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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

GENERAL POWER OF ATTORNEY

KNOW TO ALL MEN BY THESE PRESENTS THAT M/s.NORTH TOWN ESTATES PRIVATE LIMITED, [CIN: U74120TN2008PTC123313], [PAN: AAACU9740L], (formerly known as M/s.Arihant Unitech Realty Projects Limited), a company incorporated under Companies Act, 1956, [TAN: DELN10063E], represented by its Authorized Signatory Mr.H.Balakrishnan, [UIDAI AADHAAR ID: 6136 1467 7414] S/o.Late Hanumantha Rao, aged about 65 years, (vide board resolution dated. 06.03.2026), and having its Registered Office at Old No.25, New No.3, Ganapathy Colony III Lane, Cenotaph Road, Teynampet, Chennai – 600018; hereinafter called the "PRINCIPAL",

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

SOWBAKIYAM PROPERTIES PRIVATE LIMITED [CIN: U68200TN2023PTC162330], [PAN: ABLCS3502Q], a company incorporated under Companies Act, 1956, [TAN: CHES70787D] represented by its Authorized Signatory Mr.Arun [UIDAI AADHAAR ID: 533127323743], S/o Rajakumar, aged about 37 years, (vide board resolution dated. 01.12.2025), and having its registered office at Skandas, 2nd Floor, Cenotaph Road 1st Street, Alwarpet, Chennai – 600018; to be its lawful **POWER OF ATTORNEY** in its name and on its behalf to do any one or all of the following acts, deeds and things, namely:

WHEREAS the M/s.Arihant Unitech Realty Projects Limited hereinafter referred as the PRINCIPAL) was the absolute owner of the SCHEDULE 'A' mentioned hereunder, measuring to a total extent of 39 acres and 66½ cents and comprised in Part of S.Nos.172 (2 acre & 12 cents) [New S.No.172/2], 173 (89 cents), 174 (77 cents), 175 (1 acre & 73 cents) [New S.No.175/2], 177/1A (36 cents), 177/1B (33 cents), 177/2 (70½ cents) [New S.Nos.177/2A, 177/2B], 177/3 (92 cents), 178/1 (91 cents), 178/2A (51 cents), 178/2B (50 cents), 179 (1 acre & 51 cents), 180/1 (4 cents), 180/1A (35 cents), 180/1B (17 cents), 180/2 (55 cents), 181/2 (48 cents), 182/1 (90 cents), 182/2 (1 acre & 8 cents), 183/1A (33 cents), 183/1B (32 cents), 183/2 (50 cents), 183/3 (49 cents), 184 (1 acre & 56 cents) [New S.Nos.184/1, 184/2, 184/3], 185 (12 cents), 186/2 (1 acre) [New S.No.186/2A], 189/1 (69½ cents) [New S.No.189/1A], 190/1 (84 cents) [New S.No.190/1B], 190/2 (44 cents), 190/3 (35 cents), 190/4 (25½ cents) [New S.No.190/4B], 198/1A (35 cents) [New S.No.198/1A2], 198/1B1 & 198/1B2 (31 cents), 198/1B1 Part (32 cents), 198/1B3 (24 cents) [New S.Nos.198/1B1B, 198/1B2B], 199/3 (16 cents), 200 (46 cents) [New S.No.200/2], 215/2A (1 cent) [New S.No.215/2A2], 215/2B (1 cent) [New S.No.215/2B2B], 215/2C (1 cent) [New S.No.215/2C2B], 215/2D1 (7 cents), 215/2D2 (3 cents), 215/2E (2 cents), 215/2F (9 cents) [New S.No.215/2F1A], 215/2G (9 cents), 215/2G1 (7½ cents), 216/2C (14 cents) [New S.No.216/2C1], 216/3B (2 cents) part [New S.No.216/3B2], situated at Navalur

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

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Registering Officer

THE SUB REGISTRAR OF THE NAVALUR

Village and S.Nos.88/3 (23 cents), 88/5 (22 cents) [New S.No.88/5B], 88/7 (21 cents), 88/8 (22 cents), 89/10B (48 cents), 91/18A (20 cents), 91/18B (20 cents), 117/1 (1 acre & 2 cents) situated at Thazhambur Village, Vandalur Taluk, Chengalpet District; S.Nos.129/2A (33 cents), 132/1A (41 cents), 132/1B (41 cents), 133 (1 acre), 133 (2 acres and 23 cents), 135 (95 cents), 136/1A (1 acre and 4 cents), 136/1B (95 cents), 136/2 (1 acre and 1 cent), 137/1A (33 cents), 137/1B (33 cents), 137/1C (33 cents), 137/1D (33 cents), S.No.137/1E (2½ cents), [New S.No.137/1E2], 137/1F (31 cents), 137/1G (32 cents), 137/1H (17 cents), 137/1I (16 cents), 137/1J (12 cents), 137/1K (7 cents), 137/1L (8 cents), 137/2 (30 cents), 138/1A (83 cents), 138/1B (37 cents), 138/2 (35 cents) situated at Egattur Village, Thirupporur Taluk, Chengalpet District, and they having purchased the same from M/s.The India Cements Educational Society and M/s.The India Cements Limited by & under a Sale Deed dated 24-04-2006, registered as Doc.No.3956 of 2006, at SRO, Thirupporur.

WHEREAS M/s.The India Cements Educational Society and M/s.The India Cements Limited have executed a Rectification Deed in favour of the LAND OWNER on 13-06-2007, registered as Doc.No.6857 of 2007, at SRO, Thirupporur and rectified certain mistakes in the aforesaid sale deed dated 24-04-2006 (Doc.No.3956 of 2006).

WHEREAS the LAND OWNER has developed the SCHEDULE 'A' PROPERTY as phase-I of Greenwood City and thereby an extent of 10,95,316 Sq.ft (25 acres and 14½ cents) - 1.76 acres from and out of 2.78 acres, comprised in Part of S.Nos.88/3, 88/5B, 88/7, 88/8, 89/10B, 91/18A, and 91/18B situated at Thazhambur Village and 23.38½ acres comprised in S.Nos.172/2, 173, 174, 175/2, 177/1A, 177/1B, 177/2A, 177/2B, 177/3, 178/1, 178/2A, 178/2B, 179, 180/1A, 180/1B, 180/2, 181/2, 182/1, 182/2, 183/1A, 183/1B, 183/2, 183/3, 184/1, 184/2, 184/3, 185, 186/2A, 189/1A, 190/1B, 190/2, 190/3, 190/4B, 198/1A2, 198/1B1, 198/1B1 Part, 198/1B2B, 198/1B3, 200/2, 215/2A2, 215/2B2B, 215/2C2B, 215/2D1, 215/2D2, 215/2F1A, 216/2C1, & 216/3B2 Part situated at Navalur Village, have been set apart on the northern part of the SCHEDULE 'A' PROPERTY as per the Approved Layout sanctioned by the Member Secretary, Mamallapuram Local Planning Council, in DTCP No.54 of 2010 and as approved by the President, Navalur and Thazhambur Panchayat.

WHEREAS the PRINCIPAL has applied to the authorities and got their name replaced in the official records and in fact they have obtained Patta, Chitta and Adangal for the said property and further they have got right, title and interest and they have got unfettered authority to convey the same to anyone.

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

For North Town Estates Pvt. Ltd.

Authorized Signatory

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Registering Officer

ATTORNEY/ POWER AGENT

PRINCIPAL

THE SEAL OF THE REGISTRAR NAVALUR

WHEREAS it is not possible to sell / convey its property to any proposed purchaser/s and further any property/ies to be purchased on behalf of itself in future, Thus, have appointed above named attorney to do the following acts, deeds and things personally and the PRINCIPAL company having absolute confidence and faith over **SOWBAKIYAM PROPERTIES PRIVATE LIMITED**, do hereby appointed the above named person as its lawful attorney / Power Agent to deal over the SCHEDULE 'B' PROPERTY which purposes discussed hereunder.

1. To sell the Schedule 'B' property, to the proposed purchaser/s to execute the Deed of Conveyance in favour of the said Purchaser/s or his / her / their nominee/s.

2. To enter into an Agreement for Sale to sign and execute in favour of the deemed purchaser/s on behalf of me, and to negotiate with the prospective purchaser/s, to fix the from such purchaser/s, to pass a valid receipt for the same and to do all acts, deeds and things required in this regard.

3. To sign and execute the Deed of Conveyance / Sale Deed and presenting before the concerned Registrar or Sub- Registrar of Assurance at the time of Sale and receive the same after registration.

4. To deliver possession of its property with all the original documents of title to such Purchaser/s on behalf of me.

5. To lodge the Deed of Conveyance and other documents if any such as Rectification, Ratification, Declaration executed and requiring registration in the office of the Registrar or Sub Registrar of Assurances concerned and or to admit execution made before and receive the same after registration.

6. To book a flat/s, residential unit/s, plot/s, vacant land, on its behalf and to sign, execute Agreement/s for the same with any builder/seller, sign and execute any Sale Deed/s for the same with any seller and make payments to him/her/them thereof and to present such Agreement/s, Sale Deed/s for registration before the appropriate Registrar / Sub Registrar of Assurance of any other authority ay any place or places in India as may be necessary and to collect the registered document/s from the concerned office on behalf of itself;

7. To admit execution of the Agreement/s for Sale before the said Registrar / Sub Registrar of Assurances or any other authority as may be required for the purpose;

8. To sign the necessary forms, statements and other declarations those are necessary and expedient for the proper registration of the sale deed/s;

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

For North Town Estates Pvt. Ltd.

Authorized Signatory

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PRINCIPAL

THE SEAL OF THE SUB REGISTRAR NAVALUR

9. To take over possession of the flat/s, unit/s, plot/s, vacant land, as and when the same is ready for occupation / on completion of the conveyance;

10. To cause mutation, where necessary affected in the revenue records and to make such statements personally or through pleader or other agent to effectuate the aforesaid purpose;

11. To represent on behalf of itself in all civil and revenue proceedings and concern local authorities including Panchayat union;

12. To take possession of the any properties and demarcate, delineate the same and form layout and roads, etc., as required by local authorities as the case may be to construct building to enter into construction agreements with the intending purchaser/s;

13. To sign sale deed/s, affidavits and other papers that are required for obtaining income tax clearance certificates under section 230A and No Objection Certificate from the appropriate authority to sold out the any Properties;

14. To apply for planning permit / building permission to construct flat/s, sign on necessary application, affidavits indemnity bonds and other papers those are required by other authorities and to appoint any builder for the purpose of carrying out such construction;

15. To appear for and represent on behalf of itself in connection with the its properties before any Court (both Civil or Criminal) and both original and appellate, Tribunals and such other quasi-judicial forums, District Collector, all Government and quasi-Government Offices, authorities and bodies, offices and authorities of local bodies, TNEB / TANGEDCO and CMWSSB, etc., all police Stations, officials and all such authorities in all matters and things relating to and /or concerned with its properties.

I hereby state that I will confirm and ratify the above acts done by its above ATTORNEY in pursuance of these presents.

The Agent is accountable to maintain accounts with regard to the transactions carried out by the Agent in respect of the property and to cause to itself whenever required by itself and I have not received any consideration from the ATTORNEY for executing this, Power.

The ATTORNEY is authorized to do all such acts, deeds, and things including signing any papers/ documents as are necessary and incidental to the above AND that any act or statement or writing of its said Attorney in pursuance hereto shall be fully authorized and ratified by itself.

For SOWBAKIYAM PROPERTIES PVT. LTD.

For North Town Estates Pvt. Ltd.

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Authorised Signatory

ATTORNEY/ POWER AGENT

Authorized Signatory

PRINCIPAL

Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

And to do all acts, deeds and things lawfully necessary and essential as its attorney shall think fit and proper as fully and effectually as the PRINCIPAL company could do itself notwithstanding no express power or authority in that behalf is hereunder provided.

And the PRINCIPAL company do hereby agree to ratify and confirm all and whatever its attorney shall do, execute or perform or cause to be done, executed or performed in exercise of the power of authority hereunder conferred upon or otherwise expressed or intended.

SCHEDULE 'A' PROPERTY

(Total Extent)

All that piece and parcel of vacant lands measuring to a total extent of 39 acres and 66½ cents or thereabouts, and developed as residential layout of the project known as "GREENWOOD CITY", and comprised in Part of S.Nos.172 (2 acre & 12 cents) [New S.No.172/2], 173 (89 cents), 174 (77 cents), 175 (1 acre & 73 cents) [New S.No.175/2], 177/1A (36 cents), 177/1B (33 cents), 177/2 (70½ cents) [New S.Nos.177/2A, 177/2B], 177/3 (92 cents), 178/1 (91 cents), 178/2A (51 cents), 178/2B (50 cents), 179 (1 acre & 51 cents), 180/1 (4 cents), 180/1A (35 cents), 180/1B (17 cents), 180/2 (55 cents), 181/2 (48 cents), 182/1 (90 cents), 182/2 (1 acre & 8 cents), 183/1A (33 cents), 183/1B (32 cents), 183/2 (50 cents), 183/3 (49 cents), 184 (1 acre & 56 cents) [New S.Nos.184/1, 184/2, 184/3], 185 (12 cents), 186/2 (1 acre) [New S.No.186/2A], 189/1 (69½ cents) [New S.No.189/1A], 190/1 (84 cents) [New S.No.190/1B], 190/2 (44 cents), 190/3 (35 cents), 190/4 (25½ cents) [New S.No.190/4B], 198/1A (35 cents) [New S.No.198/1A2], 198/1B1 & 198/1B2 (31 cents), 198/1B1 Part (32 cents), 198/1B3 (24 cents) [New S.Nos.198/1B1B, 198/1B2B], 199/3 (16 cents), 200 (46 cents) [New S.No.200/2], 215/2A (1 cent) [New S.No.215/2A2], 215/2B (1 cent) [New S.No.215/2B2B], 215/2C (1 cent) [New S.No.215/2C2B], 215/2D1 (7 cents), 215/2D2 (3 cents), 215/2E (2 cents), 215/2F (9 cents) [New S.No.215/2F1A], 215/2G (9 cents), 215/2G1 (7½ cents), 216/2C (14 cents) [New S.No.216/2C1], 216/3B (2 cents) part [New S.No.216/3B2], situated at Navalur Village and S.Nos.88/3 (23 cents), 88/5 (22 cents) [New S.No.88/5B], 88/7 (21 cents), 88/8 (22 cents), 89/10B (48 cents), 91/18A (20 cents), 91/18B (20 cents), 117/1 (1 acre & 2 cents) situated at Thazhambur Village, Chengalpet Taluk, Chengalpet District S.Nos.129/2A (33 cents), 132/1A (41 cents), 132/1B (41 cents), 133 (1 acre), 133 (2 acres and 23 cents), 135 (95 cents), 136/1A (1 acre and 4 cents), 136/1B (95 cents), 136/2 (1 acre and 1 cent), 137/1A (33 cents), 137/1B (33 cents), 137/1C (33 cents), 137/1D (33 cents), 137/1E (2½ cents) [New S.No.137/1E2], 137/1F (31 cents), 137/1G (32 cents), 137/1H (17 cents), 137/1I (16 cents), 137/1J (12 cents), 137/1K (7 cents), 137/1L (8 cents), 137/2 (30 cents),

For North Town Estates Pvt. Ltd.

For SOWBAKIYAM PROPERTIES PVT. LTD.

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ATTORNEY/ POWER AGENT PRINCIPAL

Registering Officer

138/1A (83 cents), 138/1B (37 cents), 138/2 (35 cents), situated at Egattur Village, Thirupporur Taluk, Chengalpet District and lies within the Registration District of Chengalpet and Sub Registration District of Thirupporur.

SCHEDULE 'B' PROPERTY

(Property hereby Power given)

All that piece and parcel of the vacant land measuring 33 cents comprised in Survey No.129/2A (as per Patta No.489) 32.11 Cents situated at Egattur Village, Thirupporur Taluk, Chengalpet District and lies within the Registration District of Chengalpet and Sub-Registration District of Navalur.

The Market Value of the Schedule B Property is Rs. 72,60,000/- (Rupees Seven Two Lakhs Sixty Thousand Only).

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Registering Officer

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

THE SEAL OF THE SUB REGISTRAR NAVALUR

IN WITNESS WHEREOF PRINCIPAL AND THE POWER AGENT HAVE SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES AT THIRUPPORUR ON THIS THE 9th DAY OF MARCH 2026 AT SUB REGISTRAR OFFICE NAVALUR.

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

WITNESSES:

1. S.Vij

[Mr. S.VIJAYARATHINAM], [age: 41 years],
S/o.Mr.Selvaraj,
No.14, Dhanalakshmi Nagar, Shekmaniyam, Vanagaram, Tiruvallur TN - 600116
[UIDAI AADHAAR ID : 904506368037]

2.

[Mr. M.KANNIYAPPAN], [age: 57 years],
S/o.Mr.Murugesan,
No.4/29,Thendral Street Egattur, Kancheepuram TN -603103
[UIDAI AADHAAR ID : 651690571500]



Drafted by:

DIVYA DHARSHINI P
Advocate
E.No.MS.6060/2021,
New #3, Ganapathy Colony, 3rd Lane,Off,CenotaphRd,Teynampet
Chennai Tamil Nadu 600018
Mob: 9176222569

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THE SEAL OF THE SUB REGISTRAR NAVALUR

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

R/Navalur/Book-1/2156/2026

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1725 of 2026

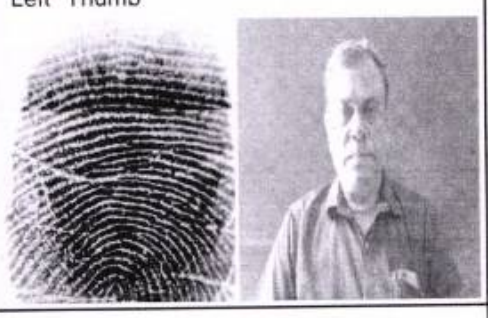
I hereby certify that a sum of ₹ 72,600/- (Rupees Seventy Two Thousand Six Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. பாலகிருஷ்ணன் residing at Old No.25, New No.3, Ganapathy Colony III Lane, Cenotaph Road, Teynampet, Chennai - 600018, NAVALOOR, Thiruporur, Chengalpattu, Tamil Nadu, India, 600018.

Sub Registrar: Navalur
Date: 09/03/2026

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

Sub Registrar
Navalur

Presented in the office of the Sub Registrar of Navalur and fee of ₹ 74,210/- paid at 02:24 PM on the 09/03/2026 by

Left Thumb 	Balakrishnan 9840736930 Additions as per recitals of document	
Execution admitted by Left Thumb 	Balakrishnan Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:81499747aa9acbe484544a99fb232b69aaea79b **(Details from UIDAI : Balakrishnan S/O: Hanumantha Rao, 03-05-1960, xxxxxxxx7414)**	

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

Claim admitted by Left Thumb  	9884297765 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:55536637a345dc797c1459e8fcd09a2a2d83f2c **(Details from UIDAI : Arun S/O: Rajakumar, 28-04-1989, xxxxxxxx3743)**	
Identified by Witness 1 Left Thumb  	S.Vij Additions as per recitals of document	THE SEAL OF THE SUB REGISTRAR NAVALUR
Identified by Witness 2 Left Thumb  	Additions as per recitals of document	

9th day of March 2026

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Registering Officer

Nepolean K
Sub Registrar
Navalur

Sub - Registrar
Navalur

Registered as Number **R/Navalur/Book-1/2156/2026**.

Date: 09/03/2026
Navalur

Nepolean K
Sub Registrar

Sub - Registrar
Navalur

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

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NORTH TOWN ESTATES PRIVATE LIMITED

27/02/2008

Permanent Account Number

AAACU9740L



भारत सरकार
GOVERNMENT OF INDIA

பாலகிருஷ்ணன்
Balakrishnan
பிறந்த நாள் / DOB : 03/05/1960
ஆண் / MALE

6136 1467 7414

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ஹனுமந்த ராவ், 117-ஸ்ரீராகவேந்தர அப்பார்ட் மெண்ட் 18, துளசிங்க பெருமான் கோவில் தெரு, திருவல்லிக்கேணி, சென்னை, தமிழ் நாடு, 600005

Address:
S/O: Hanumantha Rao, 117-SRI RAGAVENRA APARTMENTS 18, THULASINGA PERUMAL KOIL STREET, TRIPLICANE, Tiruvallikkeni, Chennai, Tamil Nadu, 600005

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABLCS3502Q
नाम / Name
SOWBAKIYAM PROPERTIES PRIVATE LIMITED
निगमन / गठन की तारीख
Date of Incorporation/Formation
27/07/2023


Unique Identification Authority of India
முகவரி:
தந்தை / தாய் பெயர்: ராஜகுமார்,
எண் 25, யோகாம்பாள் தெரு,
தியாகராய நகர், சென்னை,
தியாகராய நகர், தமிழ் நாடு,
600017
Address:
S/O: Rajakumar, NO 25,
YOGAMBAL STREET,
Thiyagaraya Nagar, Chennai,
Thiyagaraya Nagar, Tamil Nadu,
600017
5331 2732 3743
1947
help@uidai.gov.in
www.uidai.gov.in


இந்திய அரசாங்கம்
Government of India
அருண்
Arun
பிறந்த நாள் / DOB : 28/04/1989
ஆண்பால் / Male
5331 2732 3743
எனது ஆதார், எனது அடையாளம்

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

For SOWBAKIYAM PROPERTIES PVT. LTD.
Authorised Signatory
ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.
Authorized Signatory
PRINCIPAL





S. Vij

Witness 1





Witness 2

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Registering Officer

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

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For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL



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Registering Officer

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

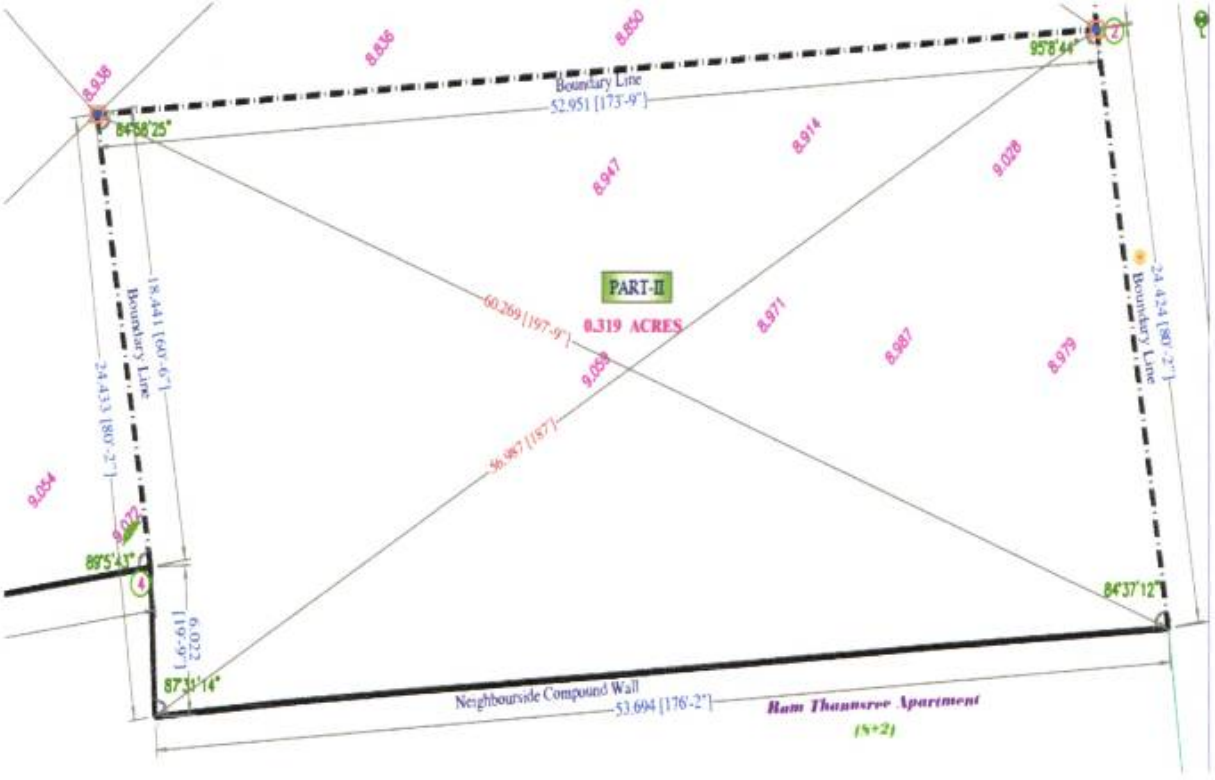
ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

SEAL OF THE SUB REGISTRAR NAVALUR



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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory
ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory
PRINCIPAL

HINDUJA LEYLAND FINANCE

19th February 2026

M/S.NORTH TOWN ESTATES PVT LTD
No 3 (Old No. 25) Ganapathy Colony,
3rd Lane, Off. Cenotaph Road, Teynampet,
Chennai – 600018

Dear Sir,

Sub: No Objection to the sale of **13877 Sq.ft. comprised in survey No.129/2A,** situated at Egattur Village, Thirupporur Taluk, Near Green Wood City, Chengalpet 600130 ("Said Unit").

This has reference to your letter dated 3rd December 2025 seeking permission of Hinduja Leyland Finance Limited ("HLFL") for sale of the above mentioned unit ("Said Unit") to **M/S.SOWBAKIYAM PROPERTIES PRIVATE LIMITED represented by its authorize signatory Mr.R.Arun** (the "Purchaser").

Please note that HLFL has considered your request and hereby conveys its "No Objection" for Selling the said Unit to the Purchaser and "Lien Discharge on the aforesaid sale of **13877 Sq.ft. comprised in survey No.129/2A,** situated at Egattur Village, Thirupporur Taluk, Near Green Wood City, Chengalpet - 600130, is released herewith.

Please also note that the sale of said Unit shall not affect the mortgage / charge created on all other Units including the land and construction thereon and the receivable in favour of HLFL.

This certificate has been issued on the specific request made by you without any other responsibility or guarantee on the part of HLFL or its official.

Yours faithfully,

Thanking you

For Hinduja Leyland Finance Limited

Authorised Signatory

Document No....2156....of 202....6....of Book
.....1.....contains....20....sheets....16....sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

05/03/2026, 18:12 வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : ஏகாட்டூர் பட்டா எண் : 489

உரிமையாளர்கள் பெயர்

1. --- ... ஹரியந்த யுனிடெக் ரியாலட்டி பிராஜக்ட்ஸ் லிமிடெட்

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	
129	2A	--	--	0 - 13.00	0.92	--	--	---- ------ Digitally signed: SENTHILKUMAR K Tahsildar 23/01/2020 07:43:43:PM
				0 - 13.00	0.92			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/35/11/034/00489/60401** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 05-03-2026 அன்று 06:12:05 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படிதது 3G/GPRS வழி இணையதளத்தில் சரிபார்ககவும்

Document No. 2156 of 2026 of Book 1 contains 20 sheets 17 sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

For SOWBAKIYAM PROPERTIES PVT. LTD.

Authorised Signatory

ATTORNEY/ POWER AGENT

For North Town Estates Pvt. Ltd.

Authorized Signatory

PRINCIPAL

SOWBAKIYAM PROPERTIES PRIVATE LIMITED

Skandas, 2nd Floor, 31/14 Cenotaph Road, 1st Street, Alwarpet, Teynampet,Chennai, Chennai, Tamil Nadu, India, 600018

CIN: U68200TN2023PTC162330

EXTRACT FROM THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF SOWBAKIYAM PROPERTIES PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SKANDAS, 2ND FLOOR, 31/14, CENOTAPH ROAD 1ST STREET, ALWARPET, CHENNAI – 600 018, ON THE 01st Day OF DECEMBER 2025

RESOLUTION FOR AUTHORIZATION OF PURCHASE OF LAND

"RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to authorize **Mr.R.ARUN (Aadhar No. 5331 2732 3743),** Son of Mr.Rajakumar, aged about 36 years, severally to act as authorized signatory on behalf of the Company, to sign any application for necessary approvals from the competent authority (ies) and execute Sale Agreement, Sale Deed and /or any other necessary documents to purchase the land comprised in **Survey No. 129/2A, measuring Acre 0.33 Cents** from NORTH TOWN ESTATES PRIVATE LIMITED (previously M/s. Arihant Unitech Realty Projects Limited) Situated at **Egattur Village,** Thiruporur Taluk, Chengalpattu District.

"RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be true shall be communicated to the authority concerned.

//CERTIFIED TRUE COPY//

For SOWBAKIYAM PROPERTIES PRIVATE LIMITED

SOWBAKIYAM PROPERTIES PVT. LTD. CHENNAI 600 018

AANANTHAKRISHNANVILLUPURAMVIJAYAKUMAR
DIRECTOR | DIN: 10075357

THE SEAL OF THE SUB REGISTRAR NAVALUR

Document No.....2156.....of 202.....6.....of Book
.....I.....contains.....20.....sheets.....18.....sheet

Registering Officer

NORTH TOWN
An Arihant - Unitech Initiative
(In Association with PVP Ventures)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NORTH TOWN ESTATES PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT OLD NO.25, NEW NO.3, GANAPATHY COLONY III LANE, CENOTAPH ROAD, TEYNAMPET, CHENNAI – 600018 ON FRIDAY, 06TH MARCH 2026.

GENERAL POWER OF ATTORNEY

"**RESOLVED THAT** pursuant to the provisions of the Companies Act, 2013 and other applicable provisions, if any, consent of the Board be and is hereby accorded to appoint Sowbakiyam Properties Private Limited, having its registered office at Skandas, 2nd Floor, Cenotaph Road 1st Street, Alwarpet, Chennai – 600018, as the Power of Attorney / Attorney of the Company to act for and on behalf of the Company in respect of the immovable properties of the Company including but not limited to the property measuring 33 cents comprised in Survey No.129/2A situated at Egattur Village, Thirupporur Taluk, Chengalpet District, more particularly described in Schedule 'B' of the proposed General Power of Attorney.

RESOLVED FURTHER THAT the said Attorney be and is hereby authorized, in the name and on behalf of the Company, to undertake and perform all such acts, deeds and matters including but not limited to:

- negotiating with prospective purchasers;
- entering into agreements for sale;
- executing and registering sale deeds / conveyance deeds;
- presenting documents before the jurisdictional Sub-Registrar / Registrar;
- delivering possession of the property and handing over title documents;
- representing the Company before government authorities, revenue authorities, courts, tribunals and local bodies;
- applying for planning permission, layout approval, building approvals and other statutory approvals;
- purchasing immovable properties on behalf of the Company and executing agreements / sale deeds for the same;
- undertaking mutation of revenue records and dealing with statutory authorities; and
- doing all such acts, deeds and things as are necessary or incidental for effectively dealing with the properties of the Company.

RESOLVED FURTHER THAT Mr. H. Balakrishnan, Authorized Signatory of the Company, be and is hereby authorized to sign, execute and register the General Power of Attorney in favour of Sowbakiyam Properties Private Limited before the concerned Sub-Registrar Office, Navalur, and to sign and submit all documents, forms, declarations, affidavits or papers as may be required for giving effect to this resolution.

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Registering Officer

RESOLVED FURTHER THAT the Company hereby agrees to ratify and confirm all acts, deeds and things done or to be done by the said Attorney pursuant to the powers granted under the said General Power of Attorney.

RESOLVED FURTHER THAT a certified true copy of this resolution be provided to the concerned authorities, Sub-Registrar / any other person as may be required."

For NORTH TOWN ESTATES PRIVATE LIMITED

NORTH TOWN ESTATES PVT. LTD. CHENNAI 600018

THE SEAL OF THE SUB REGISTRAR NAVALUR

OMPRAKASH MADHAV
(DIN: 03616030)
Director

HINDUJA LEYLAND FINANCE

To
The Sub Registration,
Navalur.

09th March 2026

LIST OF DOCUMENTS

Dear Sir,

The below mentioned list of Original Property documents belonging were held with M/s.Hinduja Leyland Finance.

S.No.	DESCRIPTION OF DOCUMENTS	ORIGINAL / PHOTOCOPY
1.	Sale Deed dated 29-08-1997, registered as Doc.No.**1713 of 1997**, on the file of SRO, Thirupporur	Original
2.	Sale Deed dated 15-12-1997, registered as Doc.No.**2691 of 1997**, on the file of SRO, Thirupporur	Original
3.	Sale Deed dated 30-09-1999, registered as Doc.No.**1881 of 1999**, on the file of SRO, Thirupporur	Original
4.	Sale Deed dated 30-09-1999, registered as Doc.No.**1882 of 1999**, on the file of SRO, Thirupporur	Original
5.	Sale Deed dated 22-02-2000, registered as Doc.No.**313 of 2000**, on the file of SRO, Thirupporur	Original
6.	Sale Deed dated 22-02-2000, registered as Doc.No.**332 of 2000**, on the file of SRO, Thirupporur	Original
7.	Sale Deed dated 24-02-2000, registered as Doc.No.**334 of 2000**, on the file of SRO, Thirupporur	Original
8.	Sale Deed dated 25-02-2000, registered as Doc.No.**394 of 2000**, on the file of SRO, Thirupporur	Original
9.	Sale Deed dated 24-04-2006 registered as **Doc.No.3956 of 2006** on the file of SRO, Thirupporur	Original
10.	Rectification Deed dated 13-06-2007 vide **Doc.No.6857 of 2007** on the file of SRO Thirupporur	Original
11.	Patta bearing No. 649, dated 30-07-2009, issued by the Revenue Department, Kancheepuram District pertaining to Navalur Village (Village No. 33), Thirupporur Taluk	Original
12.	Computerized Patta bearing No. 489, dated 16-04-2014, issued by the Revenue Department, Kancheepuram District pertaining to Egattur Village, Thirupporur Taluk	Original
13.	Simple Mortgage Deed vide Doc.No.**18030 of 2022** on the file of SRO, Thirupporur	Original
14.	Deed of Receipt vide Doc.No.**8377 of 2023** on the file of SRO, Thirupporur	Original
15.	MODT vide Doc.No.**8381 of 2023** on the file of SRO, Thirupporur	Original

Thanking you,

For Hinduja Leyland Finance Limited

Authorized Signatory

Document No. 2156 of 202 6 of Book
1 contains 20 sheets 20 sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

HINDUJA LEYLAND FINANCE LIMITED
Corporate Office: No. 27A, Developed Industrial Estate, Guindy, Chennai – 600 032. Tel: (044) 22427525, 22427555
Registered Office: Hinduja House, 171, Dr. Annie Besant Road, Worli, Mumbai – 400018.
Website: www.hindujaleylandfinance.com
CIN: U65993MH2008PLC384221 Email: compliance@hindujaleylandfinance.com

SCHEME OF AMALGAMATION

BETWEEN

ARIHANT UNITECH REALTY PROJECTS LIMITED

(Transferor Company)

AND

NORTH TOWN ESTATES PRIVATE LIMITED

(Transferee Company)

AND

THEIR RESPECTIVE SHARHEOLDERS

(UNDER SECTION 230 TO 232 OF THE COMPANIES ACT, 2013)

राष्ट्रीय कम्पनी विधि अधिकरण
NATIONAL COMPANY LAW TRIBUNAL
सत्यमेव जयते
CHENNAI
CHENNAI BENCH
चेन्नै न्यायपीठ

1. PREAMBLE

Arihant Unitech Realty Projects Limited ("ARIHANT UNITECH") is an unlisted public limited Company incorporated in the State of New Delhi on 08thNovember 2005 under the name Unitech Realty Structures Limited. Subsequently the name of the Company was changed as Arihant Unitech Realty Projects Limited with effect from 07th February 2006. The Company had shifted its registered office from the State of New Delhi to the State of Tamil Nadu under the approval of Regional Director, Northern Region with effect from April 03, 2018and there on the Company is domiciled in Chennai, Tamil Nadu. The Company is carrying on the business of real estate development, construction, Town Planning and other real estate related activities.

North Town Estates Private Limited ("NORTH TOWN") was incorporated in the State of

New Delhi on 27th February 2008 under the name Unitech Cestos Realtors Private Limited. Subsequently the name of the Company was changed as North Town Estates Private Limited with effect from 24th February 2009. The Company had shifted its registered office from the State of New Delhi to the State of Tamil Nadu under the approval of Regional Director, Northern Region with effect from April 03, 2018 and there on the Company is domiciled in Chennai, Tamil Nadu. The Company is carrying on the business of real estate developers, builders, colonisers, contractors, Town Planners in India and abroad and for that purpose to acquire, purchase, sell, own, develop, appropriate, construct or deal in any manner, for commercial and/or Non-commercial. objectives land, properties, estates, buildings whether for commercial or for residential purposes, business centres, townships, industrial estates and complexes, hotels, resorts, cottages, depots, warehouses, shops, villas, condominiums, commercial complex, multi-storeyed flats and/or infrastructure facilities relating thereto.

The proposed amalgamation of **Arihant Unitech Realty Projects Limited** with **North Town Estates Private Limited** is in line with the trend to achieve size, integration and greater financial strength with a view to enhancing shareholders' wealth. The combination of the operations will create a unique level of integration and will enable substantial savings in cost and will enhance the value of the Company. The Amalgamation will also enhance the scale of operations thereby providing significant impetus to the growth of the companies. The combined resources of the Transferee Company will be conducive to enhance its capabilities to face competition in the market place more effectively. If the said Companies are merged, there will be greater cost benefits and economies, which will accrue to the Transferee company. Both the Transferor and the Transferee Company will reap the following benefits if the proposed amalgamation takes place:

NATIONAL COMPANY LAW TRIBUNAL
CHENNAI
CHENNAI BENCH

1. The combined resources of the Transferee Company will be conducive to enhance its capabilities to face competition in the market place more effectively.
2. Result in improved shareholder value for both the Companies by way of improved financial structure and cash flows, increased asset base and stronger consolidated revenue and profitability and higher net worth of combined entity.
3. Greater efficiency in cash management of the Transferee entity, and unfettered access to cash flow generated by the combined business which can be deployed more efficiently to fund organic and inorganic growth opportunities, to maximize shareholder value.
4. Improved organizational capability and leadership, arising from the pooling of human capital who have the diverse skills, talent and vast experience to compete successfully in an increasingly competitive industry.
5. Administrative convenience.

After extensive discussions and deliberations, the Board of Directors of both the Companies have decided to amalgamate **ARIHANT UNITECH REALTY PROJECTS LIMITED** with **NORTH TOWN ESTATES PRVATE LIMITED** which not only benefits the Companies but also its shareholders, employees, creditors and other stakeholders.

The Scheme is divided into the following parts:

Part I, which deals with definitions.

Part II, which deals with amalgamation of **ARIHANT UNITECH** with **NORTH TOWN**.

Part III, which deals with position of Authorised share capital of the Transferor Company and Transferee Company.

राष्ट्रीय कम्पनी विधि अधिकरण
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चेन्नै न्यायपीठ

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 2259/2026

ஆவண எண் : R/ Navalur/ BOOK-1/ 2156 / 2026

திரு பாலகிருஷ்ணன் அவர்களிடமிருந்து ₹ 1,46,810 (ரூபாய் ஒரு இலட்சத்து நாற்பத்தாறாயிரத்து எண்ணூற்று பத்து மட்டும்) [இணைய வழி: REG202603083796563 ₹ 146810] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	72,600
2	பதிவுக் கட்டணம்	72,600
3	கணினிக் கட்டணம்	1,500
4	விடியோ செயலாக்க கட்டணங்கள்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	1,46,810

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு பாலகிருஷ்ணன் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

நாவலூர் அலுவலகம்

நாள்: 09/03/2026

சார்பதிவாளர்
நாவலூர்

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
DEVAraj@4927 (குடிமக்கள்)	Varalakshmi Devaraj	9381412036	08-03-26 01:52:18 AM

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
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

Total pages nos: 17

தமிழ்நாடு அரசு
பதிவுத்துறை
முன்பதிவு செய்ததற்கான ஒப்புகைச்சீட்டு

முன்பதிவு விவரம்

பதிவு செய்த நாள்	08/03/2026
முன்பதிவு நாள்	09/03/2026
முன்பதிவு நேரம்	12:00 - 13:00
முன்பதிவு வரிசை எண்	18 [D318]
பதிவு வகை	ஆவணப் பதிவு
தற்காலிக எண்	TP/257955522/2026

விண்ணப்பதாரர் விவரம்

விண்ணப்பதாரர் பெயர்	திரு. பாலகிருஷ்ணன்
தந்தை / கணவர் பெயர்	திரு. ஹனுமந்த ராவ்
சார்பதிவாளர் அலுவலகம்	நாவலூர்
சொத்து அமைந்துள்ள கிராமம்	ஏகாட்டூர்

குறிப்பு:

1. முன்பதிவு செய்த நபர் அவருக்காக ஒதுக்கப்பட்ட நேரத்திற்கு தவறாமல் அலுவலகத்திற்கு வந்து ஆவணத்தை பதிவுக்கு தாக்கல் செய்ய கோரப்படுகிறார்.
2. முன்பதிவு செய்த நபர் குறித்த நேரத்தில் வரவில்லையெனில் அடுத்த முன்பதிவு செய்த நபரின் ஆவணம் பதிவுக்கு எடுத்துக்கொள்ளப்படும். தவறவிட்டவரின் முன்பதிவு அடுத்த முன்பதிவு நேரத்தில் கடைசியாக வைக்கப்படும்.
3. முன்பதிவு நேரத்தில் ஒதுக்கப்பட்ட அனைத்து வரிசை எண்களுக்கான பதிவு மேற்கொண்ட பின்பே அடுத்த முன்பதிவு நேரத்தின் வரிசை எண்களுக்கான பதிவு தொடங்கும்.
4. **ஆவணப்பதிவிற்கான அனைத்து ஆதாரங்களும் தாக்கல் செய்யப்படும் நிலையில் ஆவணம் பதிவு செய்யப்படும். ஆவணப்பதிவிற்கு தேவையான ஆதாரங்கள் ஏதும் இல்லாத நிலை மற்றும் பதிவுக்கு ஏதும் தடையிருப்பின் பதிவு மறுப்புச் சீட்டு உருவாக்கப்பட்டு சார்பதிவாளரால் கையொப்பமிடப்பட்டு வழங்கப்படும்.**
5. **பதிவு செய்யப்பட்ட ஆவணம், தாக்கல் செய்தவருக்கு திரும்ப வழங்கப்படும். தாக்கல் செய்தவர் வர இயலாத நிலையில் ஆவணப்பதிவின் போதே வேறொரு நபரை ஆவணம் திரும்ப பெற நியமிக்கலாம். ஆவணப்பதிவின் போது நியமனம் செய்யப்பட்டவரின் விரல் ரேகை கவரப்படும். ஆவணம் திரும்ப அளிக்கும் போது அவரின் விரல் ரேகை மீண்டும் கவரப்பட்டு ஒப்பிட்டு சரிபார்த்தபின்பே ஆவணம் திரும்ப வழங்கப்படும்.**

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மாற்று மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

தமிழ்நாடு அரசு
பதிவுத்துறை
ஒப்புகைச்சீட்டு

பார்வைக்குறிப்பு விவரங்கள்

சார்பதிவாளர் அலுவலகப் பெயர்	நாவலூர்
விண்ணப்ப எண்	S01LANDVV202603089327259
பரிவர்த்தனை எண்	REG202603083796563
பரிவர்த்தனை நாள்	08/03/2026

விண்ணப்ப விவரங்கள்

விண்ணப்பதாரர் பெயர்	vijay
சேவை வகை	சார்பதிவாளர் அலுவலகத்தில் ஆவணப் பதிவு (புதியது)
முத்திரைத்தீர்வை (₹)	72600/-
பதிவுக் கட்டணம் (₹)	72600/-
கணினிக் கட்டணம் (₹)	1500/-
வீடியோ செயலாக்க கட்டணங்கள் (₹)	100/-
ஆவண எழுத்தர் நலநிதி (₹)	10/-

தொகை செலுத்திய விவரங்கள்

வங்கியின் பெயர்	பாரத ஸ்டேட் வங்கி
வங்கிக்குறிப்பு எண்	CPAGLDBAE4
பணம் செலுத்திய விதம்	இணைய வழி
செலுத்தப்பட்ட தொகை (₹)	146810/-
தொகை செலுத்தும் நிலைப்பாடு	வெற்றி
தொகை செலுத்திய நாள்	08/03/2026

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

HINDUJA LEYLAND FINANCE

19th February 2026

M/S.NORTH TOWN ESTATES PVT LTD
No 3 (Old No. 25) Ganapathy Colony,
3rd Lane, Off. Cenotaph Road, Teynampet,
Chennai – 600018

Dear Sir,

Sub: No Objection to the sale of **13877 Sq.ft. comprised in survey No.129/2A,** situated at Egattur Village, Thirupporur Taluk, Near Green Wood City, Chengalpet 600130 ("Said Unit").

This has reference to your letter dated 3rd December 2025 seeking permission of Hinduja Leyland Finance Limited ("HLFL") for sale of the above mentioned unit ("Said Unit") to **M/S.SOWBAKIYAM PROPERTIES PRIVATE LIMITED represented by its authorize signatory Mr.R.Arun** (the "Purchaser").

Please note that HLFL has considered your request and hereby conveys its "No Objection" for Selling the said Unit to the Purchaser and "Lien Discharge on the aforesaid sale of **13877 Sq.ft. comprised in survey No.129/2A,** situated at Egattur Village, Thirupporur Taluk, Near Green Wood City, Chengalpet - 600130, is released herewith.

Please also note that the sale of said Unit shall not affect the mortgage / charge created on all other Units including the land and construction thereon and the receivable in favour of HLFL.

This certificate has been issued on the specific request made by you without any other responsibility or guarantee on the part of HLFL or its official.

Yours faithfully,

Thanking you

For Hinduja Leyland Finance Limited

Authorised Signatory

SOWBAKIYAM PROPERTIES PRIVATE LIMITED

Skandas, 2nd Floor, 31/14 Cenotaph Road, 1st Street, Alwarpet, Teynampet,Chennai, Chennai, Tamil Nadu, India, 600018

CIN: U68200TN2023PTC162330

EXTRACT FROM THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF SOWBAKIYAM PROPERTIES PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SKANDAS, 2ND FLOOR, 31/14, CENOTAPH ROAD 1ST STREET, ALWARPET, CHENNAI – 600 018, ON THE 01st Day OF DECEMBER 2025

RESOLUTION FOR AUTHORIZATION OF PURCHASE OF LAND

"RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to authorize **Mr.R.ARUN (Aadhar No. 5331 2732 3743),** Son of Mr.Rajakumar, aged about 36 years, severally to act as authorized signatory on behalf of the Company, to sign any application for necessary approvals from the competent authority (ies) and execute Sale Agreement, Sale Deed and /or any other necessary documents to purchase the land comprised in **Survey No. 129/2A, measuring Acre 0.33 Cents** from NORTH TOWN ESTATES PRIVATE LIMITED (previously M/s. Arihant Unitech Realty Projects Limited) Situated at **Egattur Village,** Thiruporur Taluk, Chengalpattu District.

"RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be true shall be communicated to the authority concerned.

//CERTIFIED TRUE COPY//

For SOWBAKIYAM PROPERTIES PRIVATE LIMITED

SOWBAKIYAM PROPERTIES PVT. LTD. CHENNAI 600 018

AANANTHAKRISHNANVILLUPURAMVIJAYAKUMAR
DIRECTOR | DIN: 10075357

A/C PAYEE

Karur Vysya Bank
Smart way to bank

दि करुर वैश्य बैंक लिमिटेड THE KARUR VYSYA BANK LIMITED
CHENNAI - CHROMEPET, 117,STATION ROAD, CHROMEPET, CHENNAI,
Tamil Nadu - 600044
IFSC Code : KVBL0001119

Valid for three months from the date of issue **DEMAND DRAFT**

0	7	0	3	2	0	2	6
D	D	M	M	Y	Y	Y	Y

ON DEMAND PAY NORTH TOWN ESTATES PRIVATE LIMITED **OR ORDER** /या उनके आदेश पर
माँगे जाने पर

RUPEES One Crore Sixty Nine Lakh Twenty Eight Thousand Only
रुपये

अदा करें **For Value Received** ₹ *********16928000.00

एच OT दह TT एला OL दला TL

DD Sr. No. 011193085178

CDEC

Purchaser Name: SOWBAKIYAM PROPERTIES PRIVATE LIMITED

प्रोधकृत हस्ताक्षरकर्ता AUTHORISED SIGNATORY
प्रोधकृत हस्ताक्षरकर्ता AUTHORISED SIGNATORY

Please sign above

अदाकर्ता CHENNAI CENTRAL CLEARING OFFICE

9 8 7 6 5 4 3 2 1

Manipal Technologies Limited - Manipal /CTS-2010

"671116" 600053006: 004805" 16

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.