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DIGITALLY VERIFIED RECORD

TP/223606698/2025 /1/ 5556/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DF 688368

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

DEED OF GENERAL POWER OF ATTORNEY

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

BETWEEN

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

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

AGENT

PRINCIPAL

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Book 1 Continue 27 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

TO AND IN FAVOUR OF

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

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

AND WHEREAS all that eastern portion of vacant lands comprised in R.S No.173 Part, R.S No.170/2B Part, R.S No.170/2A Part and survey number 169/1B Part, Old T.S No.15 Part, and New T.S No. 15/2, Block No.15, Ward J,

AGENT **PRINCIPAL**

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

of Thiruvotriyur Village, Thiruvotriyur Taluk, (Formerly Saidapet Taluk), Chennai District, admeasuring Acre 2.42.7 Cents or thereabouts out of the Schedule –A Mentioned property is morefully described in the Schedule-B hereunder is the property over which the Principal hereby authorizes and empowers the Agent to exercise the powers to sell under this Deed.

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

AND WHEREAS the Principal has gifted vacant land admeasuring 2454.69 Sq.mtr out of the Schedule-B mentioned property to the "Greater Chennai Corporation" vide a Deed of Gift Dated 09/05/2025 registered as Document No.4184 of 2025 at SRO, Thiruvotriyur.

AND WHEREAS the Principal is in the process of gifting Vacant land admeasuring 37.10 Sq.mtr out of the Schedule-B mentioned property to the "Tamilnadu Power and Distribution Corporation Ltd".

AND WHEREAS the Vendor herein has applied for layout approval over the Schedule-B mentioned property and the same has been duly sanctioned by the **Greater Chennai Corporation** vide **Sanction No. SD/WDCNO1/00236/2025**, and **Layout Approval No. LA/WDCNO1/00012/2025**, both dated 10.**06.2025**.

AND WHEREAS the Principal herein has decided to sell a portion of land in Schedule-B mentioned property, morefully described in the Schedule-C hereunder. But the Principal herein due to their personal inconvenience are not

AGENT **PRINCIPAL**

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

able to take steps and has therefore decided to appoint the Agent herein to carry out the sale and other connected activities in respect of the Schedule-B mentioned property:

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH:

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

1. To maintain and develop the Schedule-B mentioned property and make any application and representation before any Government or other authorities in that regard.
2. To make sign and verify all applications and objections to appropriate authorities for any licence or permission etc., required by law in connection with the management and development of the Schedule-B mentioned property.
3. To take possession of the Schedule-B mentioned property and also to sub divide, develop and improve the Schedule-B mentioned property on behalf of the Principal herein.
4. To sell, transfer, convey, assign and dispose of the Schedule-B mentioned property, either as a whole or in parts, for such consideration and upon such terms and conditions as my Attorney may deem fit and proper; and for that purpose, to negotiate and finalize the terms of sale, enter into any agreement for sale, execute and register sale deeds, deeds of conveyance and such other documents as may be required, receive the sale consideration in full or in part, issue valid receipts and discharges for the

AGENT **PRINCIPAL**

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

same, deliver possession to the purchaser(s), and do all such acts, deeds and things that may be necessary or incidental thereto for effectually completing the sale and conveyance of the said property.

5. To merge and reconstitute the Schedule-B mentioned property with any other property and execute necessary documents in that regard.
6. To construct any building, including Commercial/Residential or Mix Use complex or any other building over the Schedule-B mentioned property.
7. To apply for plan sanction with the concerned local body or CMDA/Corporation of Chennai/Municipality or any other competent authority to construct any building and for such purpose appear or represent before the local authorities, revenue authorities, CMDA/Corporation of Chennai/Municipality or any other appropriate authority on behalf of the Principal herein.
8. To represent before the CMDA/Corporation of Chennai /Municipality or any other authority in connection with the approval or modification of the building on behalf of the Principal herein.
9. To sign and submit applications for demolition and for reconstruction of the buildings that may be put up over the Schedule-B mentioned property.
10. To submit applications and correspondences to obtain electricity connection for the buildings to be constructed over the Schedule-B mentioned property or for the transfer of the existing supply if any, with the Tamil Nadu Electricity Board/TANGEDCO.
11. To make application before TNRERA and get necessary approvals from TNRERA for the development of the Schedule-B mentioned property.
12. To sign and submit applications for providing amenities.
13. To pay necessary fees, tax, duty, charges or deposits before any authority in respect of the above transactions and sign necessary receipts for payments and also to make applications for refund etc.,
14. To find out the Purchaser/s and to sell the Schedule-B mentioned property or any portion thereof either as a whole or in parts thereof either as vacant land or after construction of buildings and handover possession of the same.

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AGENT **PRINCIPAL**

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

15. To advertise the sale of property morefully described in the Schedule-B.
16. To negotiate on terms and to sell the Schedule-B to any Purchaser or Purchasers at such price which the said attorney in their absolute discretion, thinks proper, to agree upon and to enter into any agreement or agreements of sale and or to cancel/repudiate the same.
17. To receive from the Purchaser/s any earnest/advance money and also the balance of purchase money and to give valid receipt and discharge for the same, which will protect the Purchaser without seeing the applications of the money.
18. Upon receipt as aforesaid in the name of the Principal on behalf of the Principal to sign and execute any deed of sale, conveyance for the Schedule-B or portions thereof in favour of the Purchaser or his nominee.
19. To sign and execute all other deeds, instruments which the Agents shall consider necessary and to enter into such covenants as may be required for morefully and effectually conveying the property morefully described in the Schedule-B as if the Principal could do the same themselves if present.
20. To present any such Deed of Sale, Conveyance or any other documents for registration, to admit execution and receipt of the consideration before the Sub-registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the property morefully described in the Schedule-B to the said Purchaser or Purchasers as fully and effectually in all respects as the Principal could do the same himself if present. Also, to execute and register Deed of Rectification or Deed of Ratification of Sale Deed.
21. To execute and register Deed of Cancellation of Sale Deed if necessary.
22. To mortgage or otherwise create any charge over the Schedule-B mentioned property in order to raise loans and execute the necessary deeds and register them before the concerned sub-registrar offices if necessary. The Principal shall not be personally liable for any mortgage loan raised by the Agent over the Schedule-B mentioned property.

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AGENT

PRINCIPAL

For SUNLIGHT RETAIL PRIVATE LIMITED

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Authorised Signatory

23. To lease the Schedule-B mentioned property fix rent, advance and enter into necessary Rental Agreements and also to evict the tenants and initiate appropriate Legal proceedings in that regard.
24. To apply and make applications for transfer of Patta in respect of the Schedule-B mentioned property.
25. To appear and act in all Courts, Civil or Criminal (Original or Appellate), or in the revenue or registration offices or any office of the Government or in any other authority in respect of any proceedings or enquiry in connection with the Schedule-B mentioned property or in respect of any other matter concerning the Schedule-B mentioned property.
26. To sign and verify Plaints, written statements, petitions or claims and objections, memorandum of appeals/petitions and applications of all kinds and to file them in any Court of law or Tribunal or office or authorities in respect of any matter concerning the Schedule-B mentioned property and for that purpose to sign Vakalath and engage an Advocate.
27. The Agent shall maintain true and proper accounts of all transactions, dealings and financial matters carried out under the authority of the deed and the accounts shall be produced for inspection by Principal as and when required.
28. No money transaction is involved in this Deed.
29. The Principal hereby agrees to ratify, confirm and indemnify all such acts and deed that might have been done by the said Power of Attorney or their nominee as aforesaid on their behalf and it shall be valid and effective as if done by the Principal themselves.

AGENT

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Registering Officer

PRINCIPAL

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

SCHEDULE – A
(Entire Property)

All that piece and parcel of immovable freehold land bearing Door No. 1075, Thiruvottiyur High Road, situated at Thangal, Chennai – 600 019, comprised in Old Town Survey No. 15 and presently assigned as T.S. Nos. 15/1, 15/2 and 15/3 in Block No. 15, Ward J, and previously forming part of Re-Survey No. 173 to the extent of 3 Acres and 72 Cents, Re-Survey No. 170/2B to the extent of 2 Acres and 96 Cents, Re-Survey No. 170/2A to the extent of 4 Cents, and Re-Survey No. 169/1B (part), all situated in Thiruvottiyur Village, Thiruvottiyur Taluk (formerly Saidapet Taluk), Chennai District, measuring in total 6 Acres and 72 Cents as per registered title documents and Town Survey Land Records (TSLR), and commonly known as "Tollgate Works, Thiruvottiyur", together with all rights of way, easements and appurtenances thereto, and having direct access, inter alia, via a defined entry from the 18-meter wide North Terminal Road abutting Thiruvottiyur High Road. The same is bounded as below:

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

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AGENT **PRINCIPAL**

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

SCHEDULE – B
(Property Conveyed)

All that eastern portion of vacant lands comprised in R.S No.173 Part, R.S No.170/2B Part, R.S No.170/2A Part and survey number 169/1B Part, Old T.S No.15 Part, and New T.S No. 15/2, Block No.15, Ward J, of Thiruvotriyur Village, Thiruvotriyur Taluk, (Formerly Saidapet Taluk), Chennai District, admeasuring Acre 2.42.7 Cents or thereabouts out of the Schedule –A Mentioned property and bounded on the

North by : Land in T.S No.12 Part and T.S No.13 Part

South by: Land in T.S No.15/3 and Tondiarpet North Terminus Road

East by: Land in T.S No. 13 Part

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

AGENT **PRINCIPAL**

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

SCHEDULE – C
(Property hereby conveyed as plots)

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

No	Plot No.	SQ.FT	No	Plot No	SQ FT	No	Plot No.	SQ.FT
1.	1	2086	19.	19	1056	37	37	1131
2.	2	2119	20.	20	1061	38	38	1383
3.	3	2213	21.	21	1061	39	39	978
4	4	1007	22.	22	1072	40	40	978
5.	5	995	23.	23	995	41	41	829
6.	6	995	24.	24	995	42	42	829
7.	7	1266	25	25	995	43	43	829
8.	9	1099	26	27	995	44	45	829
9.	9A	1099	27	27A	995	45	45A	829
10.	10	1099	28	28	995	46	46	829
11.	11	1014	29	29	995	47	47	829
12.	12	1020	30	30	995	48	48	829
13.	13	1025	31	31	995	49	49	829
14.	14	1030	32	32	995	50	50	829
15.	15	1035	33	33	995	51	51	829
16.	16	1040	34	34	1174	52	52	918
17.	18	1046	35	36	1174	53	54	903
18.	18A	1051	36	36A	1383	54	54A	887

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AGENT

PRINCIPAL

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

S.no	Plot No.	Sq. ft
55	55	871
56	56	855
57	57	839
58	58	1146
59	59	952
60	60	744
61	61	730
62	63	716
63	63A	721
64	64	776
65	65	835
66	66	892
67	67	999
68	68	1057
69	69	1115
70	70	1156
71	72	859
72	72A	912
73	73	912
74	74	900
75	75	900
76	76	912
77	77	912
78	78	878
TOTAL		**78967**

Over the Schedule B" Mentioned Property. The total extent of all plots is 78,967 Sq.fts Situated within the Registration District of North Chennai and Sub-Registration District of Thiruvottiyur.

The Market Value Of the Property is Rs. 43,43,18,500/-

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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55	55	871
56	56	855
57	57	830
58	58	1146
59	59	952
60	60	744
61	61	730
62	63	716
63	63A	721
64	64	776
65	65	835
66	66	892
67	67	999
68	68	1057
69	69	1115
70	70	1156
71	72	859
72	72A	912
73	73	912
74	74	900
75	75	900
76	76	912
77	77	912
78	78	878
TOTAL		**78967**

Over the Schedule B" Mentioned Property. The total extent of all plots is 78,967 Sq.fts Situated within the Registration District of North Chennai and Sub-Registration District of Thiruvottiyur.

The Market value of the Schedule – B is

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

AGENT

PRINCIPAL

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

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

WITNESSES:

1. R.S. Yugal.

R.S. YUGAL S/O R SURESH
19, SANKARAN STREET,
CUDDALORE PORT.
CUDDALORE - 607003.

PRINCIPAL

2. M. Jayashankaram.

No: 746, Vadiyar Pallayam
Thiruvottiyur Chennai - 600019.

AGENT

DRAFTED BY:



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

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

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

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN01/00236/2025	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application . Date
N01	N014	10/06/2025	07/04/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.INSIGHT RETAIL PRIVATE LIMITED REP BY POA MS.SOUTH GATE CONSTRUCTIONS LLP REPRESENTED BY ITS MANAGING PARTNER MR.PRAVEEN KUMAR-No:1a,Victoryafied,Alex Nagar,Madhavaram Milke Colony,Madhavaram,Chennai-60	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:THIRUVOTTIYUR MAIN ROAD,Block No:15,Plot No:-, Survey No:T.S.NO.15/2,NORTH TERMINOUS ROAD, THIRUVOTTRIYUR HIGH ROAD,THANGAL,THANGAL,Thiruvottiyur, CHENNAI, 600019	
CMDA Development Charges		40000	
Open space reservation charges		12640000	
Regularisation Charges - Land		984000	
மொத்தக் கட்டணம்/Total (In Rs.)		13664000	

Amount (in words): Rupees One Crore Thirty Six Lakhs Sixty Four Thousands Only

C.M.D.A. DD Details : DD Number: 314050 Amount: 13664000 Rs. Date:10/06/2025 Bank:FEDERAL BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

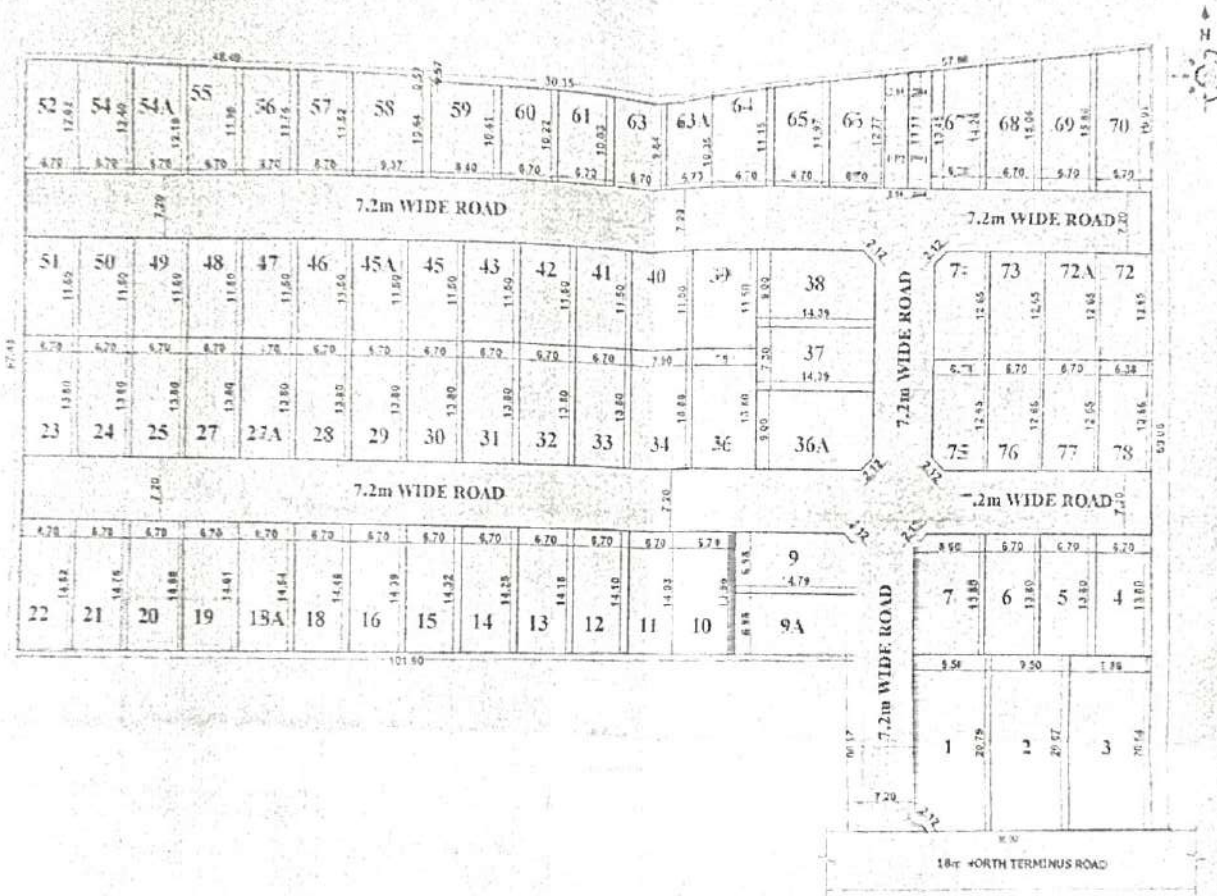
10.06.2025
Assistant Executive Engineer (T.P.)

10/06/25
Executive Engineer (T.P.)

10/6/25

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Registering Officer

சார் பதிவாளர் முத்திரை
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR
திருவொற்றியூர்



TOTAL EXTENT (AS PER PATTA)	:	9828.00 Sq.M
ROAD AREA	:	2417.00 Sq.M
PUBLIC PURPOSE PROVIDED	:	74.79 Sq.M
(PUBLIC PURPOSE AREA-1 : 37.69 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 37.10 SQ.M)		
PLOTTABLE AREA	:	7336.21 Sq.M
TOTAL No.OF PLOTS	:	78 Nos.

REF:

1. THE ROAD PORTION & PUBLIC PURPOSE PLOTS HAS BEEN GIFTED TO GCC VIDE DOC NO : 4184/2025, DATE : 09/05/2025
2. SPLAY OF 1.5m X 1.5m SHOWN AT THE INTERSECTION OF THE ROAD
3. THE ROADS SHALL BE TAKEN OVER AS PER THE PROVISION IN G.O (MS) NO.181, DATE : 09/12/2020 AND (MS) NO.141 DATE :14/07/2022 HOUSING & URBAN DEVELOPMENT DEPARTMENT

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2

For SOUTH GATE CONSTRUCTIONS LLP

Partner

OWNER SIGNATURE:

REGISTERED ENGINER:

SKETCH SHOWING THE PROPOSED HOUSE LAYOUT AT THIRUVOTTIYUR MAIN ROAD, NORTH TERMINUS ROAD,COMPRISED IN OLD S.NO. 169/1B1PT., 170/2APT. 2EPT., 173/2PT, AS PER PATTA T.S.NO. 15/2, BLOCK NO 15, WARD - J, OF THIRUVOTTIYUR VILLAGE, THIRUVOTTIYUR TALUK, CHENNAI DISTRICT GREATER CHENNAI CORPORATION, DIVISION NO.014, ZONE - 1

(ALL DIMENSIONS & MEASUREMENTS ARE IN METRE)

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Registering Officer

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் SA/MSB/000236/2025
(மனைப்பிரிவு)
நாள் 10/06/2025 வார்டு 014
ஒப்பளிக்கப்பட்டது
10.06.25
உ.பொ.அ
10/06/25
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 27/06/2025
திட்ட எண் SA/MSB/000236/2025
பெ.சே.ம.நி.அ.வி
பணித்துறை
பெருநகர சென்னை மாநகராட்சி

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNREKA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved vide MP
LA/UDC/Nor/000012/2025
Dt : 10/06/2025

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம் நகல்
பணித்துறை

10.06.25
10/06/25
For Commissioner

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No:4134/2025 dated 09.05.2025

2 The public purpose Land for GCC has been Gifted vide Document No:4134/2025 dated 09.05.2025

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

Document No. 5556 of 2025 of
Book 1 Continuing 27 Sheets 16 Sheet
Registering Officer

சார் பதிவாளர் (பொ)
THE SEAL OF THE SUBREGISTRAR OF

S.R.No. [illegible]

திருவொற்றியூர் நகரநிலவரித்திட்டம்

படிவம் -4

மனைவரி தோராயப்பட்டா

WARD : J

BLOCK NO. 15

T.S.No. 15/2

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

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

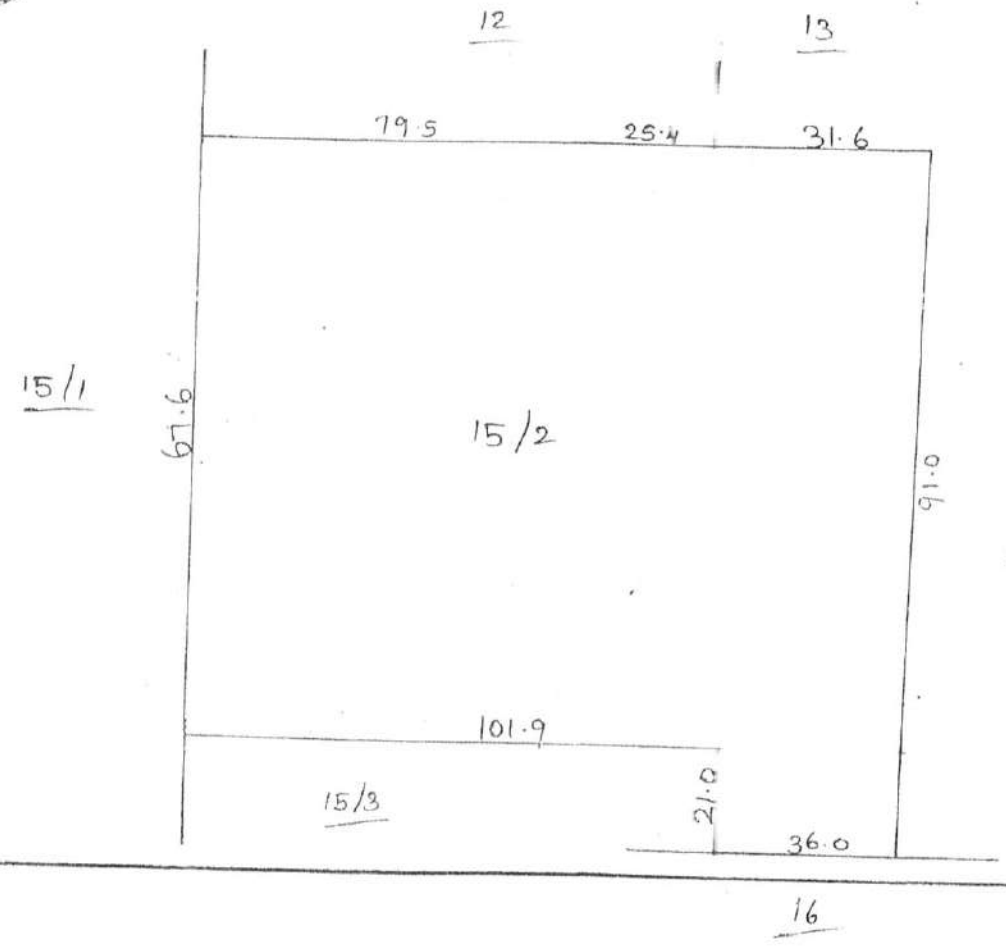
பதிவு செய்யப்பட்ட மனை உடைமையாளர் பெயர் : INSIGHT RETAIL PRIVATE LIMITED மனைவரிப்பட்டா எண்.

வருவாய் கணக்கு படி											நிலவரித்திட்ட கணக்குபடி						
புதிய புல எண்ணும் உட்பிரிவும்	பழைய புல எண்.	வகைப்பாடு	மண் வயனம்	தரம்	தீர்வை	வீதம்	பரப்பு ச.மீ	தீர்வை	வகைபாடு	மண் வயணம்	தரம்	தீர்வை	வீதம்	பரப்பு	தீர்வை	குறிப்பு	
15/2	169	ரு.புஞ்சை	—	—	—	10.00	0.9828.0		—	—	—	—	10.00	0.9828.0	—	—	
	181 PT 170 2BPT 2APT 173 2PT																

Document No. 4334 of 2025 of Book 4 Continus Sheets 27 Sheet 17

Registering Officer

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







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

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

TO APPOINTMENT OF Mr. RAHUL SHUKLA AS AN ADDITIONAL DIRECTOR

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

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

// Certified True Copy //

For Insight Retail Private Limited

Harsh Kankaria
Director
DIN: 00406511

Document No. 5556 of 2025 of
Book I Continus 27 Sheets 19 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

R/Thiruvottiyur/Book-1/5556/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4286 of 2025

I hereby certify that a sum of ₹ 43,43,185/- (Rupees Fourty Three Lakh Fourty Three Thousand One Hundred and Eighty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ராகுல் சுக்லா residing at No.5, Badaria Garden Lane, Park Town, Chennai, Chennai, Tamil Nadu, India, 600003.

Sub Registrar: Thiruvottiyur
Date: 21/06/2025

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

Presented in the office of the Sub Registrar of Thiruvottiyur and fee of ₹ 43,44,895/- paid at 05:00 PM on the 21/06/2025 by

Left Thumb





9841139077

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:47041130a56877f870b4c34a29ed96eb5205f23
(Details from UIDAI : Rahul Shukla S/O: Pramod Shukla, 02-06-1987, xxxxxxxx5028)



Document No. 5556 of 2025 of
Book 1 Continue 27 Sheets 20 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Claim admitted by
Left Thumb





Praveen
70585 70585

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0744172ac810da0a76343528d18cfb2e30c10e3
(Details from UIDAI : Praveen Kumar Darda S/O: Navarathanmal Darda, 29-07-1979, xxxxxxxx8997)



21st day of June 2025

NAGA NANDHINI
Sub Registrar
Thiruvottiyur

Registered as Number **R/Thiruvottiyur/Book-1/5556/2025**.

Date: 21/06/2025
Thiruvottiyur

47650043

NAGA NANDHINI
Sub Registrar

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

Document No. 5556 of 2025 of
Book 1 Continues 27 Sheets 21 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

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

AAFCI2284L

नाम / Name — INSIGHT RETAIL PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation — 20/03/2010

Signature valid

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2019.03.29 [illegible]:05:44 GMT+05.30
Reason: NSDL e-PAN Sign
Location: Mumbai

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

---Cut---

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCI2284L

नाम / Name
INSIGHT RETAIL PRIVATE LIMITED

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

Fold

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

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

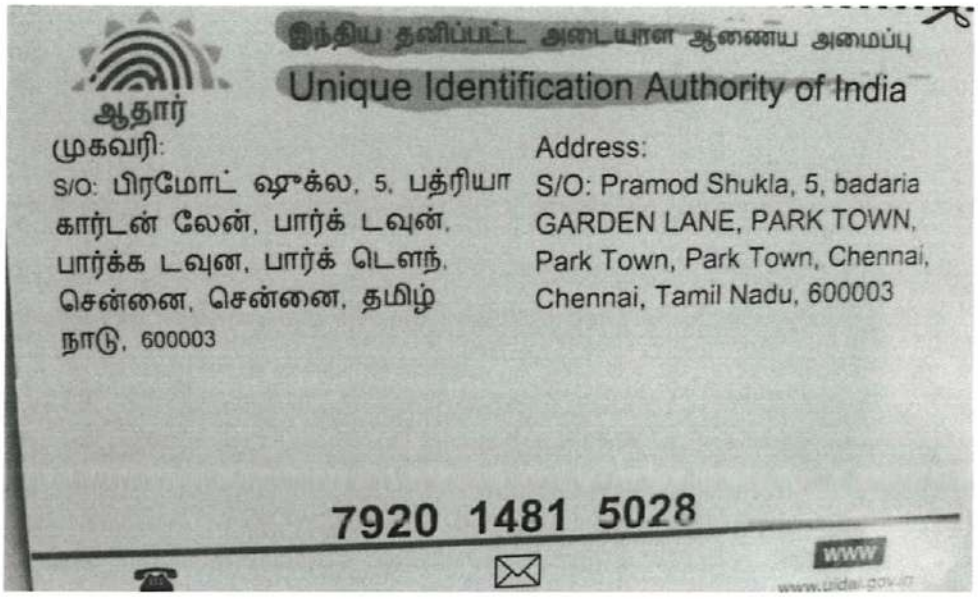
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Document No. 5556 of 2025 of
Book 1 Continus 27 Sheets 22 Sheet 5
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

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

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

7920 1481 5028

www.uidai.gov.in



இந்திய அரசாங்கம்
Government of India

ராகுல் சுக்லா
Rahul Shukla
பிறந்த நாள் / DOB : 02/06/1987
ஆண்பால் / Male

7920 1481 5028

ஆதார் - சாகாரண மனிதனின் அதிகாரம்

Document No. 5556 of 2025 of
Book 1 Continus 27 Sheets 23 Sheet
Registering Officer

சார் பதிவாளர் முத்திரை
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR
திருவொற்றியூர்

இந்திய அரசாங்கம்
Government of India



பிறவின் குமார் தர்தா
Praveen Kumar Darda
பிறந்தவருடம் / Year of Birth : 1979
ஆண்பால் / Male

9818 9978 8997

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்

Unique Identification Authority of India

முகவரி:
S/O: நவரதன்மல், 76, சின் ப்ரிட்ஜ் வது, ஓசியன் ஏச்ஜிஏச்டிஎஸ், வாஷெர்மன்பெட், சென்னை, வாஷெர்மன்பெட், தமிழ் நாடு, 600021

Address:
S/O: Navarathanmal Darda, 76, BASIN BRIDGE ROAD, OSIAN HEIGHTS, Washermanpet, Chennai, Washermanpet, Tamil Nadu, 600021

9818 9978 8997

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHGPP0912K

नाम/Name
PRAVEEN KUMAR DARDA

पिता का नाम / Father's Name
NAVARATHANMAL DARDA

जन्म की तारीख/
Date of Birth
29/07/1979

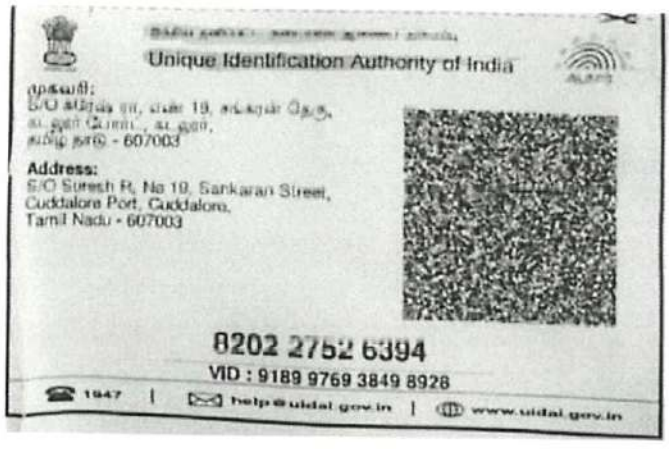
हस्ताक्षर / Signature

Document No. 5550 of 2025 of
Book 1 Continus 27 Sheets 24 Sheet
Registering Officer

Praveen









R.S Yugal

Document No. 5556 of 2025 of
Book 1 Continue 27 Sheets 25 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

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

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

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3228 4123 1519

VID : 9162 6542 0426 7429

எனது அடையாளம், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

Aadhaar no. issued: 22/12/2013

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

ஆதார் எனது அடையாளத்திற்கான சான்றாகும் குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல இது [illegible]

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

3228 4123 1519

எனது ஆதார், எனது அடையாளம்

Government of India

தகவல் / INFORMATION

- ஆதார் எனபது அடையாளத்திற்கான சானறாகும் குடியுரிமை அலலது பிறந்த தேதிககான சான்றலல பிறநத தேதி எனபது ஆதார் எண் வைத்திருபபவரால சமரபபிககபபடட விதிமுறைகளில குறிபபிடபபடடுளள பிறநத தேதி ஆவணத்தின ஆதாரம் மூலம ஆதரிககபபடும் தகவலின அடிபபடையில அமைந்துளளது
- இந்த ஆதார் கடிதத்தை UIDAI நியமித்த அங்கீகார நிறுவனதது ஆன்லைன அங்கீகாரம அலலது ஆப ஸடோர்களில கிடைக்கும எம் ஆதார் அல்லது ஆதார் QR ஸ்கேனர செயலியை பயனபடுத்தி QR குறியீடு ஸ்கேனிங அலலது www.uidai.gov.in ல் கிடைக்கும பாதுகாப்பான QR குறியீடு ரீடர் செயலியை பயனபடுத்தி சரிபாரக்க வேணடும
- ஆதார் தனித்துவமானது மறறும பாதுகாப்பானது
- ஆதார் பதிவு செயயபபடட நாளிலிருந்து ஒவவொரு 10 வருடங்களுக்கு பிறகும ஆதாரில அடையாளம் மறறும முகவரிக்கான ஆவணங்கள புதுபபிககபபட வேணடும
- பலவேறு அரசு மறறும அரசு சாரா பலனகள சேவைகளைப பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள மொபைல எண் மறறும மினனஞசல ஐடியை ஆதாரில புதுபபிககவும
- ஆதார் சேவைகளைப பெற mAadhaar செயலியை பதிவிறககவும
- ஆதாரபயோமெடரிக்ஸை பயனபடுத்தாதபோது பாதுகாபபை உறுதிசெய்ய ஆதாரபயோமெடரிக்ஸ் லாக/அனலாக் அமசத்தைப பயனபடுத்தவும
- ஆதார் கோரும நிறுவனங்கள ஒபபதலைப பெற வேணடிய கடடாயம உளளது
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB in current 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 தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

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

Details as on: 31/05/2024

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

3228 4123 1519

VID : 9162 6542 0426 7429

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

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Book 1 Continue 27 Sheets 26 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR THIRUVOTTIYUR

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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Book I Continue 27 Sheets 27 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.