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DIGITALLY VERIFIED RECORD

TP/ 1764 33090 /2024 4538/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Rs 100/-

CY 377856

M/s. Vijayanth Developers Private Limited

13 MAR 2024

பா. தனிகைவேல்
முத்திரைதாள் விற்பனையாளர்
உரிமம் எண். 5930/2023/08-2
முகவரி: 19-12-08 எண். 20, ராஜா தெரு
மணலி, சென்னை-68
[redacted] 57700

1

GIFT DEED

This indenture made on this 13th day of MARCH 2024, between **M/s. VIJAYANTH DEVELOPERS PRIVATE LIMITED** represented by its Director/Authorized Signatory **Mr. B. RAJESH** (Aadhar Card No. [redacted]) S/o Mr. Balan, Aged about 42 years, office at No. 154, Flat No. S2, Salma Greenways Road, R.A. Puram, Chennai - 600 028, herein after called " THE DONOR" of the First Part

and

THE COMMISSIONER, Poonamallee Panchayat Union, Chennai - 600 056, Avadi Taluk, Thiruvallur District here in after called " THE DONEE" of the other part:

COMMISSIONER
Panchayat Union Poonamallee

For Vijayanth Developers Pvt. Ltd.

(Director)

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Registering Officer

Whereas the " DONOR" is well and Sufficiently entitled to donate, free from encumbrance, the piece of land for Roads and public purpose site (OSR) which is more fully described in the schedule hereunder and intended to be hereby granted and assigned.

Whereas the above " DONOR" is sole and absolute owner of the Property bearing Survey No. 42/1B at Karunakarachery Village, Avadi Taluk, Thiruvallur District under Sale Deed document No. 19340/2022 on the file of SRO Avadi Dated 02.12.2022,

Whereas "THE DONOR" submitted a proposal for layout of above land for residential purpose. To comply with the rules and regulations prevailing now "THE DONOR" in the interest of public has agreed to transfer the roads and public purpose site (Parks/Open Spaces), hereunder described through a gift Deed in favour of "THE DONEE" and "THE DONEE" has agreed to accept the same.

Now this indenture withnesseth that "THE DONOR" doth hereby give, grants, and assign, in the interest of the public unto "THE DONEE" who hereby accept the same all that land for roads, situated in Survey No. 42/1B of Karunakaracheri Village and Public Purpose site (OSR) situated in Survey No. 42/1B of Karunakaracheri Village, Which is use of the public comprised layout sketch enclosed within registration sub-district of Avadi and registration district of Thiruvallur and more particularly described in the schedule hereunder written, and "THE DONOR" doth hereby covenant with "THE DONEE" that "THE DONOR" now does has good title, right to grant, and assign the land for roads and public purpose site (Parks/open Spaces) hereby granted and assigned upto " THE DONEE" With the manner aforesaid and that " THE DONEE" shall and may at all times hereafter peacefully and quietly possess and enjoy the said land for roads and public purpose site (Parks/open spaces) free from all encumbrances whatsoever without any lawful eviction, interruption claims whatsoever from or by "THE DONOR" or any person claiming under or interest for him and further that "THE DONOR" and all persons having lawfully or equitable calming any rights on roads and public purpose area or interest with the said premises or any thereof from under or interest for "THE DONOR" or from or any of his ancestors shall and will from time to time and at all times hereafter at the request of cost and of "THE DONOR" do execute and register or cause to be done executed and registered all such acts deeds and things whatsoever for further and perfectly assuming the said land or roads and PPA every part there of unto "THE DONEE" in the manner aforesaid or as shall or may be reasonable required.

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Registering Officer

Vijayanth Developers Pvt. Ltd.

COMMISSIONER
Panchayat Union Poonamallee

SCHEDULE PROPERTY

All the piece and parcel land measuring total 828 Square meters reserved for roads in the layout sketch enclosed herein comprised in Survey No. 42/1B as per patta No. 2721, of Karunakaracheri Village, Situated at Avadi Taluk, Thiruvallur District.

All That Piece and parcel of land measuring 18 Square meters reserved for public purpose site and marked in colour of the layout sketch herein comprised in Survey No. 42/1B, as per patta No. 2721, of Karunakaracheri Village, Situated at Avadi Taluk, Thiruvallur District,

Gifted by this deed, lies within the Registration District of Thiruvallur and Sub Registration District of Avadi.

Nominal Value is Rs. 100/- (One hundred rupees Only)

IN WITNESS WHEREOF THE ABOVE PARTIES HAVE PUT THEIR SIGNATURES THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF:

For Vijayanth Developers Pvt. Ltd.

Director

COMMISSIONER
Panchayat Union Poonamallee

DONEE

DONOR

WITNESS:

1.

E. Srinivasan S/o Elumalai
No. 15, Theeran Sivalingam Street,
Manavala Nagar, Tiruvallur - 602 002

2.

G. Murugan S/o Gopalakannan
No. 2/325, Pugazhenthi Salai,
Mogappair East, Chennai - 600 037

Drafted by :



P. NARMATHA
DOCUMENT WRITER
SL. NO. A/946/99 MS (S)
CHENNAI - 600 072

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Registering Officer

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.Layout-1/0275/2023 **Dated:06.03.2024**

To

M/s.Vijayanth Developers Pvt. Ltd.,
No.154/S2, Salma Green Castle,
Greenways Road,
Raja Annamalai Puram,
Chennai 600 028.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites in S.No.42/1B of Karunakaracheri Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received vide SBC.No.CMDA/PP/LAYOUT-1/0275/2023 dated 18.08.2023.
2. This office letter even No. dated 30.10.2023 addressed to the Commissioner, Poonamallee Panchayat Union.
3. This office letter even No. dated 30.10.2023 addressed to the applicant.
4. The Commissioner, Poonamallee Panchayat Union in letter dated 10.01.2024.
5. Applicant letter dated 30.01.2024.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office DC Advice letter even No. dated 21.02.2024 addressed to the applicant.
8. Applicant letter dated 04.03.2024 enclosing the receipt for payments.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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Registering Officer

***

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.42/1B of Karunakaracheri Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/11670/2023 dated 18.08.2023 & B-0024968 dated 29.02.2024.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed

registered in the Name of the Concerned Local Body. In the ref. 9th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Poonamallee Panchayat Union** represented by the **Commissioner, Poonamallee Panchayat Union** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Poonamallee Panchayat Union for sanctioning of the layout.

5. You are also requested to furnish the Developer Registration Certificate in favour of the applicant.

Yours faithfully,

for Chief Planner, Layout

6/3/24

Encl: One copy of Layout plan, a copy of "A4" size sketch
along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**
   Poonamallee Panchayat Union,
   Poonamallee – 600 056,
   Tiruvallur District.
   (along with a copy of Layout plan).

2. **The Superintending Engineer,**
   Chennai Electricity Distribution Circle, West.
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ Thirumangalam, Anna Nagar,
   Chennai - 600 040. (w.o.e).

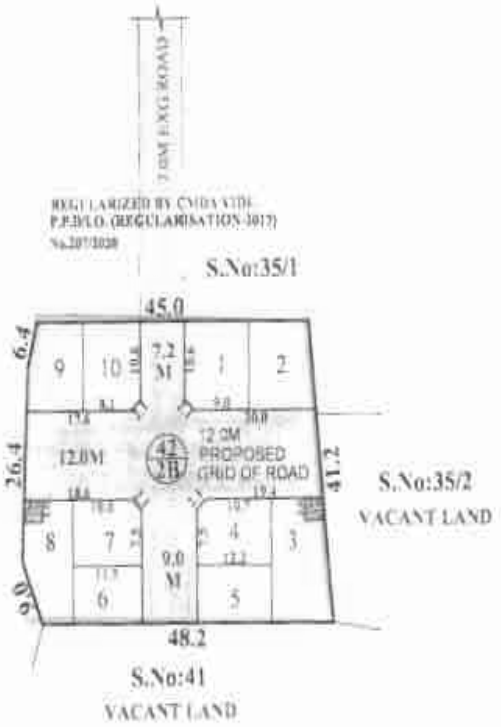
for Vijayaraj

(Director)

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Registering Officer

FILE NO: L1 / 0275 / 2023



SITE EXTENT (AS PER PATTA)		:	2000 SQ.M
ROAD AREA	(41%)	:	828 SQ.M
PLOTTABLE AREA	(59%)	:	1172 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	12 SQ.M
PUBLIC PURPOSE PROVIDED (1%)		:	18 SQ.M
PUBLIC PURPOSE-1 :9.0 SQ.M PUBLIC PURPOSE-2 :9.0 SQ.M			
NO. OF PLOTS		:	10 Nos

LEGEND:

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

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Registering Officer

COMMISSIONER
Panchayat Union Poonamallee.

ASSISTANT PLANNER
Chennai Metropolitan Development Authority
No.8, Gandhi Irwin Road, Egmore, Chennai - 600 008.

For Vice-Chairman

(Director)

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:42/1B OF KARUNAKARACHERI VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : ஆவடி

வருவாய் கிராமம் : கருணாகரச்சேரி பட்டா எண் : 2721

உரிமையாளர்கள் பெயர்

1. DIRECTOR B.RAJESH ... VIJAYANTH DEVELOPERS PRIVATE LIMITED

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	
42	1B	--	--	0 - 20.00	1.75	--	--	2023/0103 /01/308645--- -------- 16-02-2023
				0 - 20.00	1.75			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நில விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/12/022 /02721/30232** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 13-03-2024 அன்று 03:50:53 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Vijayanth Developers Pvt. Ltd.

Director

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Registering Officer

Presented in the office of the Sub Registrar of Avadi and fee of ₹ 712/- paid at 12:05 PM on the 28/03/2024 by

Left Thumb





9840406599

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:243368508abda8ca4d43db95893f1758d68976 **(Details from UIDAI : Rajesh B C/O Balan, 1981, xxxxxxxx8876)**



28th day of March 2024

BALAMURUGAN RAMASAMY
SUB-REGISTRAR
AVADI Avadi

Registered as Number **R/Avadi/Book-1/4538/2024**

Date: 28/03/2024
Avadi

BALAMURUGAN RAMASAMY
Sub Registrar
SUB-REGISTRAR
AVADI

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இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2193/10295/94825

To
ராஜேஷ் பி
Rajesh B
C/O Balan
No 29/A3 Dolphin Bay Apartment Kalasketra Road
Thiruvanmiyur
Thiruvanmiyur
Chennai Chennai
Tamil Nadu 600041
9884034124

17/11/2013

1464987786

ME464987786FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

[redacted]

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



ராஜேஷ் பி
Rajesh B
பிறந்த நாள் / DOB : 20/01/1981
ஆண்பால் / Male

[redacted]

எனது ஆதார், எனது அடையாளம்

For Vijayanth Developers Pvt. Ltd.

(Director)

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Registering Officer

[redacted]

இந்திய அரசாங்கம்
Government of India

சீனிவாசன் ஏ
Srinivasan E



பிறந்த நாள்/DOB: 06/06/1967
ஆண்/ Male

[redacted]

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: S/O ஏழுமலை, 15
தீரன் சிவலிங்கம் தெரு, மணவாளநகர்,
வெங்கத்தூர், மணவாளநகர், திருவள்ளூர்,
தமிழ் நாடு 602002

Address: S/O Elumalai, 15
THEERAN SIVALINGAM
STREET,
MANAVALANAGAR
Vengathur, Manavalanagar,
Tiruvallur, Tamil Nadu,
602002

[redacted]

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

[redacted]

Government of India



முருகன்
Murugan
பிறந்த நாள் / DOB : 02/07/1977
ஆண்பால் / Male

[redacted]

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: கோபால கண்ணன், கதவு எண் 2/325, புகழேந்தி சாலை முகப்பேர் கிழக்கு, சென்னை, சென்னை, முகப்பேர், திருவள்ளூர், தமிழ் நாடு, 600037

Address: GOPALA KANNAN, DOOR NO.2/325, GROUND FLOOR 2ND BLOCK, CHENNAI, PUGAZHENTHI SALAI MOGAPPAIR EAST, Mogappair, Tiruvallur, Tamil Nadu, 600037

Print Date : 08/07/2021

[redacted]

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For Vijayanth Developers Pvt. Ltd
Director

விடுநர்
திரு. K.வெங்கடேசன்,
ஆணையாளர்
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

பெறுநர்
சார்பதிவாளர்
ஆவடி.

ந.க.எண்.955/2024/அ3 நாள். 28.03.2024

அய்யா,

பொருள்: தானப்பத்திரம் – மனைபிரிவு வரைபட அனுமதிக்காக - பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் – கருணாகரச்சேரி ஊராட்சி, கருணாகரச்சேரி கிராமம், சர்வே எண் 42/1B -ல், மனைப்பிரிவு அமைக்க 828 sqm சாலை தானமாக பெறுதல் – பத்திரப் பதிவு செய்ய அனுப்பி வைத்தல் – சார்ந்து.

பார்வை: M/s Vijayanth Developers Pvt. Ltd., No:154/52, Salma Greer Castle, Greenways Road, Raja Annamalai Puram, Chennai , சென்னை 600 028.

பார்வையில் காணும் உத்தரவின் படி மனைபிரிவு வரைபட அனுமதிக்காக - பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் – கருணாகரச்சேரி ஊராட்சி, கருணாகரச்சேரி கிராமம், சர்வே எண் 42/1B -ல், மனைப்பிரிவு அமைக்க 828 sqm சாலை தானமாக பெற ஆணையர் அவர்களின் பெயரில் வழங்க தானப்பத்திரம் தயார் செய்து பெறப்பட்டுள்ளது.

மேற்படி தானப்பத்திரத்தினை தமிழ்நாடு பதிவுத் துறை சட்ட பிரிவு 88 (1) ன் ஆணையர் நேரில் வராமல் ஆணையர், பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் என்ற பெயரில் தானப்பத்திரம் பதிவு செய்து மீள அனுப்பி வைக்கும்படி கனிவுடன் கேட்டுக்கொள்கிறேன்.

இணைப்பு
தானப்பத்திரம்

ஆணையர்
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

\\Aser-pc\D\A3\Gift deed letter

Signature Not Verified

Digitally signed by DS Registration Department, Tamil Nadu
Date: 2026.04.20 18:50:45 IST
Reason: Digitally signed by server
Location: Central Signing Server

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.