Corporation, Vide Gift Deed dated 04.12.2023 bearing Doc.No.18829 of 2023, SRO, Avadi) balance land measuring **16.82 Cents)** which is more fully described in the Item No. 3 of the Schedule hereunder and hereinafter referred to as Item No. 3 of Schedule mentioned Property.

WHEREAS the PRINCIPAL has purchased the following the land in the following manner;

1) A sale deed dated 13.06.2018, executed by Mr. D. Babu to and in favour of the principal herein, through registered deed, vide document No. 6699/2018 on the file of SRO Avadi.

2) A sale deed dated 13.06.2018, executed by Mr. D. Babu to and in favour of the principal herein, through registered deed, vide document No. 6701/2018 on the file of SRO Avadi.

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Proprietor

For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 3 Sheet

WHEREAS the Principal herein are absolute owner of Item 1, Item 2 and Item 3 of schedule hereunder written through the above said sale deeds and Patta vide Patta No. 4394 for Item No. 1 and 2 and 4395 for Item No. 3 respectively issued in their favour, thereby confirming their possession and enjoyment and Item No. 1, 2 and 3 are, hereinafter collectively referred to as the "**SAID PROPERTY**".

WHEREAS the Principal herein are desirous of developing the **"SAID PROPERTY"** and for the said purpose do hereby appoint, nominate and constitute the Attorney/Agent aforesaid as their true and lawful Attorney/Agent to do for and on behalf of the Principal of all or any of the following acts, deeds and things.

NOW THIS GENERAL POWER OF ATTORNEY WITNESSTH AS FOLLOWS:

1. In Pursuance of this power of Attorney, the Party of the Second Part has paid a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of RTGS vide UTR No. CIUBH26149401634, dated 29.05.2026 and the Party of the First Part hereby acknowledges the same.

2. To negotiate for the sale of the schedule mentioned property for such sale price of consideration as our Attorney may think it fit and proper either in whole or in part or piece.

3. To enter into Agreements, Memorandum of Understanding and construction Agreement with intending purchasers, to receive advance or full sale price, regarding sale of the schedule mentioned property from the purchaser or purchasers and to give proper and expedient receipts thereof for us and on our behalf, to sign, execute and register any sale

VR FOUNDATION

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For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 4 Sheet

deed, Ratification Deed and rectification deed if required and/or other deed or transfer/ assigns in favour of any person(s), in respect of any right/interest including any right of way or enjoyment of common amenities relating to the schedule mentioned property either in whole or as divided or 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 our Attorney.

4. To execute, sign and present all or any applications, forms, letters, representations, authorizations, affidavits, indemnity bonds, declarations, undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Chennai Metropolitan Development Authority (CMDA) / Department of Town and Country Planning (DTCP), Corporation/Municipality, Panchayat Union, Panchayat, Local Authorities or any other Appropriate Authority, including but not limited to Revenue Authorities, Tahsildar, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Chennai Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests (MOEF), Indian Green Building Council (IGBC), Tamilnadu Pollution Control Board (TNPCB), Airport Authority of India (AAI), Indian Air force (IAF), Fire & Rescue Dept., Police Department, TANGEDCO (Formerly TNEB), Real Estate Regulatory

VR FOUNDATION

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For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

Document No...1044..of 2026 of Book I
Contains...28...Sheets...5...Sheet

Authority (RERA), National Highways Authority of India (NHAI), Highways Department, Archeological Survey of India (ASI), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may be in respect of any and all matters relating to and connected with the **"SAID PROPERTY"** including:-

A. Any conversion, sub-division, Consolidation/reconstitution, Amalgamation or reclassification of the land or any part thereof.

B. Apply, submit and obtain sanctions, permissions, demolitions, approvals, completion certificates, in respect of the proposed construction of the building or buildings and development activity.

C. To obtain Government Order for the construction of multistoried building, special building if necessary, and to apply, submit and obtain permission, no objection certificates from any or all the concerned authorities in this regard.

D. Apply for additions, revisions, demolitions and alterations to the existing building or proposed buildings, if any, that may be constructed thereon.

E. Apply for and pay the necessary charges including premium FSI, in this regard to the concerned authorities and sign all necessary documents, etc., in this regard.

F. Obtaining fresh services and/or to transfer existing services in respect of electricity service connections, Solar Photo Voltaic system, water supply, drainage and sewerage and such other connections as may be required

G. Pay all developmental charges, deposits, fees and payments levied by any authorities in this regard

VR FOUNDATION

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AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Bo

I Contains 28 Sheets 6 Sh

5. To pay, deposit and apply for refunds/compensation and receive the same from Central Government, State Government, local authorities including but not limited to Chennai Metropolitan Development Authority/Department of Town and Country Planning, Municipality/Corporation of Chennai, Water Supply and Sewerage Board, Electricity Department, Land Acquisition Authorities and sign and issue receipts, Indemnity bonds, declarations etc., for this purpose.

6. Apply and obtain legal heirship certificates, Patta, and other documents from the Tahsildar

7. To Apply and obtain, No Objection Certificates (NOC) from Central Government, State Government, local authorities including but not limited to the Tahsildar/PWD/CMWSSB /WRD/SEIAA/MOEF/IGBC/TNPCB/Fire & Rescue Dept., TNPCB, and or any other competent Authorities.

8. To execute necessary deed/s or gift deed for earmarking/gifting OSR area to the Chennai Metropolitan Development Authority/ Department of Town and Country Planning, Municipality/ Corporation of Chennai or to the local authorities as per Development Control Rules and also to execute such documents for the purpose of road widening, if necessary and to do incidental works thereon on our behalf including signing necessary plans, applications, declaration etc pertaining to the **"SAID PROPERTY"**.

9. To entrust the construction work to any person at their discretion and do such incidental works which are required for the purpose of putting up construction over the **"SAID PROPERTY"**. To appoint

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For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Book I Contains 28 Sheets 7 Sheet

architects, engineers, skilled and unskilled labourers, contractors, sub-contractors and do such things which are necessary for demolition, construction, development etc on the **"SAID PROPERTY"**.

10. To issue notice and evict any trespasser or unauthorised occupants etc., if any from the said property and initiate such legal action as may be necessary.

11. To appear in any court, tribunal or authority to institute, conduct, prosecute and to defend any proceedings in respect of the said property, to sign and verify all the pleadings, affidavits, vakalats or papers and to appoint advocates or legal practitioners for such purposes, file appeal, revision applications, compromise, compound and withdraw or take such other proceedings, and to prosecute such judgments and decrees to final adjudication and to take execution proceedings against the said property and person of judgment debtors.

12. To do all such acts, deeds and things for and on our behalf in relation to the aforesaid matters concerning the **"SAID PROPERTY"** as shall be required or deemed proper and necessary.

13. And generally to do all such acts, deeds and things as the attorney shall think expedient for the purpose mentioned hereinabove in all respects as we could ourselves have done and we hereby agree to ratify and we do hereby ratify all acts, deeds, things and assurances done, executed and made by the said attorney pursuant to the Power conferred as if the same is done, executed and made by us if personally present.

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Proprietor

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AUTHORISED SIGNATORY

Document No...10414...of 2026 of Book I
Contains....28.....Sheets.....8....Sheet

14. The Attorney shall maintain true and correct accounts for all the transactions done by them.

15. The Principal herein confirm that the above mentioned acts, Deeds and things done by the Attorney/Agent with respect to the said property will be binding on the Principal and the Principal do hereby agree and undertake to ratify and confirm the said acts, deeds and things whatsoever that the lawful Attorney/Agent may do or cause to be done by virtue of these presents.

16. The Parties expressly agree that the said Power of Attorney shall be irrevocable and coupled with interest within the meaning of Section 202 of the Indian Contract Act, 1872, the Developer having acquired valuable rights and interests and having undertaken substantial financial commitments, investments and obligations pursuant to this Agreement. Accordingly, such Power of Attorney shall not be revoked, cancelled, terminated or withdrawn by the Owner/Purchaser during the subsistence of this Agreement and until completion of the Project and fulfillment of all obligations contemplated herein.

17. All acts, deeds, matters and things lawfully performed by the Power Agent under such Power of Attorney shall be deemed to have been validly performed by the Owner/Purchaser and shall be final and binding upon the Owner/Purchaser and his/her successors, legal representatives and assigns.

18. Any attempt by the Owner/Purchaser to revoke or interfere with the said Power of Attorney contrary to the terms hereof shall constitute a material breach of this Agreement and shall entitle the Developer to seek

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For ARUN EXCELLO CONSTRUCTIONS LLP

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Document No. 10414 of 2026 of Book I
Contains 28 Sheets 9 Sheet

specific performance, injunctive relief, damages and all other remedies available under law.

SCHEDULE

ITEM - 1

All that piece and parcel of vacant land bearing **Survey No.352/2A** measuring an extent of **92 Cents** (less 31.53 Cents gifted to Chennai Corporation Vide Gift Deed dated 04.12.2023 bearing Doc.No.18829 of 2023, SRO.Avadi) balance land measuring **60.47 Cents,** situated at **Thirunindravur Madura Kosavanpalayam Village, (Thirunindravur 'B' Village), Avadi Taluk (formerly Poonamallee Taluk), Thiruvallur District** and bounded on the,

North	:	S.Nos.352/2B & 352/4B
South	:	S.No.353/1
East	:	18 Meter Road
West	:	S.No.343, 353/1 & 352/1

Situate within the Registration District of Tiruvallur & Sub Registration District of Avadi.

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Document No....1044..of 2026 of Book I

Contains....28....Sheets....1a..Sheet

ITEM - 2

All that piece and parcel of vacant land bearing **Survey No.352/2B Part, (R.S.No.352/2B1)** measuring an extent of **22 Cents out of 121 Cents,** (less 9.47 Cents gifted to Chennai Corporation Vide Gift Deed dated 04.12.2023 bearing Doc.No.18829 of 2023, SRO.Avadi) balance land measuring **12.53 Cents,** situated at **Thirunindravur Madura Kosavanpalayam Village, (Thirunindravur 'B' Village), Avadi Taluk (formerly Poonamallee Taluk), Thiruvallur District** and bounded on the,

North	:	S.No.352/2B part
South	:	S.No.352/2A
East	:	S.No.352/4B
West	:	S.No.352/1

Situate within the Registration District of Tiruvallur & Sub Registration District of Avadi.

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For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 11 Sheet

ITEM - 3

All that piece and parcel of vacant land bearing **Survey No.352/4B** measuring an extent of **31 Cents** (less 14.18 Cents gifted to Chennai Corporation, Vide Gift Deed dated 04.12.2023 bearing Doc.No.18829 of 2023, SRO.Avadi) balance land measuring **16.82 Cents,** situated at **Thirunindravur Madura Kosavanpalayam Village, (Thirunindravur 'B' Village), Avadi Taluk (formerly Poonamallee Taluk), Thiruvallur District** and bounded on the,

North	:	S. No 352/4A
South	:	S.No.352/2A Part
East	:	18 meter road
West	:	S.No.352/2B Part

Situate within the Registration District of Tiruvallur & Sub Registration District of Avadi.

The Market Value of the Property Item 1, 2 and 3 is Rs. 89,82,000/- (Rupees Eighty Nine Lakhs Eighty Two Thousand Only)

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Document No. 10414 of 2026 of Book I Contains 28 Sheets 12 Sheet

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER OF ATTORNEY HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE NOTED.

VR FOUNDATION

Proprietor

POWER OF ATTORNEY

For ARUN EXCELLO CONSTRUCTIONS LLP

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PRINCIPAL

WITNESSES:

1. **Mr. BHARATH KRISHNAN, (Aadhaar No.5588-2860-6227)**, S/o. Mr. Ramachandran, aged about **29 years,** residing at Plot No 23, Flat No-S1, Eskay Homes, Thanthai Periyar Nagar, 3rd Cross Street, Near Amman Kovil, Kumananchavadi, Poonamallee, Tiruvallur, Tamil Nadu -600056

2. **Mr. SURESH BABU B, (AADHAAR No. 7279 8431 4714), S**/o. Mr. Babu, aged about **25** years, residing at No. 4/2, Somasundaram 1st Street, Ayanavaram, Chennai, Tamil Nadu – 600023.

Drafted By:

Mrs. Vishali Sekar, Advocate, Enrl.No.2435/2018
Flat No. 506, Legendary Super 60, Narayanaswamy 1st Street, West Saidapet, Chennai – 600 015,
Mobile No. 9710401053



Document No. 10414 of 2026 of Book I
Contains 28 Sheets 13 Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் **வட்டம் : ஆவடி**

வருவாய் கிராமம் : திருநின்றவூர் ஆ **பட்டா எண் : 4394**

உரிமையாளர்கள் பெயர்

1. - ... எம்.எஸ்.அருண் எக்ஸ்செல்லோ கண்ஸ்ட்ரக்ஷன் எல் எல் பி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
352	2A	--	--	0 - 37.00	3.66	--	--	2018/0103/01/084944--2638/1424 ------ Digitally signed: Deepa S. Zonal Deputy Tahsildar 17/08/2018 05:19:33:PM
352	2B1	--	--	0 - 9.00	0.89	--	--	2018/0103/01/084944--2018/01/12/000351SD ------ Digitally signed: Deepa S. Zonal Deputy Tahsildar 17/08/2018 05:19:33:PM
				0 - 46.00	4.55			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/12/050/04394/50060** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 29-05-2026 அன்று 02:16:40 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

VR FOUNDATION
Proprietor

For ARUN EXCELLO CONSTRUCTIONS LLP
AUTHORISED SIGNATORY

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 14 Sheet

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : ஆவடி

வருவாய் கிராமம் : திருநின்றவூர் ஆ பட்டா எண் : 4395

உரிமையாளர்கள் பெயர்

1. - ... எம்.எஸ்.அருண் எக்ஸ்செல்லோ கண்ஸ்ட்ரக்ஷன் எல் எல் பி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
352	4B	--	--	0 - 12.50	1.24	--	--	2018/0103/01/084949- -- ------ Digitally signed: Deepa S. Zonal Deputy Tahsildar 17/08/2018 05:21:19:PM
				0 - 12.50	1.24			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/01/12/050/04395/50071** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-06-2026 அன்று 02:29:14 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

VR FOUNDATION

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AUTHORISED SIGNATORY

Document No...1044...of 2026 of Book I

Contains...28.....Sheets...15.....Sheet

Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப்பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

(நீதிப்பேராணை எண். 22163/2018 ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

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

VR FOUNDATION

Proprietor

ஆவணத்தை எழுதிப்பெறுபவர்களின்

கையொப்பம்

For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY

ஆவணத்தை எழுதிக்கொடுப்பவர்களின்

கையொப்பம்

Document No....1044....of 2026 of Book I

Contains....28....Sheets....16....Sheet

ARUN EXCELLO

EXTRACTS OF THE RESOLUTIONS PASSED AT THE MEETING OF THE PARTNERS OF ARUN EXCELLO CONSTRUCTIONS LLP HELD ON WEDNESDAY, THE 29TH DAY OF APRIL, 2026 AT 04.30 P.M. AT "BHATTAD TOWERS", NO. 18, WEST COTT ROAD, ROYAPETTAH, CHENNAI- 600 014

AUTHORISATION GIVEN TO SIGN AND EXECUTE DOCUMENTS ON BEHALF OF THE LLP

"RESOLVED THAT, the Partners do hereby give their consent for the sale of Land pertains to LLP bearing Survey Nos: i) 352/2B2 to an extent of 86.34 Cents, ii). 352/2A to an extent of 60.47 Cents, iii) 352/2B1 to an extent of 12.53 Cents and iv) 352/4B to an extent of 16.82 Cents, admeasuring to a total extent of **176.16 Cents** situated at Thirunindravur Madura Kosavanpalayam Village (Thirunindravur 'B' Village), Avadi Taluk (formerly Poonamallee Taluk), Thiruvallur District."

"FURTHER RESOLVED THAT, the Partners of the LLP do hereby authorize Mr. P.Suresh, Designated Partner (Aadhaar Number: 8231 5461 4506) S/o Mr. V.Panchapakesan or Mr. A.M.Sundar, Partner (Aadhaar Number: 2595 1381 3085) S/o Mr. G.Arunachalam or Mr. A.R.Sahasranamam, Manager- Customer Relations (Aadhaar Number: 6792 4868 5096) S/o Mr. A.V.Ramakrishnan or Mr. M.Senthil Kumar, Manager- Customer Relation (Aadhaar Number: 8562 9211 5471) S/o Mr. Mani be and are hereby authorized severally to sign and execute sale agreement, sale deed/s and General Power of Attorney on behalf of LLP to M/s VR Foundations and to do all such acts and deeds as may be required in this regard."

"FURTHER RESOLVED THAT, the Partners be and are hereby authorised to sign the copy of the resolution and be furnished to the necessary authorities for their records."

/CERTIFIED TRUE COPY/

PLACE: CHENNAI
DATE: 29.04.2026

For ARUN EXCELLO CONSTRUCTIONS LLP
Designated Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Designated Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

For ARUN EXCELLO CONSTRUCTIONS LLP
Partner

Document No. 1044 of 2026 of Book 1
Sheets 17/Sheets 29

Bhattad Towers, 18, West Cott Road, Royapettah, Chennai - 600 014.

P/ Avadi/ 975 / 2026

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 9704 of 2026

I hereby certify that a sum of ₹ 1,29,820/- (Rupees One Lakh Twenty Nine Thousand Eight Hundred and Twenty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. A R SAHASRANAMAM residing at Bhattad Towers, II Floor, 18 West Cott Road, Royapettah, Chennai, royapettah, Egmore, Chennai, Tamil Nadu, India, 600014.

Sub Registrar: Avadi
Date: 01/06/2026

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

SUB-REGISTRAR
AVADI

Presented in the office of the Sub Registrar of Avadi and fee of ₹ 1,01,930/- paid at 05:18 PM on the 01/06/2026 by

Left Thumb



Additions as per recitals of document

Execution admitted by

Left Thumb



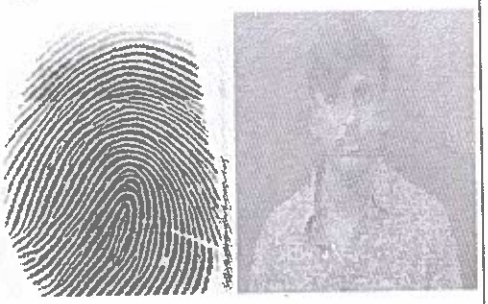
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0333943e8b278cd49614c18a12b5ed97963638a

(Details from UIDAI : Sahasranamam A R S/O: Ramakrishnan, 01-01-1957, xxxxxxxx5096)



Document No.....1044 of 2026 of Book I
Contains.....28.....Sheets.....1.....Sheet

P/ Avadi/ 975 / 2026

Claim admitted by Left Thumb 	9363946667 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:911474415c237757fd64d8293d0820569b4571a **(Details from UIDAI : Rathenapandi M S/O: Moorthy, 12-02-1999, xxxxxxxx8687)**	
Consenting Witness 1 Left Thumb 	8608972206 BHARATH KRISHNAN Son of RAMACHANDRAN NO. 23 ESKAY HOMES, FLAT NO S1, THANTHAI PERIYAR NAGAR 3RD STREET KUMANANCHAVADI, Tiruvallur, Tamil Nadu, India, 600056. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8663202930f9be31f024c19805b0a2e6805f588 **(Details from UIDAI : Bharath Krishnan Ramachandran, 17-11-1998, xxxxxxxx6227)**	
Consenting Witness 2 Left Thumb 	6380813037 SURESH BABU B Son of BABU 4/2, Somasundaram 1st Street, Ayanavaram, Chennai, Tamil Nadu 600023, Chennai, Tamil Nadu, India, 600023. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7772223d39d71bfae4140d69d3203420c43c26c **(Details from UIDAI : Suresh Babu B C/O Babu A, 11-06-2000, xxxxxxxx4714)**	
Identified by Witness 1 Left Thumb 	B B. Thoral Document No...1044..of 2026 of Book 1	

P/ Avadi/ 975 / 2026

Identified by Witness 2 Left Thumb 	 Additions as per recitals of document	

1st day of June 2026

SRINIVASAN G A
Sub Registrar
Avadi

SUB-REGISTRAR
AVADI

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

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 20 Sheet

The difference in amount of fees namely ₹ 0/- (Rupees Zero only) between the registration fees levied for the value set forth in the document and for the value arrived now, have been collected on 01/06/2026.

Date: 01/06/2026

Signature of Registering Officer

SUB-REGISTRAR
AVADI

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 9705 of 2026

I hereby certify that a sum of ₹ 0/- (Rupees Zero only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from residing at

Sub Registrar: Avadi
Date: 01/06/2026

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

SUB-REGISTRAR
AVADI

The difference in amount of stamp duty namely ₹ 0/- (Rupees Zero only) between the stamp duty levied and the stamp duty to be levied for the market value of ₹ 0/- (Rupees Zero only) for this document have been collected from Mr. A R SAHASRANAMAM on 01/06/2026.

Date: 01/06/2026

Signature of Registering Officer
Avadi

SUB-REGISTRAR
AVADI

Document No. 10414 ....of 2026 of Book I
Contains 28 Sheets 2 1 Sheet

Registered as Number **R/Avadi/Book-1/10414/2026**.

Date: 01/06/2026

Avadi

SRINIVASAN S A
Sub Registrar

SUB REGISTRAR
AVADI

Document No. 10414 of 2026 of Book I
Contains 28 Sheets 22 Sheet

Registering Officer



For ARUN EXCELLO CONSTRUCTIONS LLP

AUTHORISED SIGNATORY





Document No...10414...of 2026 of Book I
Contains...28...Sheets...28...Sheet

இந்திய அரசாங்கம்
Government of India



ரத்தினபாண்டி மூ
Rathenapandi M
பிறந்த நாள்/DOB: 12/02/1999
ஆண் / MALE

Issue Date: 03/07/2013

8407 3537 8687
VID : 9166 9063 2977 3396

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி:
S/O: மூர்த்தி, எண் 3, 1வது தெரு, மணலி
சரவணா நகர், மாங்காடு, காஞ்சிபுரம்,
தமிழ் நாடு - 600122

Address:
S/O: Moorthy, NO 3, 1ST STREET, MANALI
SARAVANA NAGAR, MANGADU,
Kancheepuram,
Tamil Nadu - 600122

Download Date: 13/02/2023

8407 3537 8687
VID : 9166 9063 2977 3396

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DKPPR5050D

नाम / Name
M RATHENAPANDI

पिता का नाम / Father's Name
SERMAPANDI MOORTHY

जन्म की तारीख / Date of Birth
12/02/1999

हस्ताक्षर / Signature



Document No...10414...of 2026 of Book I
Contains...28...Sheets...24...Sheet

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00974/29075

To
பரததிகிருஷ்ணன
Bharathkrishnan
Ramachandran,
No 23 flat no s1 eskay homes,
Thanthai periyar nagar 3 cross street,
Near amma kovil,
Kumanachavadi,
VTC: Poonamallee,
PO: Poonamallee,
District: Tiruvallur,
State: Tamil Nadu,
PIN Code: 600056,
Mobile: 8608972206

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5588 2860 6227

VID : 9116 5950 5131 5113

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India



பரத்திகிருஷ்ணன்
Bharathkrishnan
பிறந்த நாள்/DOB: 17/11/1998
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும் குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல பீது சரிபார்க்கும் மட்டுமே பயன்படுத்தப்பட வேண்டும் ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல் ஆ பல்லன xml

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

Aadhaar no. issued: 30/11/2013

5588 2860 6227

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

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

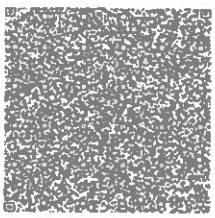
இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:
ராமசந்திரன், நோ 23 பிளாட் நோ எஸ்1 எஸ்கய் ஹோம்ஸ், தந்தை பெரியார் நகர் 3 கிராஸ் ஸ்ட்ரீட், நேஅர் அம்மா கோவில், குமனசசாவடி, பூனைமல்லி, பூனைமல்லி, திருவள்ளூர், தமிழ் நாடு - 600056

Address:
Ramachandran, No 23 flat no s1 eskay homes, Thanthai periyar nagar 3 cross street, Near amma kovil, Kumanachavadi, Poonamallee, PO: Poonamallee, DIST: Tiruvallur,

Details as on: 19/01/2024



5588 2860 6227

VID : 9116 5950 5131 5113

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Document No. 1064/4 of 2026 of Book I
Contains 28 Sheets 25 Sides



இந்திய அரசாங்கம்
Government of India
சுரேஷ் பாபு பா
Suresh Babu B
பிறந்த நாள் / DOB : 11/06/2000
ஆண்பால் / Male

7279 8431 4714

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

முகவரி:
S/O: பாபு, 4/2, சோமசுந்தரம் 1 வது தெரு, அயனாவரம், அயனாவரம், சென்னை, அயனாவரம், தமிழ் நாடு, 600023

Address:
S/O: Babu, 4/2,
SOMASUNDARAM 1ST STREET,
AYANAVARAM, Aynavaram,
Chennai, Aynavaram, Tamil Nadu,
600023

7279 8431 4714

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Document No. 1044 of 2026 of Book I
Contains 28 Sheets 26 Sheet





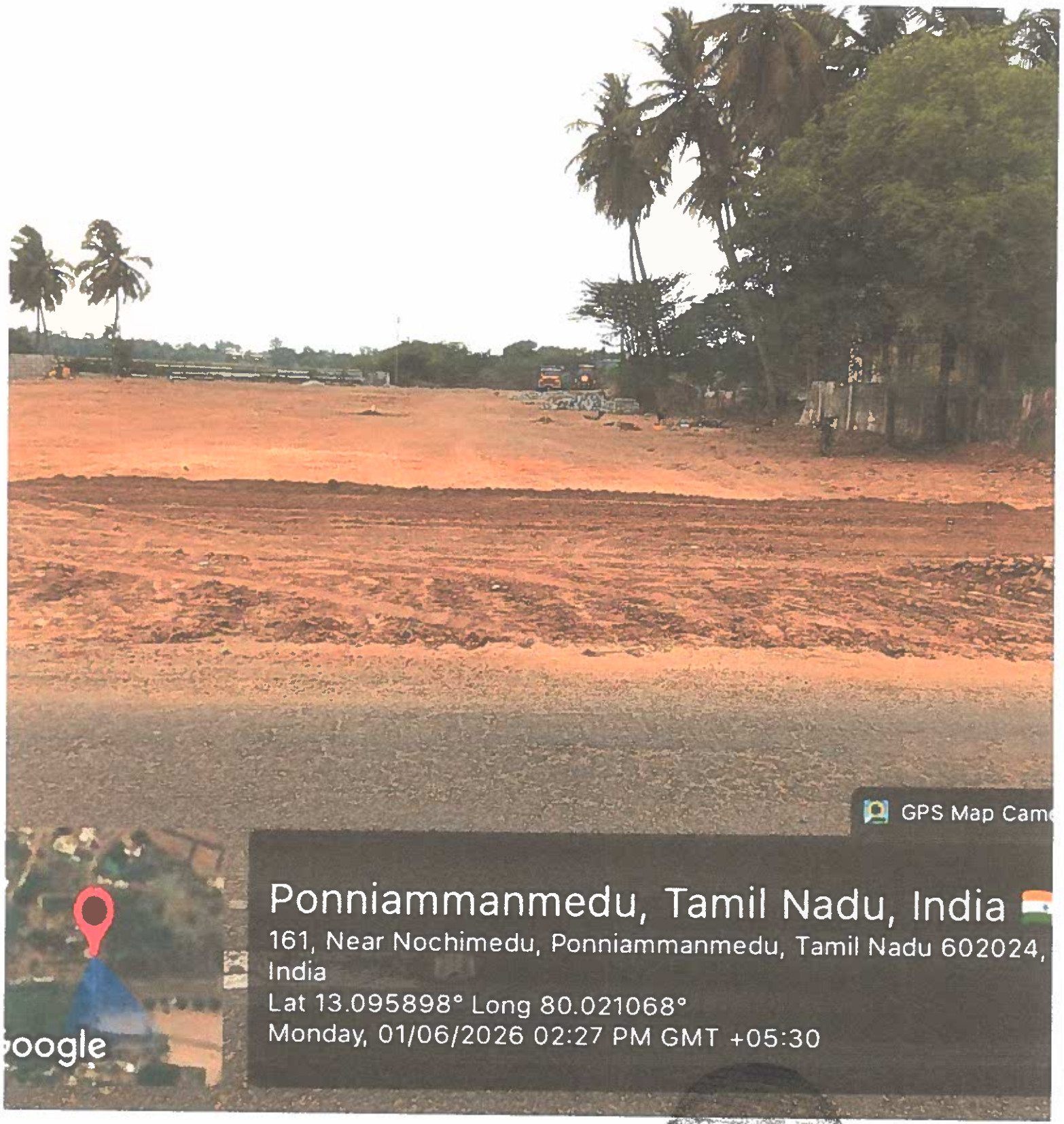
B. B. Thamil





R. Thulasi

Document No.10414 of 2026 of Book I
Contains 28 Sheets 27 Sheet



VR FOUNDATION

Document No. 10414 of 2026 of Book I Contains 28 Sheets 28 Sheet

ARUN EXCELLO CONSTRUCTIONS LLP

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.