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Date: 27.04.2026
Place: Chennai

To
The Chair Person
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 135, G-Block, 1st Avenue
Anna Nagar (East)
Chennai – 600102.

Sir,

Subject: Issuance of No Objection Certificate (NOC) for sale of plots from KG Fields of Fortune (KG-FOF) Project situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District.

This is to state that M/s. KG Foundations (P) Ltd, having its Registered Office at Ground Floor, Marble Arch, No. 5, Bishop Wallers Avenue East, Mylapore, Chennai - 600004,are the Power Agent (with sale power) of Land of an extent of 20.18 Acres, comprised in 380/2, 382/1A, 803/1D, 803/1E, 803/1F, 803/1G, 803/1H, 803/1I, 803/1J, 803/1K, 803/1L, 803/1M and 803/1N, in Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, having obtained Sale and Approval Power from the Land Owners, vide Power of Attorney dated 09.02.2026, bearing Document No. 2215/2026, registered at S.R.O., Avadi.

This is to certify that M/s. KG Foundations (P) Ltd. (CIN. U70101TN2005PTC056047 & PAN: AACCK8075A) have availed a Project loan of Rs. 55,00,00,000/- (Rupees Fifty Five Crores Only) from us by creating simple mortgage without possession of the above said property under Mortgage Deed dated 09.02.2026, registered as Document No. 2260/2026, on the file of the Sub Registrar Office, Avadi, within the Registration District of Thiruvallur.

The said M/s. KG Foundations (P) Ltd., will be provided with NOC to register the Plots in favour of the intending Purchasers as and when the said plots are ready for registration subject to the terms and conditions of the loan agreement executed by M/s. KG Foundations (P) Ltd. in our favour.

Based on their request and upon due consideration, we hereby state that we will consider their NOC request as mentioned above and issue NOCs accordingly.

Thanking you,

Yours faithfully,

For TATA Capital Housing Finance Limited,

(Authorized Signatory)

2260/2026/BKD

DEED OF MORTGAGE

This deed of mortgage (this **"Deed"**) is executed at the place and on the date as mentioned in Serial No. 1 and Serial No. 2 of the Annexure 1 hereto respectively:

BY

The Borrower(s) as detailed in Serial No. 3 of the Annexure 1 hereto (the **"Borrower(s)"**, which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned in the Master Terms and Conditions as applicable for Term Loan registered on 29/05/2025 with the Sub-Registrar at Mumbai – 9 office under serial number MBI-9/8160/2025 (**"T&Cs"**).

AND

The Security Provider(s) as detailed in Serial No. 4 of the Annexure 1 hereto (the **"Security Provider(s)"**, which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned in the T&Cs).

IN FAVOUR OF

TATA CAPITAL HOUSING FINANCE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, CIN No. U67190MH2008PLC187552, having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 and its branch office at Centennial Square, 5th Floor, 6A, Dr Ambedkar Salai, Kodambakkam, Chennai 600024 (hereinafter referred to as the **"Lender"** which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

WHEREAS:

(a) The Borrower(s) has/have approached the Lender with a request to grant the Facility as set out in Serial No. 5 of Annexure 1 hereto, to the Borrower(s) and the Lender has agreed to lend to the Borrower(s) the Facility on certain terms and conditions contained in the Facility Documents.

(b) In consideration of granting the Facility to the Borrower(s), one of the conditions is that the Facility shall be secured, inter alia, by way of mortgage/charge over the properties of the Security Provider(s) as more particularly set out in Serial No. 6 of Annexure 1 hereto (hereinafter the assets and properties described in Annexure 1 are referred to as the "Mortgaged Properties"), as per the ranking as more particularly set out in Serial No. 8 of Annexure 1 hereto, in favour of the Lender.

(c) Pursuant to the Facility Agreement as of the date as set out in Serial No. 12 of Annexure 1 hereto, read with T&Cs and other Facility Documents, it has been agreed that the Security Provider(s) shall create Security in favour of the Lender to secure the Obligations.

(d) Accordingly, the Lender has called upon the Security Provider(s) to execute these presents, which the Security Provider(s) has/have agreed to do in the manner hereinafter expressed.

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

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NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Definitions & Interpretation

(a) The capitalised terms wherever used in this Deed, unless the context otherwise requires, have the meanings ascribed to them in the T&Cs and other Facility Documents.

(b) The rules of interpretation as set out in the T&Cs shall apply mutatis mutandis to this Deed.

2. Covenant to Repay

In pursuance of the Facility Documents and in consideration of the Lender having extended or agreed to extend the Facility to the Borrower(s), for the Purpose as stated in the Facility Documents, the Security Provider(s) do/does hereby covenant with the Lender that he/she/it shall pay/repay the Facility to the Lender and shall pay all the Outstandings in relation to the Facility including all other monies and other amounts due and payable to the Lender under the Facility Documents as stipulated and in the manner set out therein and duly observe and perform all the terms and conditions of the Facility Documents.

3. Charge

(a) In pursuance of the Facility Documents for the consideration aforesaid, the Security Provider(s) as the legal and/or beneficial owner of the Mortgaged Properties do/does hereby mortgage and charge the Mortgaged Properties having the ranking as set out in Serial No. 8 of Annexure 1 hereto in favour of the Lender on the terms and conditions as more particularly provided in the Facility Documents and in the form and manner acceptable to the satisfaction of the Lender, for securing the Facility together with all interests, costs, fees and expenses and all other monies payable in terms of these Facility Documents and stipulated herein or any other finance or moneys due from time to time from the Borrower(s)/Security Provider(s) to the Lender in whatsoever capacity.

(b) This Deed and the Security created hereunder, is and shall be a continuing security and shall remain in full force and effect until the all the Outstandings are repaid in relation to the Facility and including all other monies and other amounts due and payable to the Lender under the Facility Documents.

4. Insurance

The Borrower(s)/Security Provider(s) hereby undertake and agree to comply and abide by the terms of the insurance as more particularly provided in the schedule to the T&Cs and other Facility Documents.

5. Disclosure

The Borrower(s)/Security Provider(s) hereby agree(s) and consent(s) for disclosure and sharing of the information and data and for being contacted vide various communication modes notwithstanding their names and / or numbers appearing in the Do Not Call or Do Not Disturb registry, as per the terms and conditions contained in the T&Cs.

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

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6. Enforcement of Security

Upon occurrence of an Event of Default, the Lender may, without prejudice to its other rights contained in the Facility Documents enforce the Security, under the Applicable Law, and shall be entitled to have a receiver or receivers appointed for the Mortgaged Properties or any part thereof (hereinafter the **"Receiver"**, and for clarity, the Lender may constitute itself as the Receiver) and exercise all powers and authorities vested in the Lender as contained in the Facility Documents, under law or as the Lender may deem expedient.

7. Other Conditions

(a) That the Security created herein shall be governed by the terms and conditions of this Deed read together with the T&Cs and other Facility Documents.

(b) The Borrower(s)/Security Provider(s) shall abide by all terms and conditions as specified in the T&Cs including without limitation general and special covenants mentioned therein, which shall form an integral part of this Deed as if incorporated herein. In case of any inconsistency or repugnancy between the terms of this Deed and the T&Cs, the terms of this Deed shall prevail.

(c) Nothing contained herein shall limit the rights of the Lender to enforce this Deed independently and in exclusivity to any other Facility Documents.

(d) Each of the parties hereby agree(s) that the terms and conditions as mentioned in the T&Cs is amended only to the extent as mentioned in T&C.

(e) The Borrower(s)/Security Provider(s) hereby state(s) that the Borrower(s) have read and understood the T&Cs, a copy of which is available on the website (i.e. https://www.tatacapital.com/mastertc/retail/tchfl.html) and at the branches of the Lender, and hereby agree(s) to be bound by the terms and conditions as contained in the T&Cs read with this Deed. The Borrower(s) hereby state(s) and confirm that they have entered into the Facility Documents voluntarily and knowingly and out of their own free will, volition and accord and have not done so pursuant to any duress, coercion and/or undue influence.

(f) Notwithstanding any irregularity, invalidity, frustration or un-enforceability for any other reason, of any obligations of the Borrower(s) or Security Provider(s) under this Deed or any other document or Security Documents or any present or future Applicable Law or order of any Governmental Authority purporting to reduce or otherwise affect any of such obligations in each case, the obligations of the Borrower(s) /Security Provider(s) under or pursuant to this Deed shall remain in full force and this Deed shall be construed accordingly as if there were no such irregularity, un-enforceability, invalidity, law or order. No failure to obtain or maintain in full force and effect any required or necessary Approvals shall release the Borrower(s)/ Security Provider(s) or constitute a defence to the performance by the Borrower(s)/ Security Provider(s) of their respective obligations under or pursuant to this Deed.

For KG FOUNDATIONS (P) LIMITED

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8. Costs and Expenses

The Borrower(s)/ Security Provider(s) shall be liable to pay Dishonour Charges and such other charges, costs, expenses, including legal expenses and incidental expenses related to and arising out of Facility as set out in the Facility Documents including without limitation the Sanction Letter.

9. Assignment

(a) The Borrower(s)/ Security Provider(s) shall not transfer or assign any of their rights or liabilities under the Facility Documents to any person without the prior written consent of the Lender.

(b) The Borrower(s)/ Security Provider(s) agree that notwithstanding anything to the contrary contained in any of the Facility Documents, the Lender shall have the right to assign and / or transfer and / or novate and / or otherwise securitise its rights or obligations or any part thereof under the Facility Documents, and / or the Outstandings and/or enter into indemnity or other arrangements for risk sharing, whether with or without recourse to the Lender, to one or more scheduled commercial banks or any other person whether located / placed in India or outside India, without any reference or notice to the Borrower(s). The Borrower(s) / Security Provider(s) shall not, however, claim any privity of contract with any such entity to whom the Outstandings and/or the rights or obligations under the Facility Documents have been assigned / transferred / securitised or the Lender have entered into indemnity or arrangements for risk sharing.

(c) The Borrower(s)/ Security Provider(s) irrevocably and unconditionally confirm that they shall continue to be bound by the terms of the Facility Documents and the other documents in relation to the Facility notwithstanding such transfer or assignment by the Lender.

10. Arbitration/Dispute Resolution

(a) In the event of any dispute or differences arising directly or indirectly out of this Deed or otherwise, the parties undertake to use all reasonable endeavours to resolve such disputes amicably. If disputes and differences cannot be settled amicably, then all disputes and differences arising between the parties hereto in connection with this Deed or interpretation hereof or anything done or omitted to be done pursuant hereto or the performance or non-performance of this Deed shall be referred to arbitration. Such disputes, differences and/or claims arising out of these presents or as to the construction, meaning or effect hereof or as to the rights and liabilities of the parties hereunder shall be settled by arbitration to be held at the place as mentioned at Serial No. 10 of Annexure 1 hereto, in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendments thereof or any statue enacted for replacement therefore and shall be referred to a sole arbitrator which is to be appointed as per Arbitration and Conciliation Act, 1996. The expenses of the arbitration shall be borne in such manner as the arbitrator may determine. In the event of death, refusal, neglect, inability or incapability of the person so appointed to act as a sole arbitrator, the appointment of a new sole arbitrator shall be as per the Arbitration and Conciliation Act, 1996. The award including interim award/s of the arbitration shall be final, conclusive and binding on all parties concerned. The arbitrator may lay down from time to time the procedure to be followed by him in conducting arbitration

For KG FOUNDATIONS (P) LIMITED

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proceedings and shall conduct the arbitration proceedings in such manner as he considers appropriate. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or such other law relating to arbitration as may be in force in India at the relevant time.

(b) Notwithstanding anything contained herein or any other Facility Documents, the Lender shall have the right, at its option, to enforce the Security under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") or proceed to recover dues from the Borrower(s)/Security Provider(s) under the SARFAESI Act and/or the Recovery of Debts Due to Banks and Financial Institutions Act, 1993.

11. Jurisdiction

This Deed and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of India. The parties hereto agree that all disputes arising out of and/or in relation to this Deed, the Facility and/or the Facility Documents, shall be in the manner as detailed more particularly in the T&Cs and shall be subject to exclusive jurisdiction of the courts/tribunals as set out in Serial No. 11 of Annexure 1 hereto.

12. Miscellaneous Terms

(a) The contents of this Deed and the T&Cs were read out, explained and interpreted to the Borrower(s)/Security Provider(s) in their respective vernacular language and thereafter the Annexure 1 to this Deed were duly filled in and understood by the Borrower(s)/Security Provider(s) and the signatures of the Borrower(s)/Security Provider(s) were taken on this Deed.

(b) This Deed may be amended only in writing and upon signature by all the parties and no oral amendment shall be valid or be deemed to be an amendment to this Deed.

IN WITNESS WHEREOF the parties hereto have executed and hereunto signed these presents on the day, month and year mentioned in Annexure 1 below.

Signed and delivered by the within named **MORTGAGOR – Mrs. Nirmala Ramdas, represented by its Power Agent, M/s KG Foundations Private Limited, vide Power of Attorney dated 09.02.2026 (Doc. No. 2215/2026)** through the hands of its Authorized Signatory Mr.Naveen Bajaj, authorized vide Board Resolution dated 03.02.2026.	**MORTGAGOR SIGNATURE with Seal** For KG FOUNDATIONS (P) LIMITED Authorised Signatory
Signed and delivered by the within named **MORTGAGOR – Mrs. Shri Shakthi Girish, represented by its Power Power Agent, M/s KG Foundations Private Limited, vide Power of Attorney dated 09.02.2026 (Doc. No. 2215/2026)** through the hands of its Authorized Signatory Mr.Naveen Bajaj, authorized vide Board Resolution dated 03.02.2026.	**MORTGAGOR SIGNATURE with Seal** For KG FOUNDATIONS (P) LIMITED Authorised Signatory

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Annexure 1

1)	**Place of Execution**	Chennai
2)	**Date of Execution**	09.02.2026
3)	**Details of the Borrower(s)**	**Borrower:** a) Name: **KG Foundations Private Limited** b) Constitution: Private Limited Company c) Address: 5, Marble Arch, Bishop Wallers Avenue East, Mylapore, Chennai, Tamil Nadu 600004. **Co-Borrower:** a) Name: **Mr. Haresh Kishor** b) Constitution: Individual c) Address: Old No.77, New No.44, Poes Garden, Gopalapuram, Chennai, Tamil Nadu 600 086.
4)	**Details of the Security Provider(s)**	Name: **Mrs Nirmala Ramdas** Constitution: Individual Address: K48, Anna Nagar East, Chennai 600 102. Name: **Mrs Shri Shakthi Girish** Constitution: Individual Address: K48, Anna Nagar East, Chennai 600 102. Both of them are represented through their Power Agent **M/s KG Foundations Private Limited** vide registered Deed of POA Doc No.10968/2025 dated 09.07.2025 and vide registered Deed of POA Doc No. 2215/2026 dated, 09.02.2026 registered at Avadi SRO Constitution: Private Limited Company Address: 5, Marble Arch, Bishop Wallers Avenue East, Mylapore, Chennai, Tamil Nadu 600004.
5)	**Facility**	Term Loan: Not exceeding **₹ 55,00,00,000/-** (Rupees Fifty Five Crores Only)

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

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6)	**Details of Property to be mortgaged under this Deed ("Mortgaged Properties")**	All that piece and parcel of land admeasuring 20.18 acre (~20.12 acre as per patta) with an extent of 49 cents in S.No.803/1K, 49 cents in S.No.803/1M, 49 cents in S.No.803/1L , 1 acre 97 cents in S.No.803/1N, 3 acres 93 cents in S.No.803/1D, 25 cents in S.No.382/1A, 2 acres 95 cents in S.No.803/1F, 2 acres 96 cents in S.No.803/1G, 96 cents in S.No.803/1H, 98 cents in S.No.803/1I, 49 cents in S.No.803/1J, 1 acre 97 cents in S.No.803/1E and 2 acres 25 cents in S.No.380/2 of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Tamil Nadu, which is morefully described in the Boundaries for the entire land of 20.18 Acres: North by : Road and lands comprised in Survey No. 382/1B, 382/2A1, 382/2A2 and 382/2B. South by : Land comprised in Survey Nos. 101A and 803/part West by : Land comprised in Survey No. 380/1 East by : Land comprised in Survey No. 380/3A, 380/3B and 383. The Mortgaged Properties is together secured with its Receivables/ cash flows/ revenues (including booking amounts and promoter equity arising out of or in connection with or relating to the Project/ Project Documents/ Benefit of Project Documents/ Project Assets/ Escrow Accounts/ DSRA/ Respective Scheduled Receivables as per Sanction Letter/Development Rights/insurance proceeds/current assets and movable fixed assets and all buildings, structures, erections and constructions of every description including but limited all flats/apartments/units along with any cancellation in sold units which shall be part of security and receivables therein which are erected, constructed, hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, water – courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the present and future FSI (floor space index) available to this land parcel or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor/Security Provider(s).
7)	**Immovable Property**	**<u>Item I</u>** Land of an extent of 49 cents in S.No.803/1K, 49 cents in S.No.803/1M, 49 cents in S.No.803/1L and 1 acre and 97 cents in S.No.803/1N of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District.

For KG FOUNDATIONS (P) LIMITED

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		Item II Land of an extent of 3 acres and 93 cents in S.No.803/1D and 25 cents in S.No.382/1A of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District. **Item III** Land of an extent of 2 acres and 95 cents in S.No.803/1F of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District. **Item IV** Land of an extent of 2 acres and 96 cents in S.No.803/1G of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District. **Item V** Land of an extent of 96 cents in S.No.803/1H, 98 cents in S.No.803/1I, 49 cents in S.No.803/1J of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District. **Item VI** Land of an extent of 1 acre and 97 cents in S.No.803/1E and 2 acres and 25 cents in S.No.380/2 of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District. Boundaries for the entire land of 20.18 Acres: North by : Road and lands comprised in Survey No. 382/1B, 382/2A1, 382/2A2 and 382/2B. South by : Land comprised in Survey Nos. 101A and 803/part West by : Land comprised in Survey No. 380/1 East by : Land comprised in Survey No. 380/3A, 380/3B and 383. Together with all buildings, structures, erections and constructions of every description including but limited all flats/apartments/units along with any cancellation in sold units which shall be part of security and receivables therein which are erected, constructed, hereby constituted be erected, constructed and standing or attached on the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways sewerages, drains, water-courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid land or any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the present and future FSI (Floor Space Index) available to this land parcel or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor.
8)	**Ranking of the charge created**	First exclusive charge
9)	**Deviation to the T&Cs**	NA
10)	**Arbitration**	Chennai

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

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11)	**Jurisdiction**	Chennai
12)	**Date of Facility Agreement**	20.01.2026.

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

MORTGAGOR

WITNESSES:

1. S/o. Madhava Rajan .N
   S/o. Nagarajan
   55/1, 26th Street
   Sankar Nagar
   Pammal
   Chennai – 600075.

2. Mr. P. Balaji
   S/o. Parasuraman
   52/38, East Namasivayapuram
   Choolaimedu
   Chennai – 60094.



Drafted By:

Mr. C. SARAVANAN B.A.,B.L.,MBA.,
Advocate & Legal Consultant
Enrol No : MS.245/1987
Address: Plot No.615-B,5th Street, W-Block, D-Sector, Anna Nagar West Extn
Chennai-600101
Ph:9003133108

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R/ஆவடி/புத்தகம்-1/2260/2026

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2026ம் ஆண்டு வரிசை எண் 2121

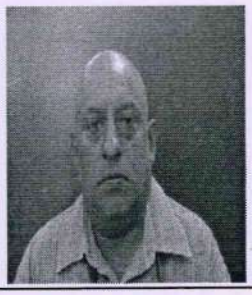
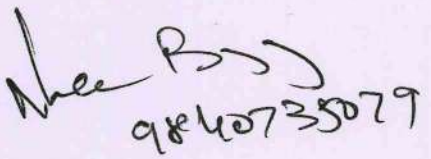
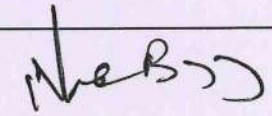
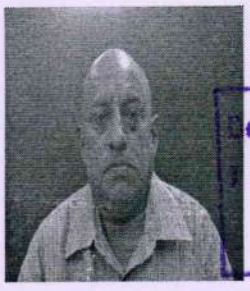
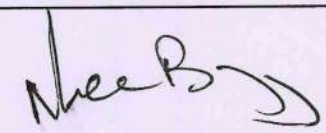
No. 5, Marble Arch, Ground floor, Bishop Wallers Avenue (East), , Mylapore, Chennai - 600004, மயிலாப்பூர் பகுதி 1, மயிலாப்பூர், சென்னை, தமிழ்நாடு, இந்தியா, 600004-ல் வசிக்கும் திரு கே ஜி பவுண் டேஷன் பிரைவேட் லிமிடெட் ன் அங்கீகரிக்கப்பட்ட கையொப்பதாரர் நவீன் பஜாஜ் என்பவரிடமிருந்து ₹ 50,000/- (ரூபாய் ஐம்பதாயிரம் மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : ஆவடி
நாள்: 09/02/2026

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

SUB-REGISTRAR
AVADI

2026 ஆம் ஆண்டு பிப்ரவரி மாதம் 09ம் தேதி பி.ப. 03:25 மணியளவில் ஆவடி சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 18,110/- செலுத்தியவர்.

இடது பெருவிரல்  	 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:40988529e059b1cbbf64a31abdd0f5008b22a7a **(Details from UIDAI : NAVEEN BAJAJ S/O: Srichand Bajaj, 14-01-1974, xxxxxxxx0669)**	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	 "சம்மதத்துடன்கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:01648627acb77b76c50499b8911086b49460079	

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Contains 1 Sheets
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	(Details from UIDAI : NAVEEN BAJAJ S/O: Srichand Bajaj, 14-01-1974, xxxxxxxx0669)	

2026 ஆம் ஆண்டு பிப்ரவரி மாதம் 9ம் நாள்

சீனிவாசன் S A
சார்பதிவாளர்
ஆவடி

SUB-REGISTRAR
AVADI

R/ஆவடி/புத்தகம்-1/2260/2026 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 09/02/2026
ஆவடி

சீனிவாசன் S A
சார்பதிவாளர்

SUB-REGISTRAR
AVADI

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Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KG FOUNDATIONS PRIVATE LIMITED

21/04/2005

Permanent Account Number

AACCK8075A

Nishan Kumar Jolodas

Signature

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Document No. 2260 of 2026 of Book I
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Registering Officer



இந்திய அரசாங்கம்
Government of India

நவின் பஜாஜ்
NAVEEN BAJAJ
தந்தை : ஸ்ரீசந்த் பஜாஜ்
Father : SRICHAND BAJAJ

பிறந்த நாள்/DOB: 14/01/1974
ஆண்பால் / Male

7681 1564 0669

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



ஆதார்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: S/O: ஸ்ரீசந்த் பஜாஜ்
2/37, 2வதுதெரு பிரித்வி அவென்யு
ஆழ்வார்பேட்டை, தேனாம்பேட்டை
தேனாம்பேட்டை, சென்னை, தமிழ் நாடு
600018

Address: S/O: Srichand Bajaj, 2/37, 2nd STREET prithvi AVENUE, ALWARPET, Teynampet, Teynampet, Chennai, Tamil Nadu, 600018

7681 1564 0669

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Document No. 2260 of 2026 of Book I
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Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2017/49813/01673

To
பாலாஜி ப
Balaji P
S/O: Parasuraman,
52/38,
EAST NAMASIVAYAPURAM,
VTC: Choolaimedu,
PO: Choolaimedu,
Sub District: Chennai,
District: Chennai,
State: Tamil Nadu,
PIN Code: 600094,
Mobile: 9600643739

Signature Not Verified
Digitally signed by UIDAI Unique Identification Authority of India
Date: 2025.09.10 13:55:25 IST

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4930 8029 9084

VID : 9102 7542 7612 7261

எனது ஆதார், எனது அடையாளம்

Government of India

Aadhaar no. issued: 29/12/2015



பாலாஜி ப
Balaji P
பிறந்த நாள்/DOB: 28/11/1989
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை, அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் 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).

4930 8029 9084

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

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

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

Details as on: 10/09/2025

முகவரி:
தந்தை / தாய் பெயர்: பரசுரமன், 52/38, கிழக்கு நமசிவாயபுரம், சூளைமேடு, சூளைமேடு, சென்னை, தமிழ் நாடு - 600094

Address:
S/O: Parasuraman, 52/38, EAST NAMASIVAYAPURAM, Choolaimedu, PO: Choolaimedu, DIST: Chennai, Tamil Nadu - 600094

4930 8029 9084

VID : 9102 7542 7612 7261

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भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2192/40109/05074

To
மாதவ ராஜன் நா
Madhava Rajan N
S/O: Nagarajan
55/1
26TH STREET
SANKAR NAGAR
Pammal
Kancheepuram Tamil Nadu - 600075
9962464175

Signature Not Verified
Digitally signed by GS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 05
Date: 2023.08.09 11:40:44
UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9108 4148 8348

VID : 9110 6747 4924 3858

எனது ஆதார், எனது அடையாளம்

Issue Date: 18/07/2013



மாதவ ராஜன் நா
Madhava Rajan N
பிறந்த நாள்/DOB: 15/05/1963
ஆண்/ MALE

9108 4148 8348

VID : 9110 6747 4924 3858

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- பாதுகாப்பான QR குறியீடு/ஆ.ப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ ஆதார் மற்றும் எம் ஆதார் போன்ற அனைத்து வகையான ஆதார்களும் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்.
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதாரை புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்
- **Aadhaar** is a proof of identity, not of citizenship.
- **Aadhaar** is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of **Aadhaar** like **Aadhaar** letter, PVC Cards, **eAadhaar** and **mAadhaar** are equally valid. Virtual **Aadhaar** Identity (VID) can also be used in place of 12 digit **Aadhaar** number.
- Update **Aadhaar** at least once in 10 years.
- **Aadhaar** helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app on smart phones to avail **Aadhaar** Services.
- Use the feature of lock/unlock **Aadhaar**/biometrics to ensure security.
- Entities seeking **Aadhaar** are obligated to seek due consent.

Download Date: 05/08/2023

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:
S/O: நாகராஜன், 55/1, 26வது தெரு, சங்கர் நகர், பம்மல், காஞ்சிபுரம், தமிழ் நாடு - 600075

Address:
S/O: Nagarajan, 55/1, 26TH STREET, SANKAR NAGAR, Pammal, Kancheepuram, Tamil Nadu - 600075



9108 4148 8348

VID : 9110 6747 4924 3858

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N. Madhava Rajan

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DEVELOPERS & PROMOTERS
ESTD. 1980

Extracts of the resolution passed at the meeting of Board of Directors held at the Registered office of KG Foundations (P) Ltd. at Marble Arch, Ground Floor, No. 5, Bishop Wallers Avenue East, Mylapore, Chennai – 600004 on Tuesday, 03rd February 2026 at 10.30 a.m.

AUTHORIZATION TO Mr. NAVEEN BAJAJ, S/o. Mr. SRICHAND BAJAJ, AGED 52 YEARS, RESIDING AT 2/37, 2ND STREET PRITHIVI AVENUE, ALWARPET, CHENNAI, 600018 FOR SIGNING, ADMITTING, EXECUTING AND PRESENTING 1) THE POWER OF ATTORNEY IN FAVOUR OF THE COMPANY, 2) MORTGAGE DEED IN FAVOUR OF TATA CAPITAL HOUSING FINANCE LIMITED, AND 3) GIFT DEED IN FAVOUR OF THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION FOR THE LANDS (20.18 ACRES) COMPRISED IN SURVEY NOS. 382/1A, 803/1D 803/1E, 803/1F,803/1G, 803/1H, 803/1I, 803/1J, 803/1K,803/1L, 803/1M, 803/1N & 380/2, SITUATED IN KUTHAMBKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT, WAS DISCUSSED AND THE FOLLOWING RESOLUTION WAS PASSED.

"Resolved that Mr. Naveen Bajaj, S/o. Mr. Srichand Bajaj, Aged 52 Years, Residing at 2/37, 2nd Street Prithivi Avenue, Alwarpet, Chennai, 600018 be and hereby Authorized for signing, admitting, executing and presenting 1) the Power of Attorney in favour of the Company, 2) Mortgage Deed in favour of Tata Capital Housing Finance Limited and 3) Gift Deed in favour of the Commissioner, Poonamallee Panchayat Union for the lands (20.18 Acres) comprised in Survey Nos. 382/1A, 803/1D 803/1E, 803/1F,803/1G, 803/1H, 803/1I, 803/1J, 803/1K,803/1L, 803/1M, 803/1N & 380/2, situated in Kuthambkkam Village, Poonamallee Taluk, Thiruvallur District."

//By Order of the Board//

for KG FOUNDATIONS (P) LTD.,

Kishor Kumar Gokaldas

KISHORKUMAR GOKALDAS
MANAGING DIRECTOR.

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

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KG FOUNDATIONS (P) LIMITED
Marble Arch, Ground Floor, #5, Bishop Wallers Avenue (E)
Mylapore, Chennai 600 004 India.
Phone: 91-44-2499 9999
www.kgbuilders.com

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : குத்தம்பாக்கம் பட்டா எண் : 4004

உரிமையாளர்கள் பெயர்

1. Mr.GIRISH RAMDAS மனைவி .SHRISHAKTHI GIRISH

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Document No 2260 of 2026 of Book I

Contains 19 Sheets 17 Sheet

Registering Officer

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	
380	2	0 - 88.50	3.56	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
803	1E	0 - 79.50	2.46	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
803	1F	1 - 19.50	3.69	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
803	1G	1 - 19.50	3.69	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
803	1H	0 - 39.50	1.23	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
803	1I	0 - 40.00	1.24	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
803	1J	0 - 20.00	0.61	--	--	--	--	2025/0103/01/469675--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:09:59:PM
		5 - 6.50	16.48					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/05/028/04004/50898** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-02-2026 அன்று 06:04:18PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Registering Officer

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : குத்தம்பாக்கம் பட்டா எண் : 4005

உரிமையாளர்கள் பெயர்

1. C.N.Ramdas, மனைவி NIRMALA RAMDAS .

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	
382	1A	0 - 9.50	0.30	--	--	--	--	2025/0103/01/469684--3185/1421 ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:13:54:PM
803	1D	1 - 59.00	4.91	--	--	--	--	2025/0103/01/469684--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:13:54:PM
803	1K	0 - 20.00	0.61	--	--	--	--	2025/0103/01/469684--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:13:54:PM
803	1L	0 - 20.00	0.61	--	--	--	--	2025/0103/01/469684--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:13:54:PM
803	1M	0 - 20.00	0.61	--	--	--	--	2025/0103/01/469684--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:13:54:PM
803	1N	0 - 79.50	2.46	--	--	--	--	2025/0103/01/469684--- ------ Digitally signed:SUDHA A Zonal Deputy Tahsildar 22/05/2025 02:13:54:PM
		3 - 8.00	9.50					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/05/028/04005/50809** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

2. இத் தகவல்கள் 04-02-2026 அன்று 06:00:40 PM நேரத்தில் அச்சடிக்கப்பட்டது.

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Document No. 2260 of 2026 of Book I
Contains 19 Sheets 19 Sheet
Registering Officer

7394/2024 TP/18210240585/2024.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DB 64487

P.SARAVANAN
SVL No : 51/2003/97,
53, Pallayam Pillai Nagar,
Ayanavaram, Chennai - 23.

Gautam Ramdas

23/05/24

Verified 16/7/2024

SETTLEMENT DEED
(Son to Mother - WITHIN FAMILY)

This **DEED OF SETTLEMENT** is executed at **CHENNAI** on this the **24th day of MAY, 2024; BY:**

Mr. GAUTAM RAMDAS (Aadhaar: 5042 1887 1922; PAN: AAIPG8111A), Son of Late Mr. C.N.RAMDAS, aged about 50 years, residing at No.11, Markand Desai Road,JUHU Beach,Uthandi Chennai PIN 600119, hereinafter called the 'SETTLOR' of the One Part;

Document No. 7394 of 2024 of Book 1
Contains 18 Sheets 1 Sheet
Registering Officer

[SETTLOR]

Verified

6895/2024 TP/18161888 7/2024.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

16 MAY 2024

GIRISH RAMDAS
Chennai.

DN 541208

P. NAGARAJA
STAMP VENDOR
:L. NO.6/CH (S) / 20
PATTABIRAM, CHENNAI-60(

SETTLEMENT DEED
(HUSBAND TO WIFE - WITHIN FAMILY)

This **DEED OF SETTLEMENT** is executed at **CHENNAI** on this the **16th day of MAY, 2024; BY:**

Mr.GIRISH RAMDAS (Aadhaar:4139 8117 8301;PAN:AAIPG8112D), Son of Mr. C.N.RAMDAS, aged about 49 years, residing at No.K48, Anna Nagar East, Chennai PIN 600102, hereinafter called the 'SETTLOR' of the One Part;

[SETTLOR]

Document No. 6895 of 2024 of Book I
Contains 17 Sheets 1 Sheet
Registering Officer

4836 /2025

RECTIFICATION DEED

THIS DEED OF RECTIFICATION EXECUTED AT CHENNAI ON THIS THE FIRST DAY OF APRIL TWO THOUSAND TWENTY FIVE (01.04.2025):

BY

Mr.GIRISH RAMDAS (Aadhar No : 4139-8117-8301) & (PAN : AAIPG8112D), aged about 50 years, son of C.N.Ramdas, residing at No.K48, Anna Nagar East, Chennai - 600102, hereinafter referred to as "SETTLOR/RECTIFER", which expression shall mean and include his respective legal representatives, legal heirs, executors, assignees, of the ONE PART;

TO AND IN FAVOUR OF

Ms.SHRISHAKTHI GIRISH (Aadhar : 5191-8113-3034) & (PAN : ASJPS1698F), wife of Girish Ramdas, aged about 48 years residing at No.K48, Anna Nagar East, Chennai - 600102, hereinafter referred to as "SETTLEE", which term shall mean and include wherever the context so requires or permits her heirs, legal representatives, executors, administrators, nominees and assigns of the OTHER PART;

The Settlor/Rectifier and Settlee are hereinafter individually referred to as "Party" and jointly as "Parties"

WITNESSES AS FOLLOWS:

I. WHEREAS the Settlor vide Settlement Deed dated 16.05.2024, registered as Document No.6895 of 2024, Book - I, in the office of the Sub Registrar, Avadi ("Principal Deed"), settled all that piece and parcel of land 12.56 Acres, situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, comprised in the below mentioned Survey Numbers morefully described in the Principal Deed.

ITEM NO.I

2.95 Acres comprised in Survey No. 803/1F.

Document No. 4836 of 2025 of Book I Contains 14 Sheets 1 Sheet

Registering Officer

4835 /2025

RECTIFICATION DEED

THIS DEED OF RECTIFICATION EXECUTED AT CHENNAI ON THIS THE FIRST DAY OF APRIL TWO THOUSAND TWENTY FIVE (01.04.2025):

BY

Mr.GAUTAM RAMDAS (Aadhar No : 5042-1887-1922) & (PAN : AAIPG8111A), aged about 51 years, son of C.N.Ramdas, residing at No.11, Markand Desai Road, Juhu Beach, Uthandi, Chennai - 600019, hereinafter referred to as "SETTLOR / RECTIFIER", which expression shall mean and include his respective legal representatives, legal heirs, executors, assignees, of the ONE PART;

Verified 9/7/2025

TO AND IN FAVOUR OF

Ms.NIRMALA RAMDAS (Aadhar : 4066-8225-6749) & (PAN : AAFPR6688G), wife of C.N.Ramdas, aged about 81 years residing at No.K48, Anna Nagar East, Chennai - 600102, hereinafter referred to as "SETTLEE", which term shall mean and include wherever the context so requires or permits her heirs, legal representatives, executors, administrators, nominees and assigns of the OTHER PART;

The Settlor/Rectifier and Settlee are hereinafter individually referred to as "Party" and jointly as "Parties"

WITNESSES AS FOLLOWS:

I. WHEREAS the Settlor/ Rectifier vide Settlement Deed dated 24.05.2024, registered as Document No.7394 of 2024, Book - I, in the office of the Sub Registrar, Avadi ("Principal Deed"), settled all that piece and parcel of land measuring 7.62 Acres, situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, comprised in the below mentioned Survey Numbers morefully described in the Principal Deed.

ITEM NO. I

Survey No.	Extent in Acres
803/1K	0.49

Document No. 4835 of 2025 of Book I Contains 16 Sheets 1 Sheet

Registering Officer

Nirmala Ramdas

H Gautami

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 2554/2026

ஆவண எண் : R/ ஆவடி/ புத்தகம்-1/ 2260 / 2026

திரு கே ஜி பவுண் டேஷன் பிரைவேட் லிமிடெட் ன் அங்கீகரிக்கப்பட்ட கையொப்பதாரர் நவீன் பஜாஜ் அவர்களிடமிருந்து ₹ 68,110 (ரூபாய் அறுபத்தெட்டாயிரத்து நூற்று பத்து மட்டும்) [இணைய வழி: REG202602072739020 ₹ 68110] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	50,000
2	பதிவுக் கட்டணம்	15,000
3	கணினிக் கட்டணம்	3,000
4	வீடியோ செயலாக்க கட்டணங்கள்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	68,110

a/2/26

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு கே ஜி பவுண் டேஷன் பிரைவேட் லிமிடெட் ன் அங்கீகரிக்கப்பட்ட கையொப்பதாரர் நவீன் பஜாஜ் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

Naveen Bajaj
9840735079

ஆவடி அலுவலகம்

நாள்: 09/02/2026

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
AVADI

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
mashaallah (குடிமக்கள்)	Azharuthin A	8754434097	09-02-26 01:01:07 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி

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.