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தமிழ்நாடு तमिलनाडु TAMILNADU 1-2-2023 BB 369136

S. Malar vizhi
Chnai.

K. KALYANI (S.V.)
Lic.NO.17437/2/98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 7th DAY OF FEBRUARY, 2023, BY:

1. **Mr.ASTAD JEHANGIR CLUBWALA**, Son of Late Jehangir K. Clubwala, aged 72 years, residing at 25, Peach Tree Court, Hawthorne, NJ 07506 USA, now camp at No.140, Santhome High Road, Raja Annamalaipuram, Chennai 600 028 **(PAN: AAAPC5381L and PASSPORT NO: A02149192)**

S. Malarvizhi

Astad D Clubwala

Document No. 493 of 2023 of Book 1
Contain 25 SHEETS 1 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

இணைப்பு எண் 493/2023/Book-2

Link 4

உரிமையர் இணை

குறிப்பு: கட்டிட மதிப்பு சான்று / காலிமனை

மா.ப. மைலாப்பூர்

மு.மு. எண்: 541 உசெயொ / 2023

நாள்: 9/2/2023

நாள்: 10/2/2023

சார்பதிவாளர்

மைலாப்பூர்

For ETICA DEVELOPERS PVT. LTD

Managing Director.

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2. **Mr.KAIKHUSHRU JEHANGIR CLUBWALA**, Son of Late Jehangir K. Clubwala, aged 67 years, residing at 94 State Route 416, Campbell Hall, NY 10916, now camp at No.140, Santhome High Road, Raja Annamalaipuram, Chennai 600 028 (PAN: AAAPC5380M and PASSPORT NO: 673726802)

(Hereinafter referred to as '**SELLERS**' which term shall mean and include their legal representatives)

TO AND IN FAVOUR OF

Mrs.S.MALARVIZHI, Daughter of Late V.Shanmugam, Hindu, aged 57 years, residing at 1A KG 5 Star Apartment, 39, Kasthuri Rangan Road, Alwarpet, Chennai 600 018 **(PAN No.AHVPM6653K & Aadhaar No.6948 1406 9803)**

(Hereinafter referred to as '**PURCHASER**' which term shall mean and include her legal representatives and assigns)

WHEREAS:-

1. House and premises originally bearing Door No.67, Santhome High Road, Chennai – 600 004, situated in Plot No.5 comprised in R.S.No.4297/1 of Mylapore Village, measuring 115' North to South and 213'6" East to West (24564 sq.ft.) was bequeathed by Mrs.Mary Clubwala Jadhav in favour of Mr.Jehangir K.Clubwala and his two sons viz., Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala under a WILL dated 27.02.1974 and a first Codicil dated 21.10.1974 and a second Codicil dated 20.12.1974. On the death of Mrs.Mary Clubwala Jadhav on 06.02.1975, the said WILL was duly probated before the High Court of Judicature at Madras in O.P.No.127 of 1975.

Document No. 1947 of 2023 of Book 1 Contain 25 SHEETS 2 SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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2. The Executors namely Mr.K.M.Dastur, Mr.D.C.Kothari and Mr.R.K.Dastur appointed under the WILL and Codicils of Mrs.Mary Clubwala Jadhav executed a Deed of Transfer dated 07.03.1975 registered as Document No.2673 of 1975 on the File of the District Registrar of Madras North, thereby transferring above referred property in favour of Mr.J.K.Clubwala and his two sons viz., Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala.

3. Mr.J.K.Clubwala and his two sons viz., Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala applied with the Corporation of Chennai for the Sub-Division of the land comprised in R.S.No.4297/8 and got the sub-division permit issued by the Corporation of Chennai vide SD/418/2001 dated 03.01.2002 and sub-divided the land as two plots viz., Block 1 measuring 12924.50 sq.ft. and Block 2 measuring 11557.50 sq.ft.

4. Mr.J.K.Clubwala and his two sons viz., Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala constructed the house in the above said plot viz., Block 1 and were in possession of house and premises bearing Door No.140 (96), Santhome High Road, Raja Annamalaipuram, Chennai - 600 028, comprised in R.S.No.4297/8 Part and in R.S.No.4297/24 as per Extract from the Permanent Land Register, Block No.95 of Mylapore Village & Taluk, Chennai District, measuring about 12995 sq.ft. as per document, 12924.50 sq.ft. as per sub-division and 12 Ares as per Extract from the Permanent Land Register, together with built up area of about 2115 sq.ft. in the ground floor and 935 sq.ft. in the first floor, totalling 3050 sq.ft. (described in the Schedule hereunder and hereinafter referred to as Schedule Property).

S. Nalarun Astad P Clubwala

J K Clubwala

Document No. 1498 of 2023 of Book 1 Contain 25 SHEETS 3 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

FOR ETICA DEVELOPERS PVT. LTD.

Managing Director.



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5. Mr.J.K.Clubwala died intestate on 26.10.2002 leaving behind the following persons as his legal heirs:-

(a)	Mrs.Mani Jehangir Clubwala	-	Wife
(b)	Mr.Astad Jehangir Clubwala	-	Son
(c)	Mr.Kaikhushru Jehangir Clubwala	-	Son

6. Mrs.Mani Jehangir Clubwala, Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala entered into a Partition Deed dated 11.06.2015 registered as Doc.No.1792 of 2015 at SRO Mylapore, wherein the Schedule Property was allotted equally to the share of Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala and Mrs.Mani Jehangir Clubwala retained life interest in the Schedule Property.

7. Mrs.Mani Jehangir Clubwala died on 10.03.2022.

8. Thus Mr.Astad Jehangir Clubwala and Mr.Kaikhushru Jehangir Clubwala, the Sellers herein have become absolute owners of the Schedule Property.

9. The Sellers have offered to sell the Schedule Property to the Purchaser for a sale consideration of **Rs.22,79,59,375/- (Rupees Twenty Two Crores Seventy Nine Lakhs Fifty Nine Thousand Three Hundred Seventy Five Only)** which offer has been accepted by the Purchaser.

x S. Malarvizhi x Astad D Clubwala

x JK Clubwala

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

Document No. 1493 of 2023 of Book 1 Contain 25 SHEETS & 4 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

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THIS INDENTURE WITNESSES:

In pursuance of the above said recitals and in consideration of receipt of **Rs.22,79,59,375/- (Rupees Twenty Two Crores Seventy Nine Lakhs Fifty Nine Thousand Three Hundred Seventy Five Only)**, being the entire sale consideration in respect of the Schedule Property, from the Purchaser, in the following manner:-

Sl.No	DETAILS	AMOUNT (Rs)
a)	Amount paid to 1st Seller by Demand Draft bearing No 517045, dated 19 Oct 2022, issued by State Bank of India.	76,08,000/-
b)	Amount deducted and paid by Purchaser under section 195 of the Income tax Act, 1961 for payment to Income Tax Department on behalf of 1st Seller	23,92,000/-
c)	Amount paid to 2nd Seller by Demand Draft bearing No 517041, dated 19 Oct 2022, issued by State Bank of India.	76,08,000/-
d)	Amount deducted and paid by Purchaser under section 195 of the Income tax Act, 1961 for payment to Income Tax Department on behalf of 2nd Seller	23,92,000/-
e)	Amount paid to 1st Seller by Demand Draft bearing No.517358, dated 04.02.2023, issued by State Bank of India.	8,79,04,428/-
f)	Amount deducted and paid by Purchaser under section 195 of the Income tax Act, 1961 for payment to Income Tax Department on behalf of 1st Seller	1,60,75,260/-
g)	Amount paid to 2nd Seller by Demand Draft bearing No.517359, dated 04.02.2023, issued by State Bank of India	8,79,04,427/-
h)	Amount deducted and paid by Purchaser under section 195 of the Income tax Act, 1961 for payment to Income Tax Department on behalf of 2nd Seller	1,60,75,260/-
	Total	**22,79,59,375/-**

The Sellers hereby convey the Schedule Property to the Purchaser absolutely.

Document No. 493 of 2023 of Book 1 Contain 25 SHEETS 5 SHEET

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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The Sellers hereby covenant that:

1. They are the absolute owners of the Schedule Property and none else have any right, title or interest in the same.

2. They have unfettered authority to convey the Schedule Property to the Purchaser absolutely. Barring the Sellers, none has any right, title or interest in the Schedule Property. If anyone claims right over the Schedule Property as a legal heir or otherwise, the Sellers shall indemnify the Purchaser fully.

3. In respect of the Schedule Property,

   THERE IS NO:

   a) Encumbrance, mortgage, charge, lien, etc. of any nature whatsoever
   b) Lis pendens
   c) Court attachment
   d) Revenue recovery proceedings
   e) Arrears of tax, levy or rent due to the Government or Local Body
   f) Land Acquisition Proceedings under Land Acquisition Act or any other Act
   g) Violation of any of the provisions of Urban Land Ceiling Act
   h) Prior Agreement to Sell with any one

4. They hereby authorize the Purchaser to transfer Patta Extract / Extract from Town Survey Land Register / Extract from Permanent Land Register and other Revenue Registers in Purchaser's name without any reference to or acceptance of them. They also hereby authorize the Purchaser to get the property tax assessed, water tax assessed and E.B. connection in Purchaser's name in the Corporation of Chennai, CMWSSB and TNEB / TANGEDCO without any reference to or acceptance of them.

V. Mohan Abdul S Chibude

Document No. 493 of 2023 of Book 1 Contain 2 5 SHEETS 6 SHEET
REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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5. Purchaser will have peaceful possession and quiet enjoyment of the Schedule Property without any let or hindrance from any one claiming through or in trust for them as possession of entire Schedule Property has been delivered to Purchaser along with original documents of title.
6. They will execute and/or register any deed or document that the Purchaser may require at Purchaser's expense to fortify or confirm Purchaser's title to Schedule Property.
7. They will indemnify the Purchaser against any loss that the Purchaser may be put to because of breach of any of the covenants referred to above.

SCHEDULE

House and premises bearing Door No.140 (96), Santhome High Road, Raja Annamalaipuram, Chennai - 600 028, comprised in R.S.No.4297/8 Part and in R.S.No.4297/24 as per Extract from the Permanent Land Register, Block No.95 of Mylapore Village & Taluk, Chennai District, measuring about 12995 sq.ft. as per document, 12924.50 sq.ft. as per sub-division and 12 Ares as per Extract from the Permanent Land Register, together with built up area of about 2115 sq.ft. in the ground floor and 935 sq.ft. in the first floor, totalling 3050 sq.ft., situated within the Sub Registration District of Mylapore and Registration District of Chennai Central, bounded on the

North by	:	New No.138 (Old No.97) Santhome High Road
East by	:	Santhome High Road
South by	:	Karpagam Avenue
West by	:	SHIREEN apartments, Door No.2, Karpagam Avenue, Chennai 600028
Market Value:		**Rs.22,79,59,375/- (Rupees Twenty Two Crores Seventy Nine Lakhs Fifty Nine Thousand Three Hundred Seventy Five Only)**

S. Nalamm

Abdul D Chhabra

Document No. 1993 of 2023 of Book 1 Contain 26 SHEETS 7 SHEET

THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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IN WITNESS WHEREOF THE SELLERS AND THE PURCHASER HEREBY SUBSCRIBE THEIR SIGNATURES ON THIS 7th DAY OF FEBRUARY, 2023.

WITNESSES:

1.

(Mr.S.LAKSHMIPATHY)
S/o Sennappagowder,
59/73, Edayar Street,
Coimbatore 641 001

2.

(Mr.C.PRABHU DANIEL)
S/o MERCY C,
Flat No.32, Rams Plaza Door No.157E,
M T H Road, Villivakkam,
Chennai 600 049

1.

2.

SELLERS

S. Nalamm

PURCHASER

DRAFTED BY: S. Rama Narayanan
Advocate & Notary



No.32, Ramachandra Road,
Nehru Nagar, Chromepet,
Chennai-600 044.
Mobile No.9444077012
Enrolment No.Ms.332/1978

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THE SEAL SUB-REGISTRAR OF MYLAPORE

for ETICA DEVELOPERS PVT. LTD.

Managing Director.

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ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓)mark the relevant item involved in the following:-

I. Description of building

(*a*) Construction of the structure — Cement or lime mortar ☐✓ ; Partly cement or lime ☐ ; Partly mud mortar ☐

(*b*) Depth of foundation — 3 –4 feet ☐ ; Above 4 feet ✓ ☐

(*c*) Thickness of walls in ground floor — 9" ☐ ; 1' ✓ ☐ ; 1'.6" ☐

(*d*) Whether teak wood used throughout — Yes ☐ ; No ✓

(*e*) Flooring — Mosaic ✓ ☐ ; Ordinary ; Marble ☐

II. Age of the building	20 years
III. Extent of the site	12995 sq.ft. as per document, 12924.50 sq.ft. as per sub-division and 12 Ares as per Extract from the Permanent Land Register
Cost of the land	Rs.18,00,00,000/-

IV. Built up area (each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In ground floor		2115 sq.ft.						
In first floor		935 sq.ft.						
In second floor								
In third floor								

V. Area of separate car gate and of construction involved, if any	
VI. (*a*) Length of compound wall, if any :	450'
(*b*) Length of barbed wire or link fence:	-
VII.Is there a separate latrine or chain septic tank	-
VIII. Well, if any, with diameter and depth	Yes
IX. Electrical installations- (a)No. of points:	75
(*b*)No. of fans:	15
(*c*)No. of electric motor pump sets	1
X. Annual rental value	Rs. 49,059/-
XI. The executant's estimate of the market value of the Building and land	Land : Rs. 18,00,00,000/- Building : Rs. 4,79,59,375/- Total : Rs. 22,79,59,375/-

Document No. 1993 of 2023 of Book 1 Contain 25 SHEETS 9 SHEET

SUB REGISTRAR OF MYLAPORE

THE SEAL SUB-REGISTRAR OF MYLAPORE

PLACE : Chennai

DATE : 07.02.2023

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

SELLERS

PURCHASER

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பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை
DEPARTMENT OF PUBLIC HEALTH

D549312468446177 24/2022

FORM-NO:6 படிவம் எண்:6
(See rule 8-விதி 8ஐ பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

தீர்க்கப்பட்ட தகவல்கள் தமிழ்நாடு, பெருநகர சென்னை மாநகராட்சி மூலம் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone 10	Division 136
Name	MANI JEHANGIR CLUBWALA
Sex	Female
Date of Death	10/03/2022
Age	92 YEARS
Place of Death	GERI CARE HOSPITAL NO.8, DR. NAIR ROAD T.NAGAR CHENNAI-600017
Name of The Mother	GOOLAMAI MEHTA
Name of The Father	JEHANGIR MEHTA
Name of The Husband / Wife	JEHANGIR K CLUB WALA
Address of the deceased at the time of death	., 140, SANTHOME HIGH ROAD, RAJA ANNAMALAIPURAM, TAMIL NADU -600028
Permanent Address Of The Deceased	., 140, SANTHOME HIGH ROAD, RAJA ANNAMALAIPURAM, TAMIL NADU -600028
Registration Number	D-2022/33-16462-000079
Date of Registration	17/03/2022
Remarks (If Any)	
Date of Issue	22/03/2022

Document No. 1667 of 2023 of Book 1 Contain 25 SHEETS. / 1 D. SHEET

REGISTRAR OF SUB-REGISTRAR

TRUE COPY

Signature valid
Digitally Signed by PRABU [illegible]
Date: 22-Mar-2022 [illegible]

THE SEAL SUB-REGISTRAR OF MYLAPORE

GOVT. OF TAMIL NADU, INDIA NOTARY G.VIKRAMAN CITY OF CHENNAI G.O Ms.No 59/2019 Dt. 28.02.2019

G. VIKRAMAN, B.A., L.L.B.,
ADVOCATE & NOTARY PUBLIC
No.2, Bujanelkovil 1st Lane, Choolaimedu, Chennai - 600 094, Tamilnadu, INDIA

Registrar of Births & Deaths,
Division :136 Zone : 10
Greater Chennai Corporation

FOR ETICA DEVELOPERS PVT. LTD.

Managing Director.

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in.
The Registration Number is unique to each death. Ensure Registration of every Birth and Death

S. Nalamm

Abdul O Ebbel

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ஒ.மு.எண்.அ2/3021/ 2022

வட்டாட்சியர் அலுவலகம்,
மயிலாப்பூர் வட்டம்,
சென்னை - 600 028.

நாள்.13.10.2022.

சான்று

சென்னை மாவட்டம், மயிலாப்பூர் வட்டம், மயிலாப்பூர் நகரம், பிளாக் எண்.95, ஆர்.எஸ்.4297/1-ல் இருந்து உட்பிரிவு செய்து ஆர்.எஸ்.4297/8 என பட்டா வழங்கப்பட்டுள்ளது. தற்போது பிளாக் எண்.95, ஆர்.எஸ்.எண்.4297/8 மற்றும் ஆர்.எஸ்.எண்.4297/1-ல் உள்ளடங்கிய புலம் என தொடர்பு விளக்க சான்றளிக்கப்படுகிறது.

14 OCT 2022

வட்டாட்சியர்
மயிலாப்பூர் வட்டம்.
TAHSILDAR
MYLAPORE TALUK
CHENNAI - 600 028

Document No. 1493 of 2023 of Book
1 Contain 25 SHEETS 1 SHEET
REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
OF
MYLAPORE

For ETICA DEVELOPERS PVT LTD

Managing Director

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mylapore Town : Mylapore (Part 2) Ward :

S.No	Block Code and Name Of Locality	Number		C.Sur No and Letter	Municipal Door No.	Govt.,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assessment		Municipal Register	Adangal	How the building is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0095-எருதுகுளம் எருதீஸ்வரர்	4297	24	-	149	மயிலாப்பூர்	மனை வரி	-	-	0		0.40		0	12	0.0	-	0.60	-	அனுமந்த ஜெகன்னாதி இளவரசன் , வைஷ்ணவ ஜெகன்னாதி இளவரசன்	கட்டப்பட்டது	2022/02 /09/0011550 DT. 2022-11-07 12:03:59.8:2 Fr. DT. 07-11-2022

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 07-11-2022
பெயர் / Name : Jegajeevanram T
பதவி / Designation : Tahasildar
இடம் / Place : out வட்டம் / Mylapore, out மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் தமிழ் வியூவரில் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இதற்கான தரவுகள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/09/005/001/0095/4297/24 என்ற குறிப்பு எண்ணை உள்ளிட்டு சென்று சரிபார்த்துக்கொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/09/005/001/0095/4297/24

2. இச் சான்றினை 02-02-2023 அன்று 04:31:55 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 02-02-2023 at 04:31:55 PM

3. மைக்ரோசாப்ட் வேர்டின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D barcode reader of mobile phone camera and check on website using 3G/GPRS.

02-02-2023, 16:37

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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REGISTRATION OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

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CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District: Chennai Taluk: Mylapore Town: Mylapore (Part I) Ward: - Block: C035

S.No	Name of the Street	Survey No	Sub Division No	Municipal	Tenure	Hect	Ares	Cents	Revenue payable to Government per annum (1st July to 30th June)	Name of Owners	Name of Occupier with Status	Description of the Plot	Remarks
1	[illegible]	4297	3A	140	[illegible] வகை	0	12	0.0	0.00	1.[illegible] மாநகராட்சி சென்னை [illegible]		[illegible]	2022/02A08/001:0250 DT. 2022-11-09 10:03:59.632

Certified that the above is a true excerpt from the Town Survey Land Register maintained in the Taluk.

டிஜிட்டல்கையொப்பம்/DIGITAL SIGNATURE : 09-11-2022 அன்று 12:02:59 மணிக்கு இடப்பட்டது
பெயர்/Name : Jegajeevanram T
பதவி/Designation : Tahsildar
இடம்/Place : மயிலாப்பூர் வட்டம் / Mylapore Taluk , [illegible] / District

குறிப்பு / Remarks
1. இச்சான்றிதழ் 09-11-2022 அன்று 10:01:41 மணிக்கு அச்சிடப்பட்டது.
The certificate was printed on 09-11-2022 at 10:01:41 hrs.
2. மேலும் விவரங்களை பெறுவதற்கு சென்னை மாவட்டம் [illegible] அலுவலகத்தை அணுகி உதவி பெறவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) கைபேசி மூலமாக 2D BARCODE படத்தை ஸ்கேன் செய்து 2GISPRS வழி இணையதளத்தில் சரிபார்க்கவும்
(a) Reading the 2D barcode with mobile BARCODE READER and county online using 2GISPRS.

× S. Nalorum

× Abdul O Chbook

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

Document No. 1492 of 2023 of Book 1

Contain 25 SHEETS 13 SHEET

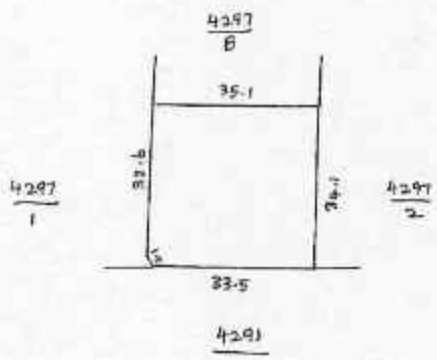
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

53

N

Copy of Survey Plan



For R.S.No. 4297/2A
MYLAPORE E VILLAGE
BLOCK No. 95
MYLAPORE TALUK
CHENNAI DISTRICT
SCALE ON 1 MM = 1000mm

Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Prepared By

SENIOR DRAUGHTSMAN
MYLAPORE TALUK
CHENNAI-600 028

DEPUTY INSPECTOR OF SURVEY
MYLAPORE TALUK
CHENNAI-600 028.

S. Nalarun

Document No. 1pg 3 of 2023 of Book 1 Contain 2 SHEETS 1 SHEET

REGISTERING OFFICE

THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

55

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2022-23/ON/0599656**	**Receipt Date:**	**14-07-2022 04:49:35**
Name:	J K CLUBWALA		
Address:	140(96), Santhome High Road , Raja Annamalai Puram, Raja Annamalai Puram, CHENNAI - 600028		
Payment Details:	Description: Property Tax Bill Number: 13-173-05522-000/10-150-0191-000 Paid By: J K CLUBWALA		

Description Head of A/C	Amount (in Rupees)
II/22-23	1377.00
I/23-24	6085.00
Total:	**7,462.00**

Amount (in words): Rupees Seven Thousand Four Hundred Sixty Two Only

Online Transaction Number: 15503507492,Payment Dated: 14-07-2022

S. Nalarm

Sold 0 Clubwala

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

Document No. 693 of 2023 of Book 1 Contain 2 5 SHEETS 15 SHEET

THE SEAL SUB-REGISTRAR OF MYLAPORE

SUB REGISTRING OFFICER

57

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AAAPC5381L



பெயர்/NAME

ASTAD JEHANGIR CLUBWALA

தந்தை பெயர்/FATHER'S NAME

JEHANGIR KAIKHUSHRU CLUBWALA

பிறந்த தேதி/DATE OF BIRTH

30-12-1949

கையொப்பம் /SIGNATURE

A. J. Clubwala

R R Singh

வருமானவரி இயக்குனர் (கணிப்பொறி)

DIRECTOR OF INCOME TAX (SYSTEMS)

S. Nalarm

Astad J Clubwala

J J Clubwala

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

Document No. 1493 of 2023 of Book 1 Contain 25 SHEETS 16 SHEET

REGISTERING OFFICER

THE SEAL OF SUB-REGISTRAR OF MYLAPORE

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SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR



For ETICA DEVELOPERS PVT. LTD.

Managing Director.

Document No. 1993 of 2023 of Book I

Contain 2 SHEETS 12 SHEET

REGISTERING OFFICER

THE SEAL SUB REGISTRAR OF MYLAPORE

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நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AAAPC5380M



பெயர்/NAME

KAIKHUSHRU JEHANGIR CLUBWALA

தந்தை பெயர்/FATHER'S NAME

JEHANGIR KAIKHUSHRU CLUBWALA

பிறந்த தேதி/DATE OF BIRTH

04-03-1955

கையொப்பம் /SIGNATURE

KJ Clubwala
Signature of the Asst.

வருமானவரி இயக்குனர் (கணிப்பொறி)

DIRECTOR OF INCOME TAX (SYSTEMS)

S. Malarvizhi

A/L O Clubwala

KJ Clubwala

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Contains 25 SHEETS 18 SHEET
REGISTERING OFFICER
THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

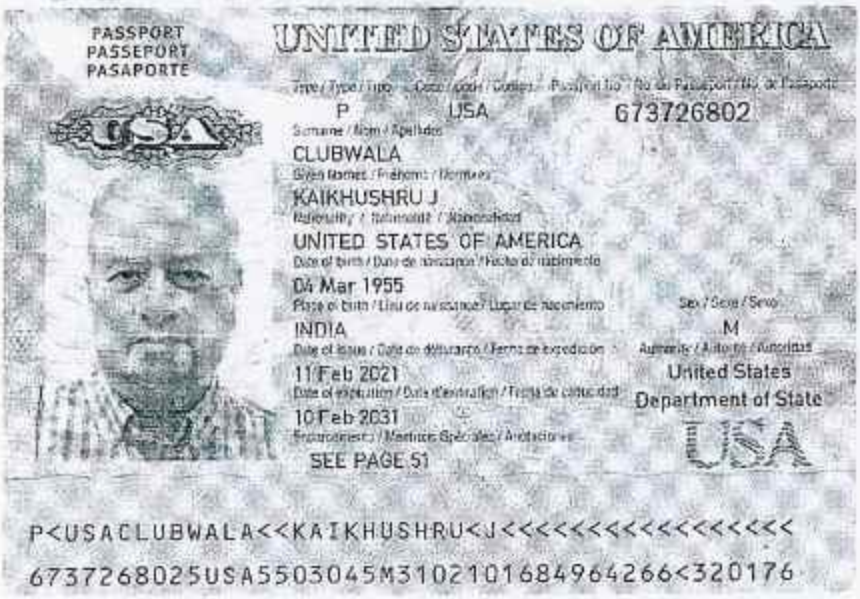
Managing Director.



63



SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR



S. Malaram

Abdul D Clubwala

Abdul D Clubwala

Document No. 493 of 2023 of Book 1

Consists of 25 SHEETS 19 SHEETS

REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF KOLABA

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

65

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

S MALARVIZHI
SHANMUGHAM
23/07/1965

Permanent Account Number
AHVPM6653K

Signature





இந்திய அரசாங்கம்
Government of India

மலர்விழி ச
Malarvizhi S



பிறந்த தேதி / DOB: 23/07/1965
பெண் / Female

6948 1406 9803



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address: D/O
Shanmugham, 6,
VIVEKANANDHA ROAD,
RAM NAGAR, Coimbatore
South, Coimbatore,
Ramnagar Coimbatore, Tamil
Nadu, 641009

6948 1406 9803

1947
help@uidai.gov.in

S. Malarvizhi

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Contain 25 SHEETS 20 SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

67

இந்திய அரசாங்கம்
Government of India

லக்ஷ்மிபதி எ
Lakshmipathy S
பிறந்த நாள்/DOB: 11/05/1943
ஆண்/ MALE



2210 9409 5489

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

Address:
S/O: Sannappagowder, 59/73
EDAYAR STREET, Coimbatore,
Coimbatore,
Tamil Nadu - 641001

முகவரி:
தந்தை / ராய கௌடர்
எண்.59/73, இடையர்
வீதி, கோயம்புத்தூர், கோயம்புத்தூர்,
தமிழ்நாடு - 641001

2210 9409 5489

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Contain 25 SHEETS 2-1 SHEET
REGISTERING OFFICER
THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETTCA DEVELOPERS PVT. LTD.

Managing Director.

69

இந்திய அரசாங்கம்
Government of India



பிரபு டேனியல்
Prabhu Daniel
பிறந்த நாள் / DOB : 05/02/1982
ஆண்பால் / Male

3625 9289 6370

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி
தந்தை / தாய் பெயர்: சார்ல்ஸ், பிளாட்/எண் 32, ராம்ஸ் பிலாசா தெரு/எண் 157 E, எம் டி ஹெச் ரோடு, வில்லிவாக்கம், வில்லிவாக்கம், சென்னை, சென்னை, தமிழ் நாடு, 600049

Address
S/O: Charles, flat no 32, rams plaza, door no 157 E, M T H ROAD, Villivakkam , Villivakkam, Chenna , Chennai, Tamil Nadu, 600049

3625 9289 6370

Document No...493...of 2023 of Book ...1...
Contain...25...SHEETS...22...SHEET
REGISTERING OFFICER

THE SEAL SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

R/Mylapore/Book-1/493/2023

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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 344 of 2023

I hereby certify that a sum of ₹ 1,59,56,160/- (Rupees One Crore Fifty Nine Lakh Fifty Six Thousand One Hundred and Sixty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. மலர்விழி residing at 1A KG 5 Star Apartment, 39, Kasthuri Rangan Road, Alwarpet,, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Mylapore
Date: 07/02/2023

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 91,18,890/- paid at 10:54 AM on the 07/02/2023 by

Left Thumb





S. Nalarun
T8260 85000

Additions as per recitals of document

Execution admitted by

Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





80561 · 04052

Additions as per recitals of document

Document No. 493 of 2023 of Book 1
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THE SEAL SUB-REGISTRAR OF MYLAPORE

REGISTERING OFFICER

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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Claim admitted by Left Thumb  	S. Malarvizhi 7826085000 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:43267043acc5d01f1542268de7838131c54cf2 **(Details from UIDAI : Malarvizhi S D/O: Shanmugham, 23-07-1965, xxxxxxxx9803)**	
Identified By Witness 1 Left Thumb  	Mr. PRABHU DANIEL Son of CHARLES Flat No.32, Rams Plaza, Door No.157E, M T H Road, Villivakkam,, Chennai, Tamil Nadu, India, 600049. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:12431708d5170d689a4c42a94acf75698af27d **(Details from UIDAI : Prabhu Daniel S/O: Charles, 05-02-1982, xxxxxxxx6370)**	
Identified By Witness 2 Left Thumb  	Mr. S.LAKSHMIPATHY Son of SENNAPPAGOWDER 59/73, Edayar Street,, Coimbatore, Tamil Nadu, India, 641001. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:26193840b18c8f224f4157a804b156801c6929 **(Details from UIDAI : Lakshmipathy S S/O: Sennappagowder, 11-05-1943, xxxxxxxx5489)**	

7th day of February 2023

Document No. 493 of 2023 of Book 1
Contain 25 SHEETS 24 SHEET

Mohammad Sadhique
Sub Registrar
Mylapore

THE SEAL OF SUB-REGISTRAR MYLAPORE

FOR RAHEJA DEVELOPERS PVT. LTD.

Managing Director.

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Registered as Number **R/Mylapore/Book-1/493/2023**.

Date: 07/02/2023
Mylapore

Mohammad Sadhique
Sub Registrar

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Contain 25 SHEETS 25 SHEET

REGISTERING OFFICER

THE SUB-REGISTRAR OF MYLAPORE

For ETICA DEVELOPERS PVT. LTD.

Managing Director.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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3/350/2 Mettukuppam,
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Chennai, India

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