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9581/2025TP/2368924420/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd

Thatchur

EY 563703

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
நெ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS EXECUTED AT PONNERI ON THE 23RD DAY OF OCTOBER 2025 BY

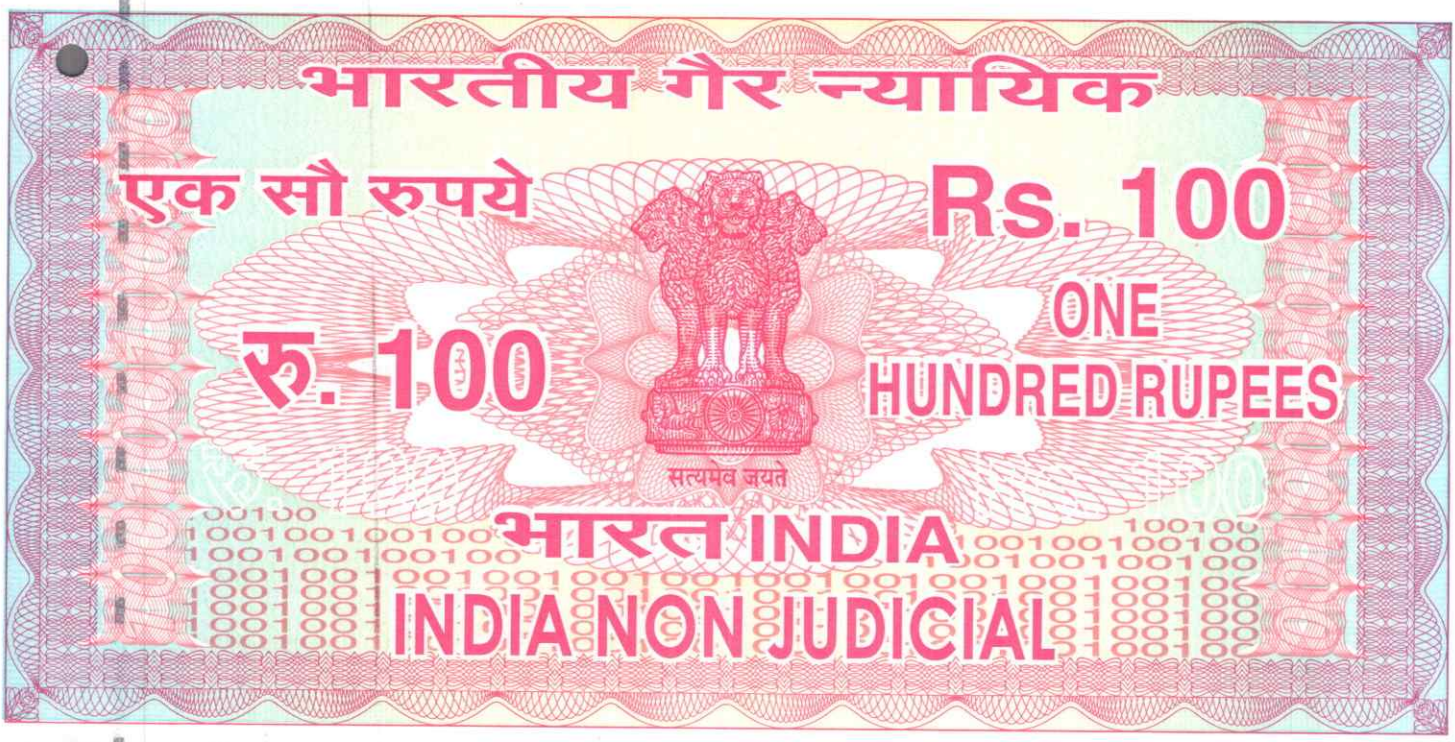
Mr.VENKATESWARA RAO R, son of Mr.Rajendra Rao, aged 55 years (AADHAAR No. 3403 1166 4149 & PAN: AMCPV0742L) and residing at Plot No.20, Door No.19/A, Maruthi Nagar Main Road, Rajakilpakkam, Selaiyur, Kancheepuram-600 073, represnted by his Power Agent, **K.RAMESH BABU,** Son of Mr.Krishnama Naidu, aged **56** years (AADHAAR No.8071 1264 3663 & PAN:ANMPR6802J) and residing at No.1/148, Velammal Avenue, Chennivakkam Village, Jagannathapuram Post, Thiruvallur District-600067.

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

Book 1 Containing 28 Sheets 1 Sheet ... of 2025 of ... Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025
Jaayam Ventures Private Ltd
Thatchur

EY 563704
V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எண். 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் என் 2229/ஆ4/92

(appointed vide General Power of Attorney Deed dated 18.10.2025, registered as Document Number.9546/2025, at the Office of Sub-Registrar, Ponneri), hereinafter called the "**VENDOR**" of the **ONE PART**.

TO AND IN FAVOUR OF

JAAYAM VENTURES PRIVATE LIMITED (CIN: U70100TN2017PTC116533) (PAN: AADCJ9782C), a company incorporated under the Companies Act, 2013, having its registered office at No.1/7, 2nd Floor, A Block, Ponneri High Road, Thatchur Village, Ponneri Taluk, Thiruvallur-601204, represented by its Director **Mr.ANAND KUMAR.J,** son of Mr.Jeevraj Paliwal, aged 45 years (AADHAAR No.6715 7812 3874)

For JAAYAM VENTURES PVT. LTD.

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DIRECTOR Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

भारतीय गैर न्यायिक

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தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563705

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் என் 2229/ஆ4/92

(authorised vide Board Resolution dated 07.10.2025), hereinafter referred to as "**PURCHASER**" of the **SECOND PART**.

The terms **VENDOR** and **PURCHASER,** wherever they occur, shall mean and include themselves, their heirs, legal representatives, executors, administrators, successors and assigns.

THE SEAL OF THE SUBREGISTRAR PONNERI

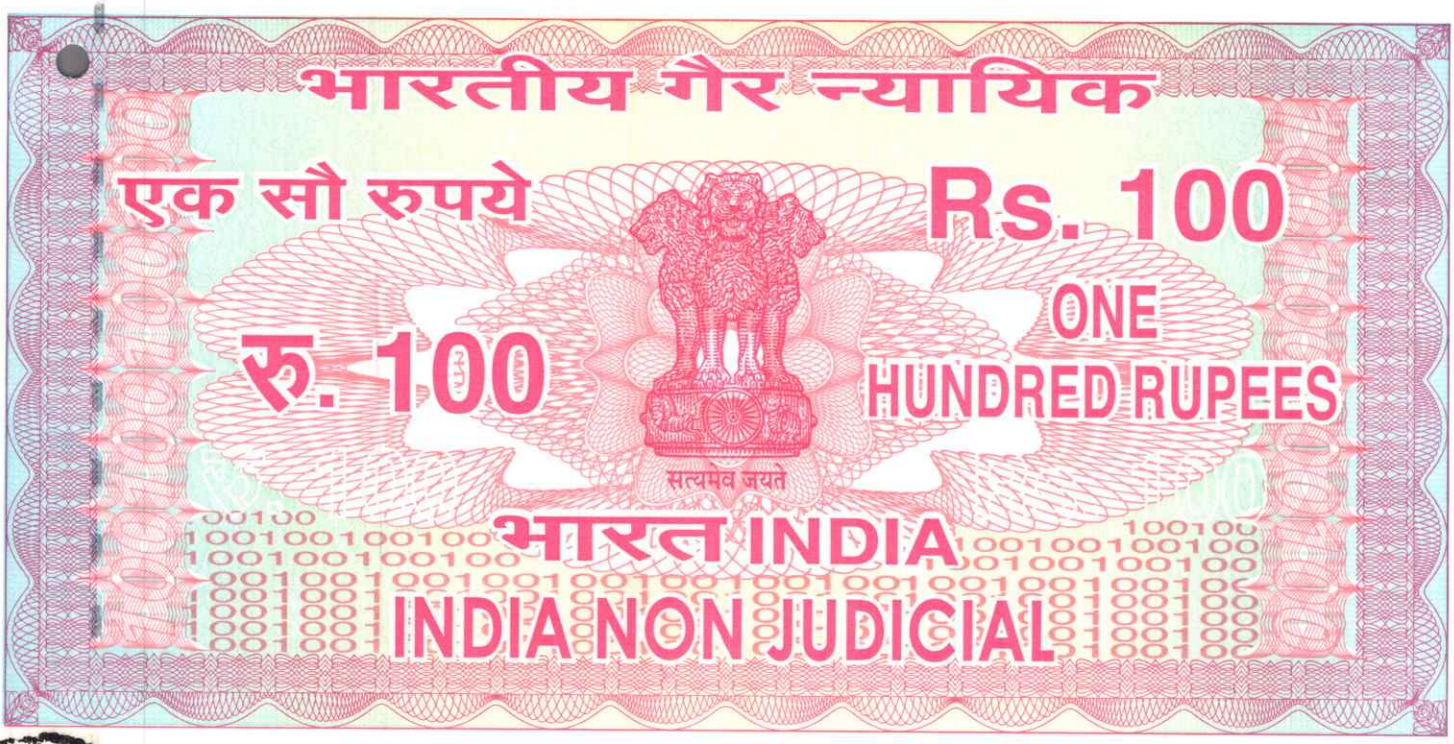
WHEREAS,

i. The land measuring 03 Acres and 58 Cents, comprised in Survey Number.152/1, situated at Anuppampattu Village, Ponneri Taluk, Tiruvallur District was acquired by Vasantha Kumari from her parents, 1.Kistammal and 2. Ethirajalu Naidu, vide Settlement Deed dated 25 May

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For JAAYAM VENTURES PVT. LTD.

DIRECTOR



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563706

வி.நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் என் 2229/ஆ4/92

1967, registered as Document Number.1547/1967, at the Office of Sub-Registrar, Ponneri.

ii. Thereafter, Vasantha Kumari obtained Patta bearing Number.628 for land comprised in Survey Number.152/1 measuring Hectares 1.45.0 Ares (03 Acres and 58 Cents) and situated at Anuppampattu Village, Ponneri Taluk, Tiruvallur District from Tahsildar, Ponneri Taluk.

iii. Since Vasantha Kumari has only life interest and her children has full rights of alienation as per the terms of the settlement deed dated 25 May 1967, registered as Document Number.1547/1967, R.Vasantha Kumari along with her daughter, Padmalochani Udaykumar settled the land

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For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563707

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
நெ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் என் 2229/ஆ4/92

measuring 03 Acres and 58 Cents, comprised in Survey Number.152/1, situated at Anuppampattu Village, Ponneri Taluk, Tiruvallur District, to and in favour of **Venkateswara Rao R (VENDOR), vide Settlement Deed dated 16.10.2025, registered as Document Number.9501/2025,** at the Office of Sub-Registrar, Ponneri.

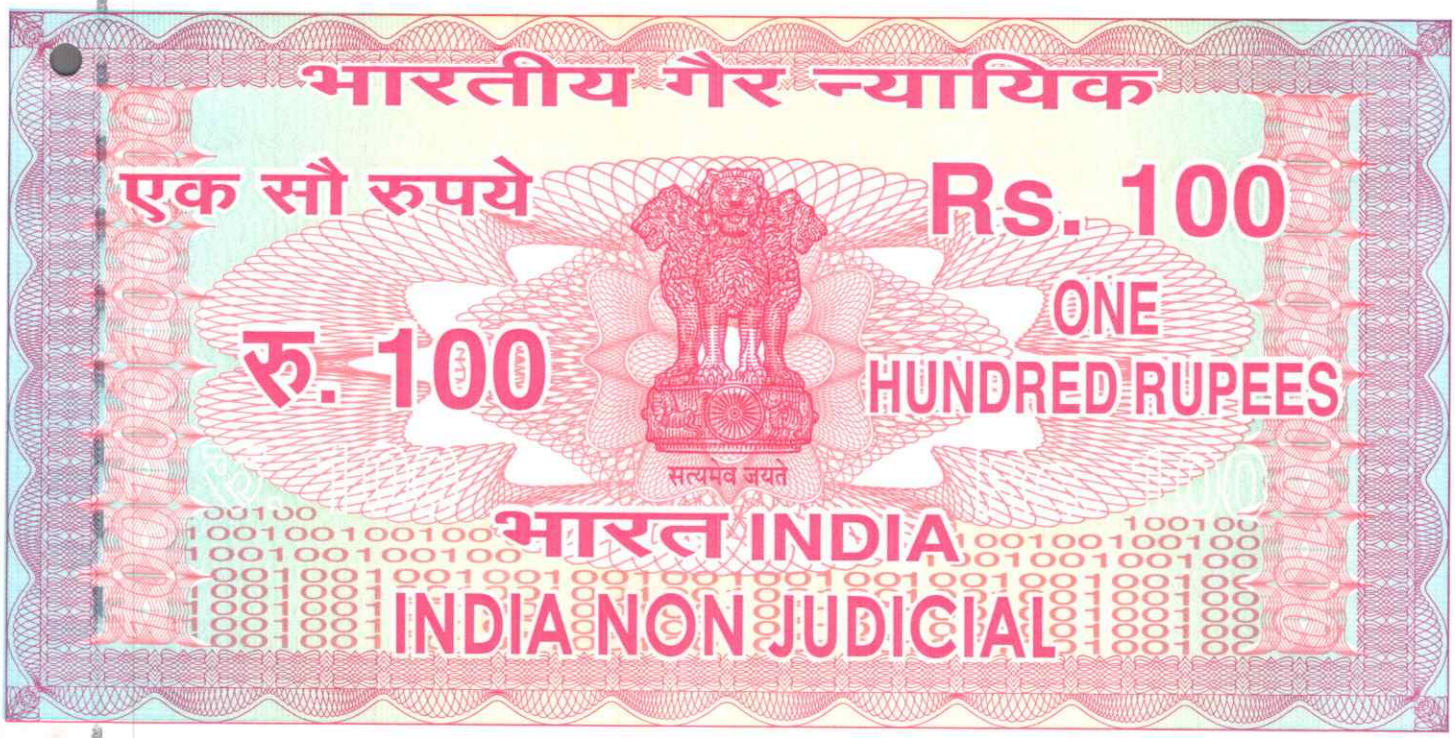
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Sub Registrar

iv. The **VENDOR** is the sole and absolute owner of the land measuring 03 Acres and 58 Cents, comprised in Survey Number.152/1, situated at Anuppampattu Village, Ponneri Taluk, Tiruvallur District, more fully described in the Schedule hereunder (hereinafter referred to as "Schedule property").

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563708

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
நெ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

v. The **VENDOR** executed a General Power of Attorney Deed dated 18.10.2025, registered as Document Number.9546/2025, at the Office of Sub-Registrar, Ponneri, appointed and nominated K.RAMESH BABU, as his duly constituted general power of attorney to deal with and sell the Schedule Property.

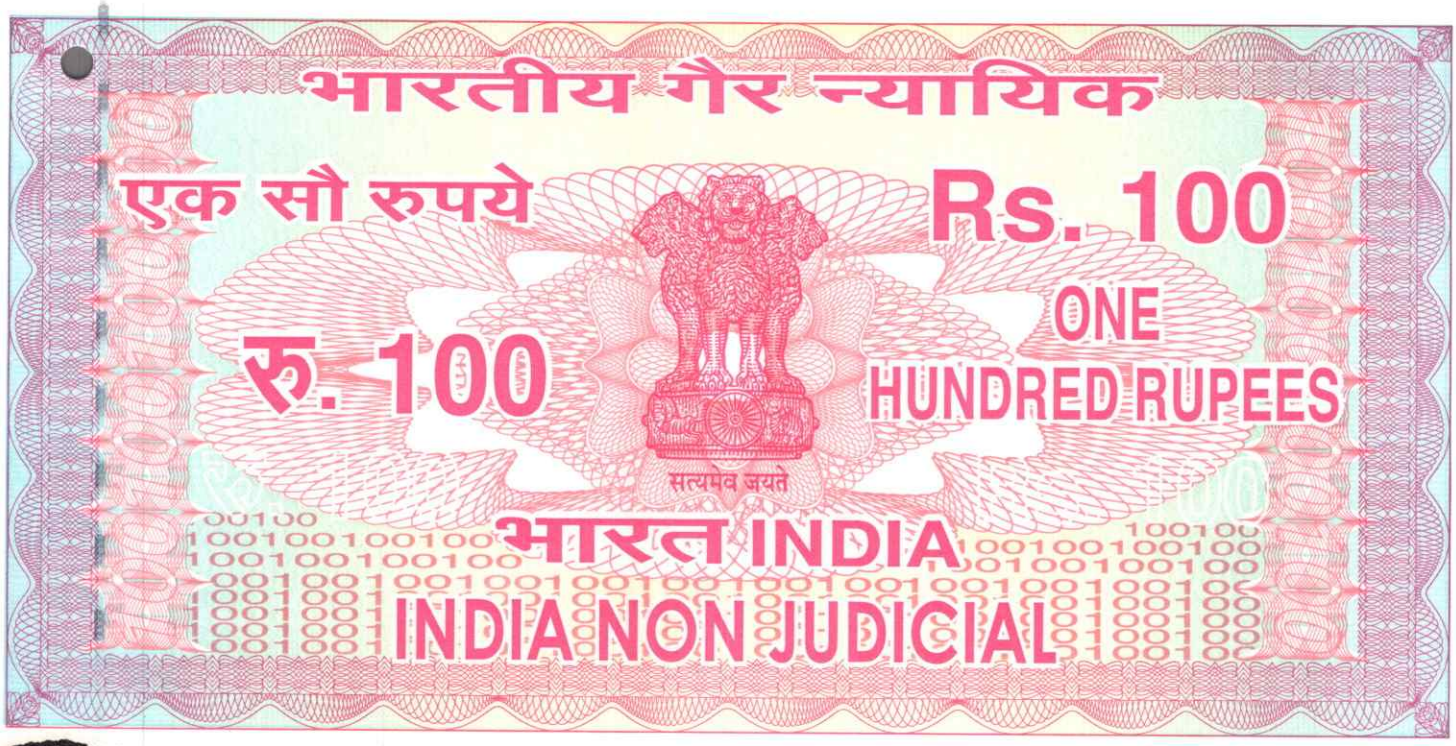
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The **POWER AGENT OF THE VENDOR**, being desirous of disposing the "Schedule Property" and the **PURCHASER** herein has agreed to purchase the "Schedule Property" for a total sale consideration of **Rs.1,07,40,000/- (Rupees One Crore Seven Lakh Forty Thousand Only).**

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563709

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
நெ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS: -

1. The VENDOR hereby agrees to sell, and the PURCHASER hereby agrees to purchase the "Schedule Property" for a total sale consideration of **Rs.1,07,40,000/-(Rupees One Crore Seven Lakh Forty Thousand Only).**
2. The PURCHASER has paid a sum of **Rs.60,00,000/- (Rupees Sixty Lakh Only)** in the following manner:
   i. Sum of **Rs.59,40,000/- (Rupees Fifty Nine Lakh Forty Thousand Only)** by way of RTGS Trasfer No.IDIBR52025102248203843, dated 22.10.2025, Indian Bank, Andarkuppam Branch, to in favour of the VENDOR.

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For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

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தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd

Thatchur

EY 563710

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எண். 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் என் 2229/ஆ4/92

ii. Sum of **Rs.60,000/-(Sixty Thousand Only)** paid to the credit of Vendor PAN:AMCPV0742L, towards TDS on sale of immovable property.

3. The Balance Sale Consideration of **Rs.47,40,000/-(Rupees Forty Seven Lakh Forty Thousand Only)** shall be paid by the PURCHASER to the VENDOR at the time of execution and registration of the Sale Deed in favour of the PURCHASER/its nominees/assigns/authorized persons as required by the PURCHASER. The PURCHASER agrees to remit the TDS amounts (as applicable) with the Income Tax Department to the credit of the Vendor's PAN.

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Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

4. The PURCHASER agrees to complete the sale transaction of the

For JAAYAM VENTURES PVT. LTD.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd

Thatchur

EY 563711

V நாகராஜன்

முத்திரைத்தாள் விற்பனையாளர்

நெ. 55, தாலுக் ஆபிஸ் ரோடு

பொன்னேரி - 601 204

உரிமம் எண் 2229/ஆ4/92

"Schedule Property" within Three years from the date of execution of the Agreement.

5. The PURCHASER or its nominee(s) shall bear the stamp duty, registration fees and other related expenses that are relevant at the time of registration for registering the sale deed in favour of the PURCHASER or its nominees.

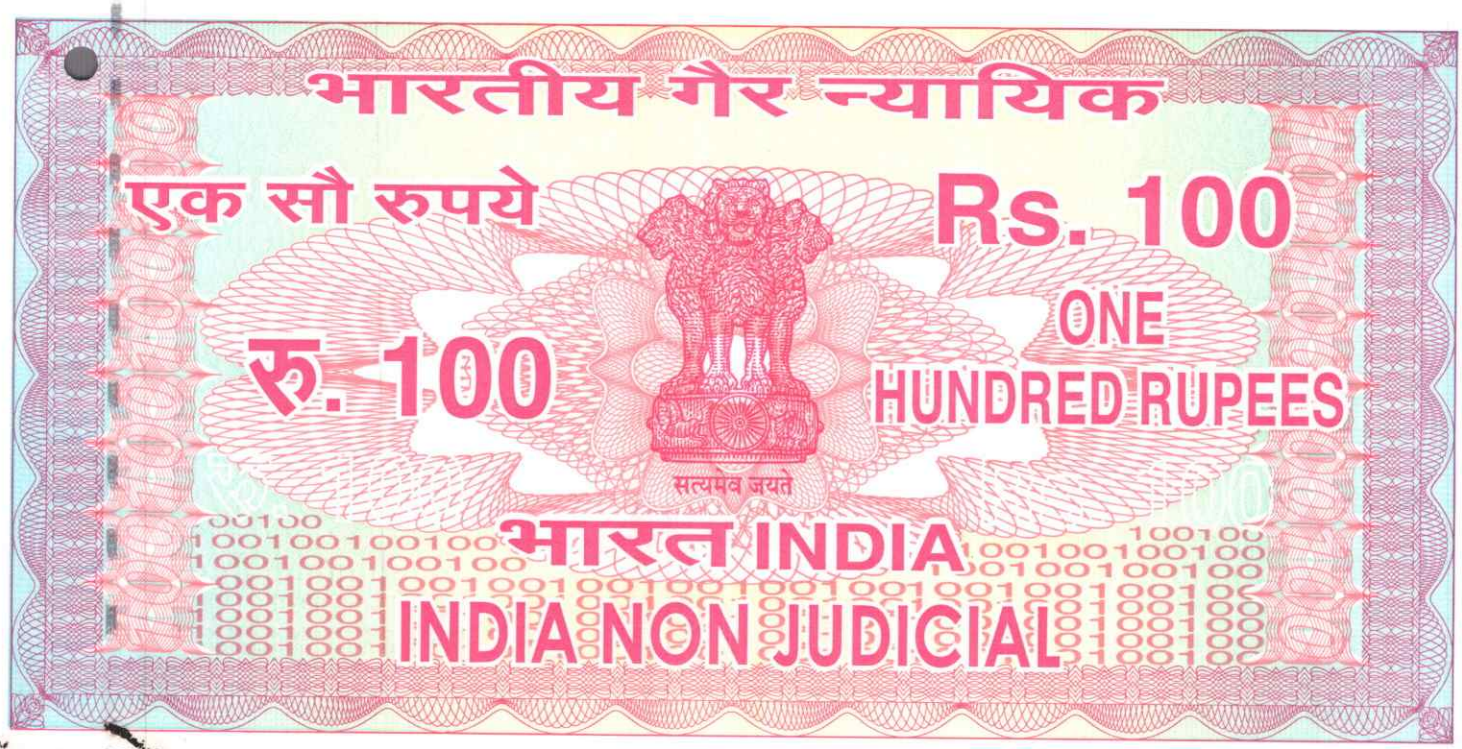
6. The VENDOR hereby assures the PURCHASER that he has a valid and subsisting right, title, and interest to sell the "Schedule Property", that there is no claim from any other persons and that the "Schedule Property" is free from encumbrances.

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THE SEAL OF THE SUBREGISTRAR PONNERI

For JAAYAM VENTURES PVT. LTD.

DIRECTOR



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563712

வி.நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எண். 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

7. The VENDOR covenants that,

a) The Schedule Property is not the subject matter of any acquisition or litigation or statutory or other proceedings pending before any court of law or Tribunal or any other competent authority, any notifications issued by the State or Central Government. The Schedule Property is free from all encumbrances whatsoever.

b) The Schedule Property does not fall within the purview of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 or any other statute in force and is not attracted under any Land Acquisitions by any Government Authority / Body / Board.

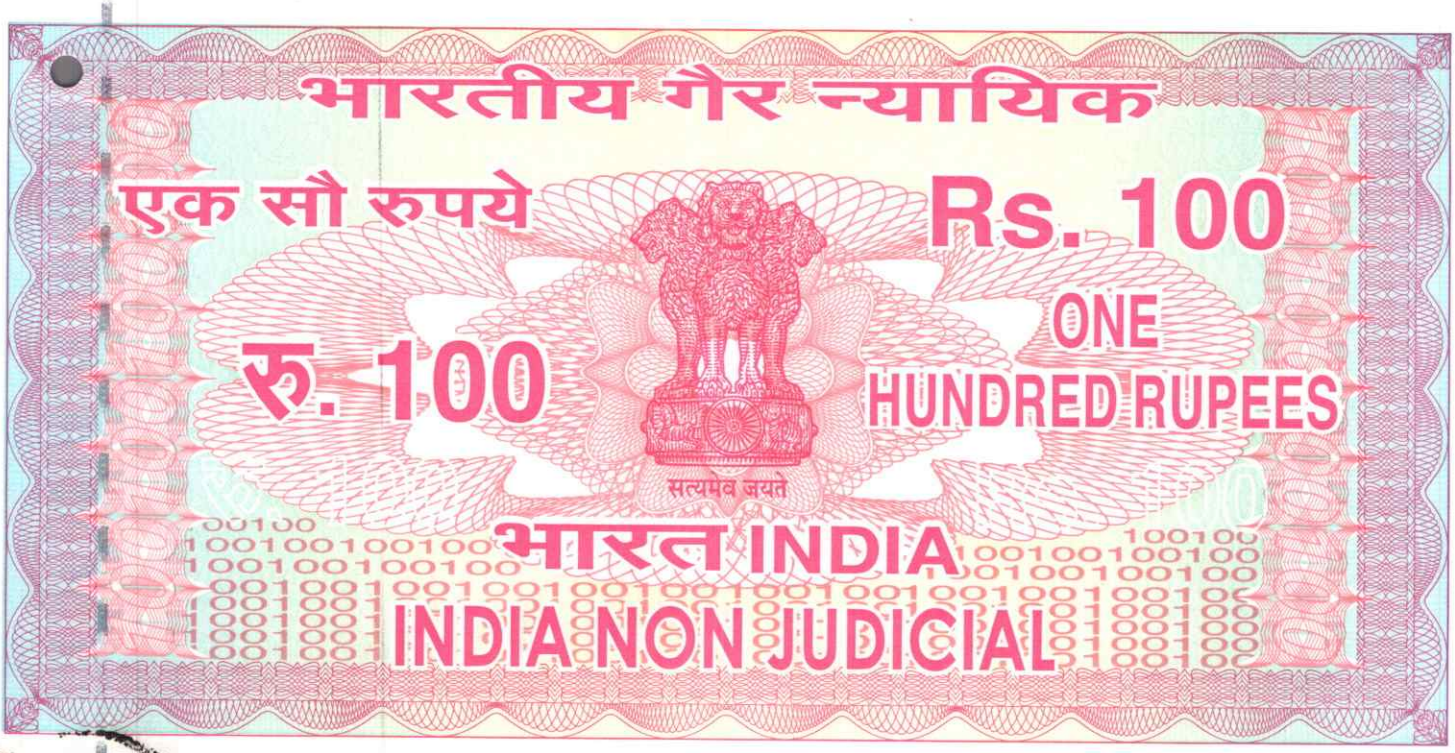
c) There are no other statutory dues payable by VENDOR to any

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For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025
Jaayam Ventures Private Ltd
Thatchur

EY 563713
V நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
நெ. 55, தாலுக் ஆபிஸ் ரோடு
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உரிமம் என் 2229/ஆ4/92

person (s) or authorities, including any Income Tax Arrears and other charges payable on account of laws in force.

d) he has not done, suffered or been party or privy to anything done whereby its right and title to the Schedule Property or any part thereof or its right to transfer the same is or may be impeached in any manner.

e) he has not entered into any agreement, MOU, Power of Attorney, term sheet or any other deeds or agreements pertaining to the Schedule Property, other than those disclosed to the Purchaser.

f) he has paid all taxes and other charges to all Public Authorities regarding the Schedule Property and agrees to pay the same until the execution and registration of the Sale Deed(s).

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THE SEAL OF THE SUBREGISTRAR PONNERI

For JAAYAM VENTURES PVT. LTD.

DIRECTOR



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563714

V. நாகராஜன்
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நெ. 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

8. In case of any claim or action cropping up due to any defect in the title of the VENDOR or any encumbrances, claims, attachments of the court or any Revenue or Civil Authorities or any Land Acquisitions by any Government Authority, the VENDOR agrees and undertakes to indemnify and keep the PURCHASER and/or their nominees wholly indemnified well and sufficiently.

9. The VENDOR agrees and undertakes to execute and register or cause to be executed and registered any further necessary deeds, documents, letters, affidavits, etc., as may be required for assuring a better title to the "Schedule Property".

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Sub Registrar

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563715

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
நெ. 55, தாலுக் ஆபிஸ் ரோடு
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உரிமம் எண் 2229/ஆ4/92

10. The VENDOR shall hand over the original title documents relating to the "Schedule Property" to the PURCHASER or its nominee(s) as and when required by the PURCHASER.

11. If the parties are unable to complete the Sale Deed within Three years and register the sale deed due to any fault with the VENDOR or PURCHASER, the advance amount received under this Agreement will be refunded without interest, and this Agreement stands cancelled.

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THE SEAL OF THE SUBREGISTRAR PONNERI

12. All disputes and differences arising between the parties hereto out of or as a result of this sale agreement shall be referred to the sole

For JAAYAM VENTURES PVT. LTD.

DIRECTOR



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025
Jaayam Ventures Private Ltd
Thatchur

EY 563716
V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எண். 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

arbitrator appointed by the parties by mutual consent. The Arbitration and Conciliation Act, 1996, provisions shall govern the arbitration. The Arbitration proceedings shall be held in Chennai and the language of the proceedings shall be in English. The arbitrator shall give his award in writing, which shall be final and binding on the parties. Notwithstanding the above, the Parties shall also be entitled to specific performance of the Agreement.

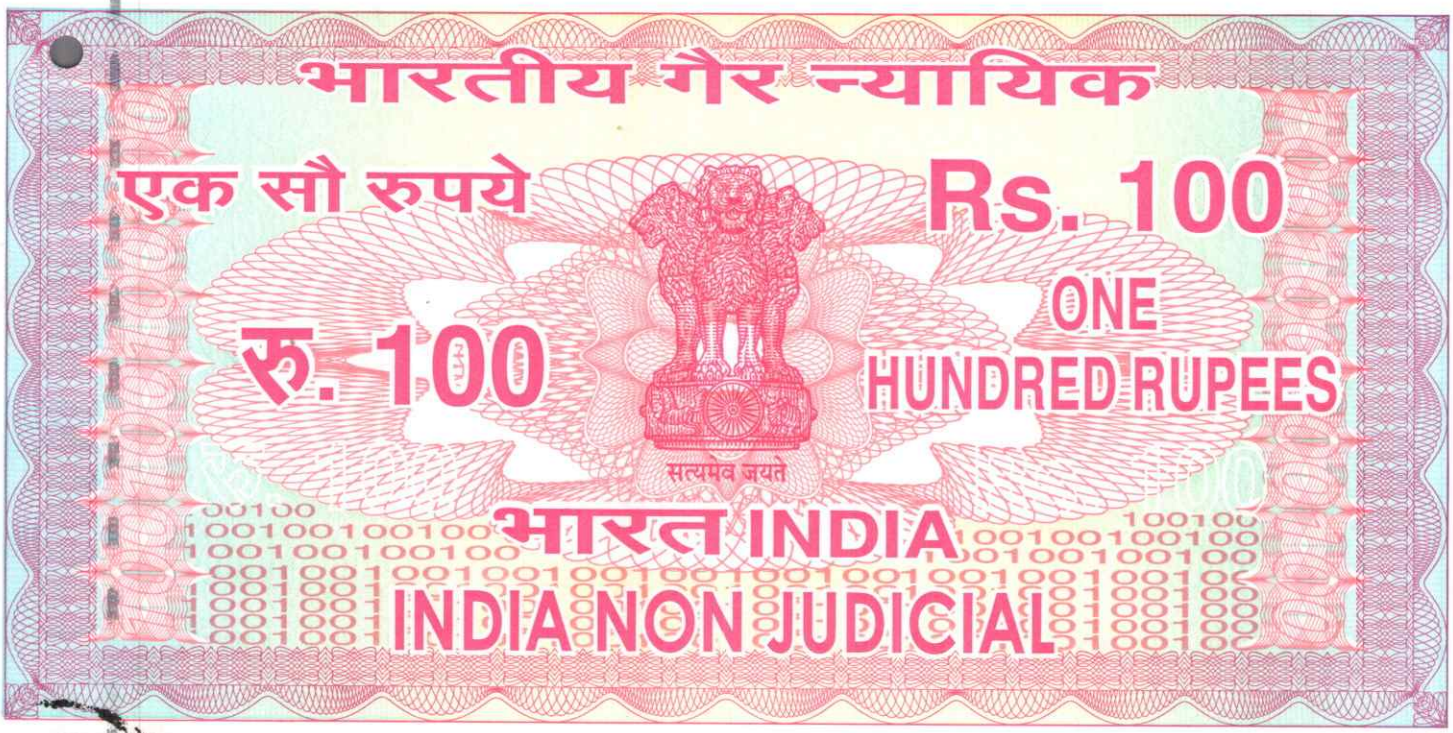
13. In the event that any one of the parties hereto commits a breach of any of the terms of this Agreement, then the party in default shall be liable to make good to the other party all losses and damages suffered on account of the default.

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THE SEAL OF THE SUBREGISTRAR PONNERI

For JAAYAM VENTURES PVT. LTD.

DIRECTOR



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025
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Thatchur

EY 563717

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
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பொன்னேரி - 601 204
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14. The PURCHASER shall have the right, at their sole discretion, to nominate any person, firm, or company ("Nominee") to whom the VENDOR shall sell, transfer, and convey the Schedule Property in place of the PURCHASER. The VENDOR hereby agrees and undertakes to sell and execute all necessary documents, deeds, and assurances in favour of such nominee, as may be appointed by the Purchaser, without raising any objection.

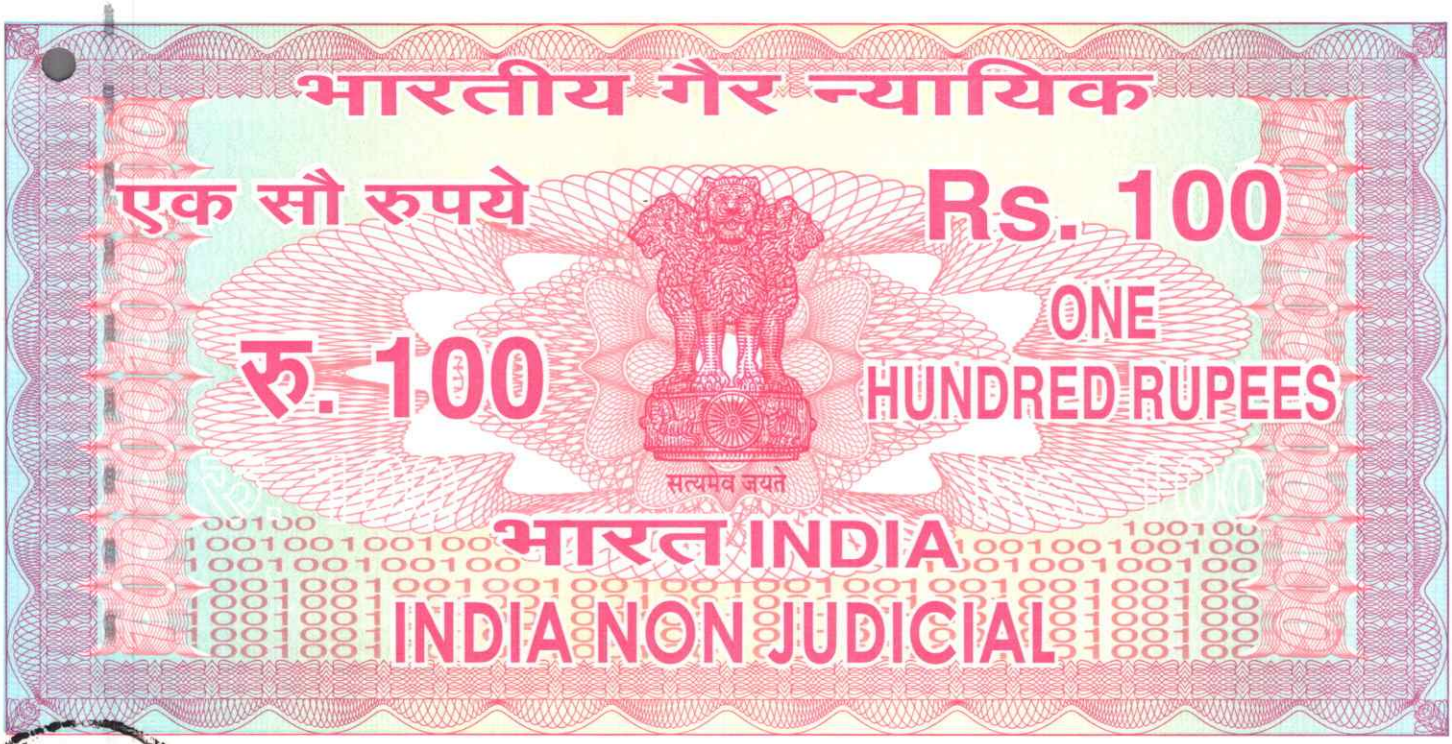
15. Both parties have fully agreed to the aforementioned terms of this Agreement and have signed this Agreement in the presence of witnesses on the aforementioned date.

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For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI



தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd
Thatchur

EY 563718

V. நாகராஜன்
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பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

SCHEDULE PROPERTY

All that piece and parcel of land measuring **03 Acres and 58 Cents**, comprised in **Survey Number.152/1**, bearing Patta Number.628 and situated at **Anuppampattu Village**, Ponneri Taluk, Tiruvallur District, and land bounded on the,

North by : Land in Survey Numbers.109 & 150

South by : Land in Survey Numbers.153, 152/3, 152/2B, 152/2A2 & 151

East by : Land in Survey Numbers.150 and 151

West by : Land in Survey Number.109

And lying within the Sub-Registration District of **PONNERI** and Registration District of **TIRUVALLUR**.

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Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 23.10.2025

Jaayam Ventures Private Ltd

Thatchur

EY 563719

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எண். 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

IN WITNESS WHEREOF, THE POWER AGENT OF THE VENDOR AND THE PURCHASER ABOVE NAMED HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

PURCHASER

POWER AGENT OF THE VENDOR

WITNESSES:

1.

(Haresh Babu S/o.Prakash)
No.245, KPK Nagar,Andarkuppam, Ponneri.

2.

(Chandrasekar Rao S/o.Surweswar Rao)
No.53, Thadaperumpakkam, Ponneri

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Book I Contains 28 Sheets 17 Sheet
Sub Registrar

Drafted by:

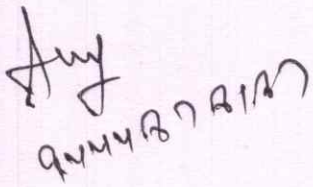
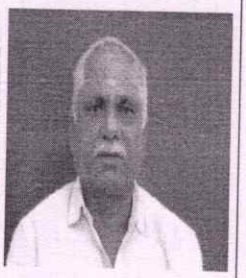
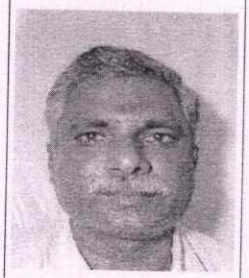
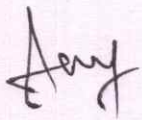
S.MURUGADOSS
ADVOCATE
ENROLL No. 7135
PONNERI

THE SEAL OF THE SUBREGISTRAR PONNERI



R/Ponneri/Book-1/9581/2025

Presented in the office of the Sub Registrar of Ponneri and fee of ₹ 1,09,310/- paid at 12:09 PM on the 23/10/2025 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:3648342ab09e73d3b4f4be0aae985821b094612 **(Details from UIDAI : RAMESHBABU S/O,Krishnamma Naidu, 25-08-1969, xxxxxxxx3663)**	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:19156352fb52deb81294cd7b31e56c13df81527 **(Details from UIDAI : Anand Kumar J JEEVRAJ PALIWAL, 25-01-1980, xxxxxxxx3871)**	

23rd day of October 2025

Document No.....9581.....of 2025 of Book.....I.....Contains.....28.....Sheets.....18.....Sheet

Sub Registrar



Veerakumar M
Sub Registrar
Ponneri



Registered as Number **R/Ponneri/Book-1/9581/2025**.

Date: 23/10/2025
Ponneri

Veerakumar M
Sub Registrar

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Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : பொன்னேரி

வருவாய் கிராமம் : அனுப்பம்பட்டு பட்டா எண் : 628

உரிமையாளர்கள் பெயர்

1. ராஜேந்திரராவ் மனைவி வசந்தகுமாரி -

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	
151	3A	0 - 38.00 (மா)	3.17	--	--	--	--	---- ------ Digitally signed:Shanmugam S Tahsildar 11/01/2016 07:29:59:PM
151	3B	0 - 8.00 (மா)	0.67	--	--	--	--	---- ------ Digitally signed:Shanmugam S Tahsildar 11/01/2016 07:29:59:PM
152	1	1 - 45.00 (மா)	12.06	--	--	--	--	---- ------ Digitally signed:Shanmugam S Tahsildar 11/01/2016 07:29:59:PM
		1 - 91.00	15.90					

*மா - மானாவரி

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/04/078/00628/70826** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 23-10-2025 அன்று 09:56:56 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For JAAYAM VENTURES PVT. LTD

DIRECTOR

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Sub Registrar

SEAL OF THE SUBREGISTRAR PONNERI

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that JAAYAM VENTURES PRIVATE LIMITED is incorporated on this Sixteenth day of May Two thousand seventeen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100TN2017PTC116533.

The Permanent Account Number (PAN) of the company is **AADCJ9782C** *

Given under my hand at Manesar this Sixteenth day of May Two thousand seventeen .

DS MINISTRY OF CORPORATE AFFAIRS 01

Digital Signature Certificate
ALOK TANDON

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

---

Mailing Address as per record available in Registrar of Companies office:

JAAYAM VENTURES PRIVATE LIMITED
No.1/7, 2nd Floor, A Block,Ponneri HR, Ponneri Taluk, Thatchur Village,
Thiruvallur, Thiruvallur, Tamil Nadu, India, 601204

* as issued by the Income Tax Department

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Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

Mob: +91 9094666444
+91 9940025559

JAAYAM VENTURES PVT LTD

Corporate Office: #1/7 Aiswaryam Complex, 2nd Floor, A-Block, Ponneri HighRoad,
Thatchur, Panchetty Post, Ponneri Taluk, Thiruvallur District.
Tel: 044-2797 5559 | Email: jaayamventures@gmail.com
CIN No: U70100TN2017PTC116533

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING HELD BY THE BOARD OF DIRECTORS OF JAAYAM VENTURES PRIVATE LIMITED (CIN: U70100TN2017PTC116533) ON THE 7th DAY OF OCTOBER 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT NO.1/7, 2ND FLOOR, A BLOCK, PONNERI HIGH ROAD, THATCHUR VILLAGE, PONNERI TALUK, THIRUVALLUR-601204

"RESOLVED THAT, consent of the Board is hereby accorded to authorize **Mr.ANAND KUMAR .J (DIN No: 07740318),** Director of the Company, to do any one or all of the following acts for and on behalf of the Company, and all other acts, deeds and things necessary in respect of purchase of or otherwise dealing with the lands parcel measuring 03 Acres 58 Cents, comprised in Survey Number.152/1, bearing Patta Number.628 and situated at Anuppampattu Village, Ponneri Taluk, Tiruvallur District (the "Property"):

1. To sign, execute and register all deeds and agreements on behalf of the Company including Sale Agreements, Sale Deeds, Payment Receipts, Memorandum of Understanding, Memorandum of Compromise, Letters, Affidavits and any other documents, deeds or agreements on behalf of the Company as a purchaser of the Property;
2. To present the said deed or deeds for registration on behalf of the Company before the competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents back after registration;
3. To appear before and apply to all courts, government / municipal offices or local authorities; DTCP, TNEB, TNRERA, concerned Municipality, Corporation, Tahsildar, VAO, and other offices for copies of documents and mutation of records, papers relating to the Property;
4. To execute and sign all forms, applications, affidavits, declarations, documents and papers whatsoever in connection with all or any of the purposes.

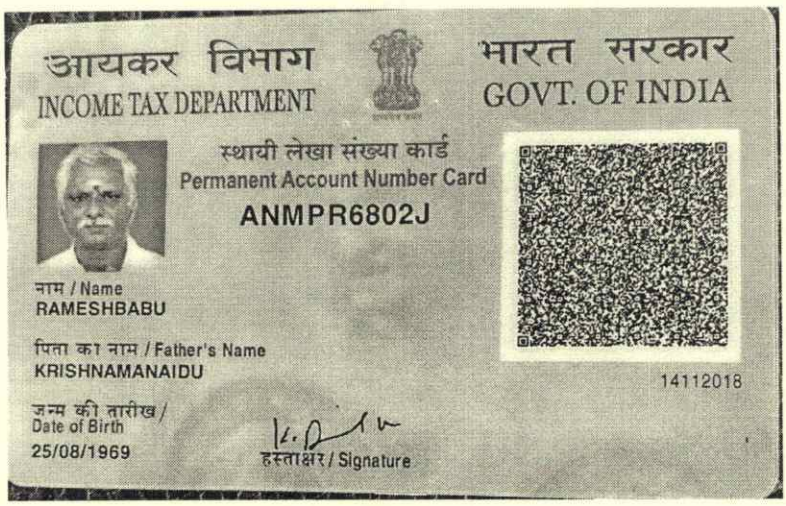
"RESOLVED FURTHER THAT, any Director of the Company be and is hereby authorised to sign and issue the certified true copy of the resolution to all the authorities which are required to receive the same for their necessary action.

//CERTIFIED TRUE COPY//
***For* JAAYAM VENTURES PRIVATE LIMITED**

SELVAM VADIVELU
DIRECTOR
DIN: 07740981

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Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ANMPR6802J

नाम / Name
RAMESHBABU

पिता का नाम / Father's Name
KRISHNAMANAIDU

जन्म की तारीख / Date of Birth
25/08/1969

हस्ताक्षर / Signature

14112018

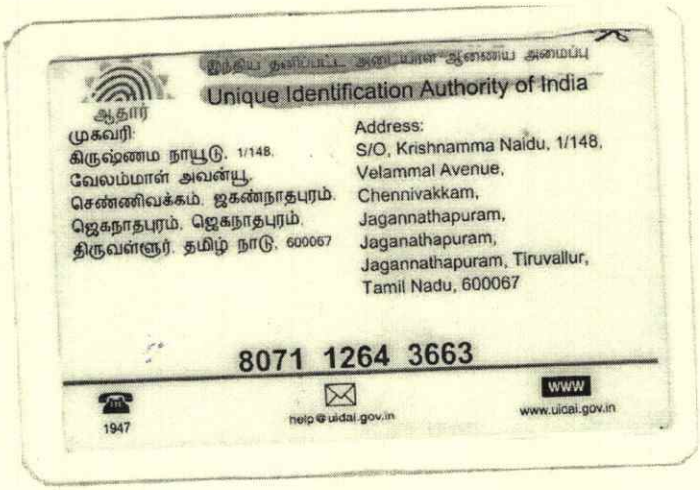


இந்திய அரசாங்கம்
Government of India

ரமேஷ்பாபு
RAMESHBABU
தந்தை : கிருஷ்டப்ப நாயுடு
Father : KRISHTAPPA NAYUDU
பிறந்த நாள் / DOB : 25/08/1969
ஆண்பால் / Male

8071 1264 3663

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்
முகவரி:
கிருஷ்ணம நாயுடு, 1/148,
வேலம்மாள் அவன்யூ,
செண்ணிவக்கம், ஜகன்நாதபுரம்,
ஜெகநாதபுரம், ஜெகநாதபுரம்,
திருவள்ளூர், தமிழ் நாடு, 600067

Address:
S/O, Krishnamma Naidu, 1/148,
Velammal Avenue,
Chennivakkam,
Jagannathapuram,
Jaganathapuram,
Jagannathapuram, Tiruvallur,
Tamil Nadu, 600067

8071 1264 3663

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

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THE SEAL OF THE SUBREGISTRAR PONNERI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCJ9782C

नाम / Name
JAAYAM VENTURES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
16/05/2017

20052017

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

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

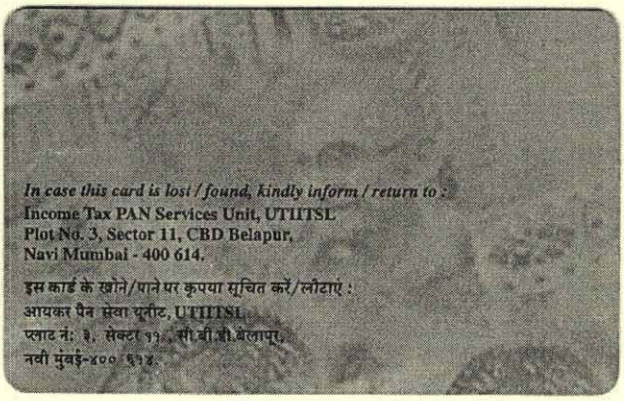
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For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR POONERY









For JAAYAM VENTURES PVT. LTD.

DIRECTOR

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THE SEAL OF THE SUBREGISTRAR PONNERI



Government of India

Aadhaar no. Issued: 07/07/2016

ச சந்திரசேகர் ராவ்
S Chandrasekar Rao
பிறந்த நாள்/DOB: 05/06/1962
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை, அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்த்தல் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல்/ஆஃப்லைன் 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).

8949 9801 9428

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Details as on: 12/06/2025

முகவரி:
சர்வேஸ்வர் ராவ், 53, சாமுண்டீஸ்வரி நகர், ஹெச்பி பெட்ரோல் பங்க் பின்புறம், தடைபெறும்பாக்கம், பொன்னேரி, திருவள்ளூர், தமிழ் நாடு - 601204

Address:
Sarweswar rao, 53, Samundeeswari Nagar, HP Petrol Bunk Backside, Thadaperumbakkam, PO: Ponneri, DIST: Tiruvallur, Tamil Nadu - 601204

8949 9801 9428
VID : 9111 3642 6138 2692

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



Government of India

Issue Date: 22/07/2011

ஹரேஷ் பாபு பி
Haresh Babu P
பிறந்த நாள்/DOB: 10/05/1985
ஆண்/ MALE

4776 7657 6147
VID : 9119 7496 4097 5185

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Download Date: 24/10/2025

முகவரி:
பிரகாஷ், புளொட் நோ 245, கே பி கே நகர், எஸ் எஸ் மஹால், ஆண்டார்குப்பம், பஞ்செட்டி, திருவள்ளூர், தமிழ் நாடு - 601204

Address:
PRAKASH, PLOT NO 245, K P K NAGAR, S S MAHAL, ANDARKUPPAM, Panjetty, Tiruvallur, Tamil Nadu - 601204

4776 7657 6147
VID : 9119 7496 4097 5185

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THE SEAL OF THE SUBREGISTRAR PONNERI

உறுதிமொழி சான்று

பதிவுத்துறைத்தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண்.35083/சி1/2021

நாள்.07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப்பெறவில்லை என்பதற்கான சான்று / உறுதி மொழி (Declaration) (நீதி பேராணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள் நீர்வழிப்பாதைகள் நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாலில் கண்டுப்பிடிக்கப்பட்டால் அதனால் நான் / நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன் / அறிவோம்.

ஆவணத்தை எழுதி
பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதி
கொடுப்பவர்களின் கையொப்பம்

For JAAYAM VENTURES PVT. LTD.

DIRECTOR

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Book.....I.....Contains.....28.....Sheets.....27.....Sheet
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

Document No. 9581 of 2025 of
Book 1 Contains 28 Sheets 28 Sheet
Sub Registrar



For JAAYAM VENTURES PVT. LTD.

DIRECTOR

THE SEAL OF THE SUBREGISTRAR PONNERI

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.