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DIGITALLY VERIFIED RECORD

TP/19993060/2024 BKIV - 232/2024



தமிழ்நாடு தமிலநாடு TAMILNADU 07 NOV 2024

Insight Retail private Limited

BD 214914

சு. வீரப்பன், M.A
முத்திரைத்தாள் விற்பனையாள
உரிமம் என். 255 ஆ7 2000
திருவொற்றியூர், சென்னை-19

DECLARATION DEED

This Declaration Deed is made on this 07th day of November, 2024, BY;

M/S INSIGHT RETAIL PRIVATE LIMITED (CIN U70200TN2019PTC128387, PAN AAFC12284L), an existing company, as per the Companies Act, 2013, and having its Registered Office at SIDCO industrial Estate, No.1, Olympia Technology Park, Guindy, Chennai-600 032, *represented by its Authorized Signatory Director* **Mr.RAHUL SHUKLA,** (Aadhaar No.7920 1481 5028) Son of Mr.Pramod Shukla, aged about 37 years, residing at No.5, Badaria Garden Lane, Park Town, Chennai-600 003, herein after referred as the **DECLARANT.**

For INSIGHT RETAIL PRIVATE LIMITED

Director

Document No. 232 of 2024 of
Book 4 Continus 13 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Whereas the DECLARANT is the Sole Owner of the land admeasuring 27,060 Square Meters (6.868 Acres) located at free hold land bearing T.S.No.15, in Block No.15, Ward No.J, situated in the Village of Thiruvottiyur No.27, Thiruvottiyur Taluk, (formerly Saidapet Taluk) in the sub-registration District of Thiruvottiyur (formerly North Chennai), in the registration District of North Chennai, Tamil Nadu and Thiruvottiyur High Road, commonly known as Tollage Works, Thiruvottiyur together with the benefit of a right of way over the passage to the extent of 416 feet in length and 21 feet in breadth along with the Southern Side of the Northern Plot of Land, has been purchased by M/s Insight Retail Private Limited having its registered Office at No.1, SIDCO Industrial Estate, Guindy, Chennai-600 032, from M/s Eveready Industries India Limited (PAN – AAACE5778N) an existing Company under Companies Act, 2013, and having its Registered Office at 1, Middleton Street, Kolkata-700 071, Vide a registered Doc No.7835 of 2019, date 09.10.2019 registered at the office of the sub Registrar Thiruvottiyur.

Whereas the DECLARANT desires to subdivide the property into three district plots, each as follows:

Plot 1- 15,088.53 Sq.Mts.

Bounded on the

North By	-	Thiyagarayapuram Street
South By	-	North Terminus Road
East By	-	Plot No.2 & 3 (Survey No.15 Part)
West By	-	Thiruvottiyur High Road

For INSIGHT RETAIL PRIVATE LIMITED

Director

Document No. 232 of 2024 of Book 2 Continus 13 Sheets 2 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Plot 2 – 9,828.12 Sq.Mts.

Bounded on the

North By	-	Survey No.12/3 & 12/4
South By	-	Plot No.3 (Survey No.15 Part) & North Terminus Road
East By	-	Survey No.13/2
West By	-	Plot No.1 (Survey No.15 Part)

Plot 3 – 2,143.44 Sq.Mts.

Bounded on the

North By	-	Plot No.2 (Survey No.15 Part)
South By	-	North Terminus Road
East By	-	Plot No.2 (Survey No.15 Part)
West By	-	Plot No.1 (Survey No.15 Part)

DECLARATION:

Now, therefore, the DECLARANT hereby declares as follows:

1.SUBDIVISION OF PROPERTY:

The property is hereby sub divided into three separate plots.

The Declarant reserves the right for further subdivision in accordance with the Local laws and Regulations, delineating the boundaries of each Plot.

2.GOVERNING LAW:

This Declaration shall be governed and construed in accordance with the Laws of India.

For INSIGHT RETAIL PRIVATE LIMITED

Director

Document No. 232 of 2024 of
Book 4 Continus 13 Sheets 3 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

3. SEVERABILITY:

If any provision of this Declaration is found invalid or unenforceable under any enactment or rule of law, such term or provision or part thereof shall, to that extent be deemed not to form part of this declaration but the validity and enforceability of the remainder of this Deed shall not be affected.

SCHEDULE-A
(Total extent of Property)

All those pieces or parcels of freehold land bearing T.S.No.15, in Block No.15, Ward No.J, situated in the **Village of THIRUVOTTIYUR** No.27, Thiruvottiyur Taluk, (formerly Saidapet Taluk), in the Sub-registration District of Thiruvottiyur (formerly North Chennai), in the registration District of North Chennai, Tamil Nadu and Thiruvottiyur High Road, Commonly known as Tollgate Works, Thiruvottiyur admeasuring 27,060 Square Meters (6.868 Acres) together with the benefit of a right of way over the passage to the extent of 116 feet in length and 21 feet in breadth along with the Southern side of the Northern Plot of Land.

SCHEDULE-B
(Extent to be Sub-divided)

Plot 1- 15,088.53 Sq.Mts.

Bounded on the

North By	-	Thiyagarayapuram Street
South By	-	North Terminus Road
East By	-	Plot No.2 & 3 (Survey No.15 Part)
West By	-	Thiruvottiyur High Road

Plot 2 – 9,828.12 Sq.Mts.

Bounded on the

North By	-	Survey No.12/3 & 12/4
South By	-	Plot No.3 (Survey No.15 Part) & North Terminus Road
East By	-	Survey No.13/2
West By	-	Plot No.1 (Survey No.15 Part)

For INSIGHT RETAIL PRIVATE LIMITED

Director

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Document No. 232 of 2024 of Book 4 Continus 13 Sheets 4 Sheet

Registering Officer

Plot 3 – 2,143.44 Sq.Mts.

Bounded on the

North By	-	Plot No.2 (Survey No.15 Part)
South By	-	North Terminus Road
East By	-	Plot No.2 (Survey No.15 Part)
West By	-	Plot No.1 (Survey No.15 Part)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN:

WITNESSES:

DECLARANT

1. R.S.Yugal (R.S.YUGAL)

For INSIGHT RETAIL PRIVATE LIMITED

Director

S/o.Suresh,

No.19, Sankaran Street,

Kadalur - 607003. AADHAR No.8202 2752 6394, MOBILE No.9443180849.

2. B.Vasantha Kumar (B.VASANTHA KUMAR)

S/o.Balaji,

No.52/180, Bricklin Road 6th Street,

Otteri, Chennai – 600012. AADHAR No.5846 2170 2507, MOBILE No.9551880409.

Drafted by:-



R.SRIDHARAN. B.A. B.L.,
ADVOCATE & NOTARY PUBLIC,
CGSCL, ENTROLMENT NO.MS 1060/1998, NOTARY G.O NO.3494/2006,
No.317, 2nd Main Road, Phase-II,
T.N.H.B, Nolumbur, Chennai-600 037.
Mobile No.94445 42468.

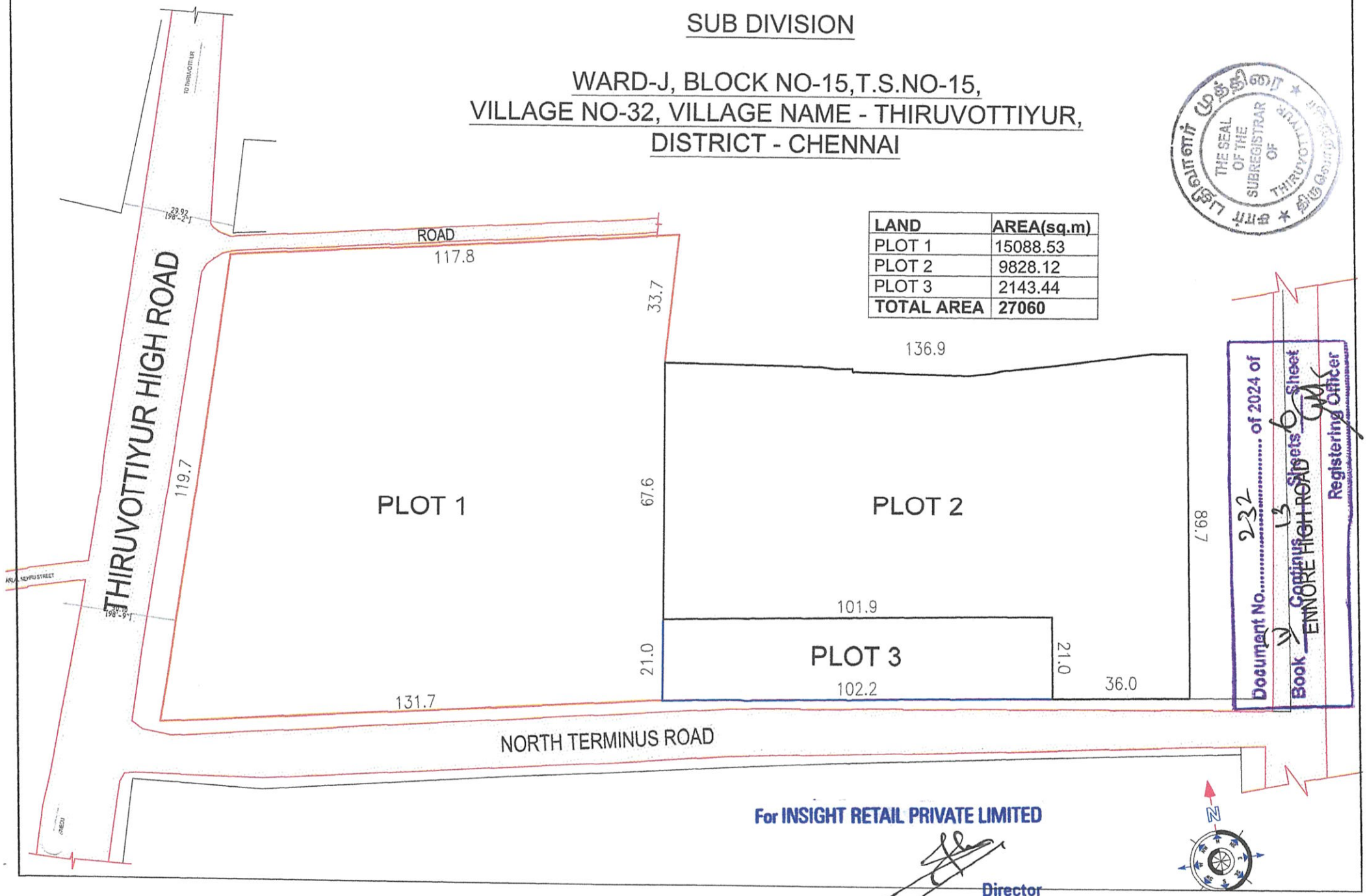
Document No. 232 of 2024 of
Book IV Continus 13 Sheets 5 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

SUB DIVISION

WARD-J, BLOCK NO-15,T.S.NO-15, VILLAGE NO-32, VILLAGE NAME - THIRUVOTTIYUR, DISTRICT - CHENNAI

LAND	AREA(sq.m)
PLOT 1	15088.53
PLOT 2	9828.12
PLOT 3	2143.44
TOTAL AREA	**27060**



7

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Thiruvottiyur Town : Thiruvottiyur Ward : 027 Thiruvottiyur (Ward : J)

S.No	Block Code and Name Of Locality	Number		O.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			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0015-தியாகராயபுரம்	15	0	169/1B1PT, 170/2BPT, 170/2APT, 173/2PT -	1075	ரயத்துவாரி	புஞ்சை	-	-	3-1	5	1.25		2	70	60.0	-	0.00	-	INSIGHT RETAIL PVT LTD ...	கம்பெனி	2023/0153/02/009578/R DT. 2023-03-15 TR DT 15-03-2023

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

மின் கையொப்பம் / Digital Signature : 15-03-2023
பெயர் / Name : Kalaipandian R
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : திருவொற்றியூர் வட்டம் / Thiruvottiyur, சென்னை மாவட்டம் / Chennai

For INSIGHT RETAIL PRIVATE LIMITED

Director

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Document No. 2327 of 2024 of Book 1 Continus 3 Sheets

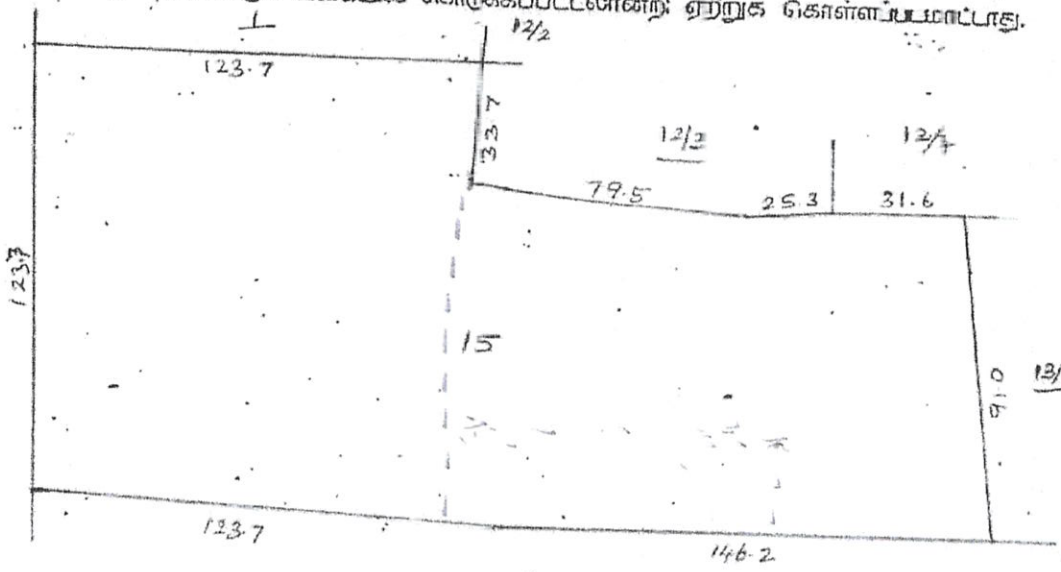
Registering Officer

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/16/001/010/0015/15/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
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/02/16/001/010/0015/15/0

2. இத் தகவல்கள் 15-03-2023 அன்று 02:10:38 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 15-03-2023 at 02:10:38 PM

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



Document No. 227 of 2024 of Book 1 Continus 13 Sheets 2 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

For INSIGHT RETAIL PRIVATE LIMITED

Director

தனி வட்டாட்சியர்
நகர நில வரித்திட்டம்
திருவொற்றியூர்

11/11/19

சார் பதிவாளர்
நகர நிலவரித்திட்டம்
திருவொற்றியூர்

Presented in the office of the Sub Registrar of Thiruvottiyur and fee of ₹ 1,010/- paid at 05:05 PM on the 07/11/2024 by

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9841139077

Additions as per recitals of document

Execution admitted by

Left Thumb





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7th day of November 2024

Mohabathullah A
Sub Registrar
Thiruvottiyur

Registered as Number **R/Thiruvottiyur/Book-4/232/2024**.

Date: 07/11/2024
Thiruvottiyur

47641729

Mohabathullah A
Sub Registrar

Document No. 232 of 2024 of Book 4 Continus 13 Sheets 9 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR



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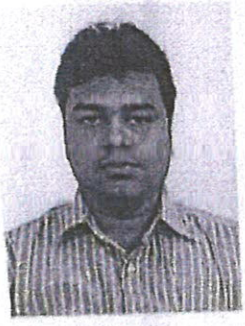
For INSIGHT RETAIL PRIVATE LIMITED

Director

Document No. 232 of 2024 of
Book 3 Continus 13 Sheets 10 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

இந்திய அரசாங்கம்
Government of India



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

7920 1481 5028

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For INSIGHT RETAIL PRIVATE LIMITED

Director

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

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

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

7920 1481 5028

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Document No. 232 of 2024 of
Book IV Continus 13 Sheets 11 Sheet
Registering Officer

சார் பதிவாளர் முத்திரை
THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR
திருவொற்றியூர்





For INSIGHT RETAIL PRIVATE LIMITED

Director

Document No.....232..... of 2024 of
Book 4 Continus 13 Sheets 12 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0632/11039/00716

Download Date: 19/07/2021

To
யுகள் ரா.சு
Yugal R S
S/O Suresh R
No 19
Sankaran Street
Cuddalore Port
Cuddalore Old Town
Cuddalore Tamil Nadu - 607003
9443180849

Issue Date: 08/07/2021

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8202 2752 6394

VID : 9189 9769 3849 8928

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

Download Date: 19/07/2021



யுகள் ரா சு
Yugal R S
பிறந்த நாள்/DOB: 18/05/2003
ஆண்/ MALE

Issue Date: 08/07/2021

8202 2752 6394

VID : 9189 9769 3849 8928

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
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INFORMATION

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- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
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Unique Identification Authority of India

முகவரி:
S/O சுரேஷ் ரா, எண் 19, சங்கரன் தெரு,
கடலூர் போர்ட், கடலூர்,
தமிழ் நாடு - 607003

Address:
S/O Suresh R, No 19, Sankaran Street,
Cuddalore Port, Cuddalore,
Tamil Nadu - 607003

8202 2752 6394

VID : 9189 9769 3849 8928

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THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

R.S.

Document No. 232 of 2024 of Book 1 Continus 13 Sheets 13 Sheet

Registering Officer

For INSIGHT RETAIL PRIVATE LIMITED

Director

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.