

RE

REGULATORY RECORD

RERA Document

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GPS Map Camera



Chennai, Tamil Nadu, India

Jk Avenue Ravi Street, Vadakkupattu Main Rd, Medavakkam, Chennai, Tamil Nadu 600100, India

Lat 12.928074° Long 80.190504°

09/09/2025 11:21 AM GMT +05:30



GPS Map Camera



Chennai, Tamil Nadu, India

Jk Avenue Ravi Street, Vadakkupattu Main Rd, Medavakkam, Chennai, Tamil Nadu 600100, India

Lat 12.927742° Long 80.190524°

09/09/2025 11:20 AM GMT +05:30



GPS Map Camera



Chennai, Tamil Nadu, India

Jk Avenue Ravi Street, Vadakkupattu Main Rd, Medavakkam, Chennai, Tamil Nadu 600100, India

Lat 12.927286° Long 80.190452°

09/09/2025 11:19 AM GMT +05:30



GPS Map Camera



Chennai, Tamil Nadu, India

Jk Avenue Ravi Street, Vadakkupattu Main Rd, Medavakkam, Chennai, Tamil Nadu 600100, India

Lat 12.927326° Long 80.190464°

09/09/2025 11:18 AM GMT +05:30













From:

M/s. JSFP Properties & Developers Pvt. Ltd , R.Jayaraman and S.Elred Kumar

No: 1, Mullai Nagra Main Road,
West Tambaram, Okkiyam Thoraipakkam,
Chennai 45,

To:

TNRERA

No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Ref: TNPLF48642025

Application No: TNRERA/PLF/7838/2025

Date: 17.09.2025

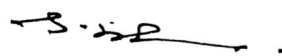
Project Name: UPLANDS PHASE II

Sub: Road is Not Laid Till The Compound Wall As Per The Approved Plan Clarify

Dear Sir/Madam,

We would like to inform you that the land adjacent to our site, in Survey No. 121/2, has not yet been developed as it is still under process for approval. The road has been laid only up to the portion of land that has obtained approval. Therefore, we kindly request you to consider this situation and grant approval for our site accordingly. Thank you for your understanding and support.

Thank you

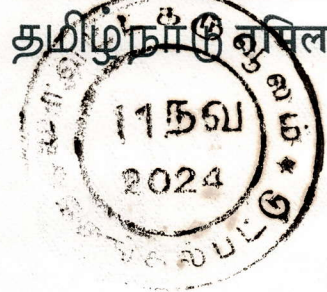
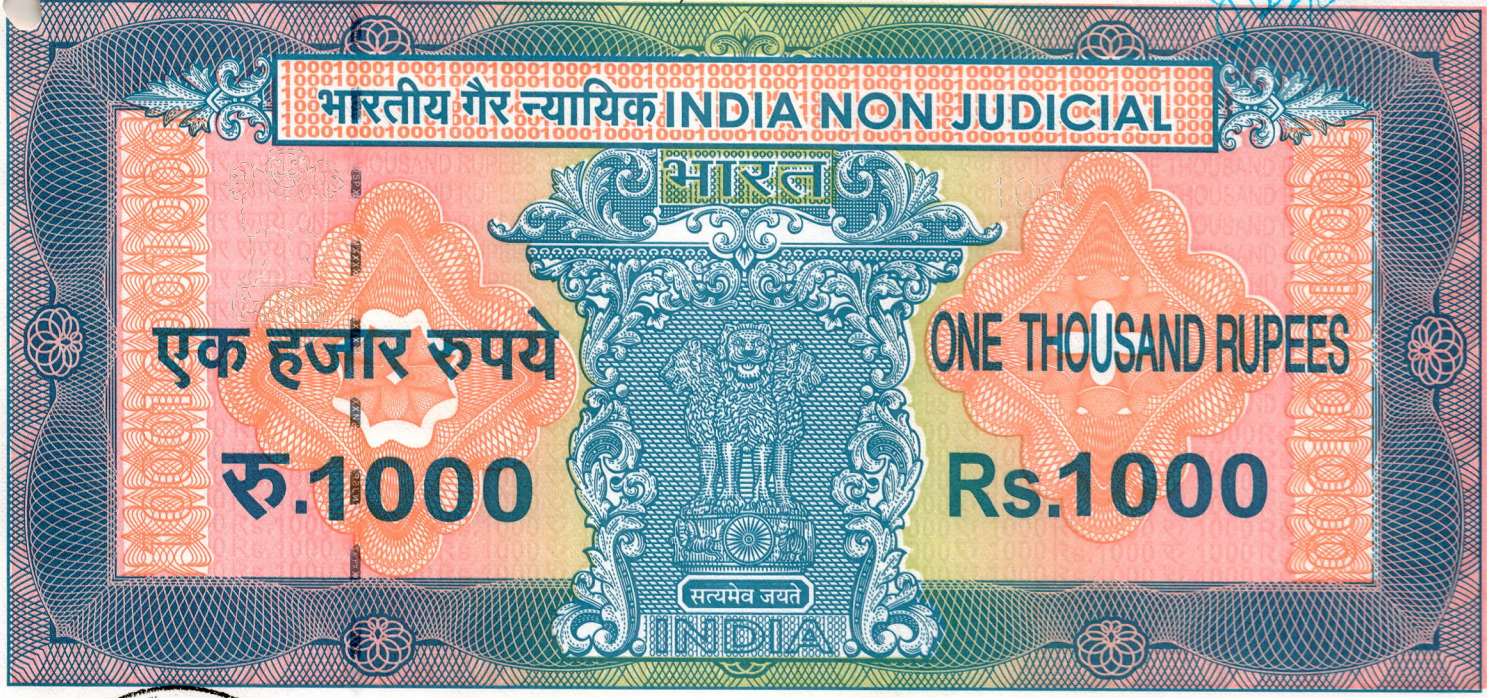


For JSFP PROPERTIES & DEVELOPERS PVT. LTD.


Authorised Signatory

SCANNED

6621/2025 TP/220299941/2025



TAMILNADU

21 MAY 2025

EJ Real Estates Private Limited
Chennai - 600 045.

BK 632596

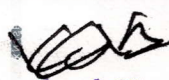
O. SWATHI (S.V.)
W. TAMBARAM, CHENNAI - 45.
No. 9591 / B1 / 2000 DT. 7.9.2000
Cell: 90945 80807

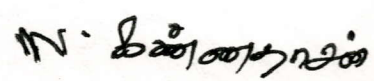
SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI SOUTH JOINT I, on this **22nd Day of May 2025**, by **Mr.N.KANNADASAN** (PAN:ASJPK9134G, Aadhaar Card No.8096 3662 3414) aged about 63 years, Son of Mr.Natarajan, residing at Plot No.75, Dr.Vimala Nagar, 3rd Cross Street, Medavakkam, Chennai 600 100, hereinafter called the '**VENDOR**' which term shall mean and include his heirs, executors, administrators, legal representatives and assigns of the **ONE PART:-**

TO AND IN FAVOUR OF

M/s. EJ REAL ESTATES PRIVATE LIMITED (PAN:AABCE9655P, Corporate Identity Number:U70101 TN2008 PTC067610) a company incorporated under the Companies Act, 1956, having its registered Office at No.112/5, Ayyasamy Street, West Tambaram, Chennai 600 045, represented by its Authorized signatory **For EJ REAL ESTATES PVT. LTD.**


Authorized Signatory



PURCHASER

VENDOR

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Registering Office



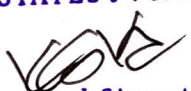
Mr.K.SASIKUMAR (Aadhaar Card No.4366 5298 3825) S/o late Kothandapani, aged about 41 years, residing at No.2/8, Nithyananda Nagar, 4th Street, Irumbuliur, West Tanbaram, Chennai 600 045, (duly Authorized vide board Resolution of the company dated 21.05.2025), hereinafter called the '**PURCHASER**' which term shall mean and include its heirs, executors, administrators, legal representatives and assigns of the **OTHER PART WITNESSETH: -**

WHEREAS the Vendor is the sole and absolute owner of the Nanjai land, measuring an extent of **0 Acre 51 cents**, Comprised in **Survey No.121/2**, and other lands, Situated in No.120 **MEDAVAKKAM** Village, Saidapet Taluk, Chengalpattu District, he having purchased the same from her own funds from Mr.M.Gajendiran son of late N.K.Murugesu Naicker and Mr.G.Sampath Kumar son of M.Gajendiran, and the said **SALE DEED** was registered as **Document No.2126/1984, Book I, dated 19th day of July 1984, in the office of the Sub-Registrar of Madras South.**

And the separate patta was issued in favour of the Vendor under **Patta No.128**, now the above said vendor is in absolute and uninterrupted possession and in continuous enjoyment of the above said property ever since from the date of Purchase.

WHEREAS THE VENDOR has offered to sell and the purchaser has agreed to purchase the schedule mentioned property, Nanjai Vacant land, measuring an extent of **0 Acre 51 cents**, comprised in **Survey No.121/2**, bearing Patta No.128, Situated in Old No.120, New No.11, **MEDAVAKKAM** Village, Saidapet Taluk, now Tambaram Taluk, Chengalpattu District, more fully described in the schedule hereunder for a total sum of **Rs.2,25,00,000/- (Rupees Two Crores Twenty-Five Lakhs Only)** free from all encumbrances.

For EJ REAL ESTATES PVT. LTD.


Authorized Signatory

N. Sankararajam

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NOW THEREFORE THIS DEED OF SALE WITNESSETH THAT: -

In pursuance of the above said agreement and in consideration of the above said sum of (Including 1% TDS) **Rs.2,25,00,000/- (Rupees Two Crores Twenty-Five Lakhs Only)** has been paid by the **PURCHASER** to the **VENDOR** in the following manner:

1. **Rs.2,22,75,000/- (Rupees Two Crores Twenty-Two Lakhs Seventy-Five Thousand Only)** paid by the Purchaser to the Vendor by way of Demand Draft Bearing No.694383, Dated 21.05.2025, drawn on Karur Vysya Bank, West Tambaram Branch, and
2. **Rs.2,25,000/- (Rupees Two Lakhs Twenty-Five Thousand Only)** deducted towards TDS (1%) on the Total Sale Consideration and remitted to the Income Tax Department.

And the receipt of which sum in full the Vendor doth hereby admit and acknowledge and hereby release the purchaser from any further payment thereof and the Vendor doth hereby convey, sell, grant and transfer to and unto the purchaser the said schedule mentioned property, measuring an extent of **0 Acre 51 Cents**, more fully described in the schedule hereunder with all the right, title and interest of the **VENDOR** in the said property **TO HAVE AND TO HOLD** the same as absolute owner thereof, together with all easements, privileges or other benefits attached to the said land and enjoyed therewith.

THE VENDOR doth hereby declares and covenants with the purchaser that he is the absolute owner having title and there are no encumbrances on the said schedule mentioned property and it is not subject matter of any suit, litigation or proceedings and there are no encumbrances, charges, liens, trusts, attachments,

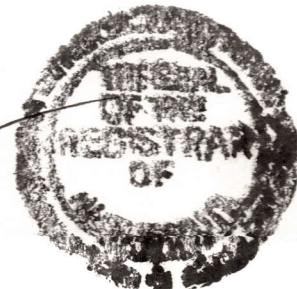
For EJ REAL ESTATES PVT. LTD.


Authorised Signatory



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Registering Office



claims or demands, will or attachment, maintenance charges, whatsoever now subsisting on the said schedule mentioned property and it has not been offered or given as security or mortgage to any court, tribunal or revenue or other authorities.

THE VENDOR doth hereby declares and covenants with the purchaser that the VENDOR shall and will at all times indemnify the purchaser without any expectation against all claims and demands whatsoever in respect of the said schedule mentioned property and make good to the purchaser all losses, damages, costs and expenses which the purchaser may be put to, incur or suffer by reasons of any defect, deficiency in the title of the VENDOR to the property.

THE VENDOR doth hereby declares and covenants with the purchaser that he has put the purchaser in vacant possession of the said schedule mentioned property and the purchaser shall and may peacefully and quietly enter into, possess and enjoy the schedule mentioned property without any let or hindrance, interruption or disturbances from or under or from any other person lawfully claiming through or under him.

THE VENDOR doth hereby declares and covenants with the purchaser that he has paid all taxes due to the government till this day and all other taxes levied hereafter shall be borne by the purchaser only.

THE VENDOR doth hereby agrees and undertakes to execute further deed or deeds as may be reasonably required to assure better and perfect title to the purchaser.

THE PURCHASER can apply for mutation of records in its name in respect of the schedule property with Revenue, Panchayat and other authorities concerned.

THE VENDOR has this day delivered all the original certified documents that they have relating to the schedule mentioned property to the purchaser.

For EJ REAL ESTATES PVT. LTD.


Authorised Signatory



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Registering Officer



SCHEDULE OF PROPERTY

All that piece and parcel of Nanjai Vacant land, measuring an extent of **0 Acre 51 cents**, comprised in **Survey No.121/2**, bearing Patta No.128, Situated in Old No.120, New No.11, **MEDAVAKKAM Village**, Saidapet Taluk, Now Tambaram Taluk, Chengalpattu District.

The above property is situated within the **St.Thomas Mount Panchayat Union Limits** and within the Registration District of **Chennai South** and Registration Sub-District of **Chennai South Joint-I**.

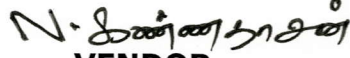
The market value of the property is **Rs.2,25,00,000/-**

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SET THEIR HANDS AND SIGNED THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES: -

For EJ REAL ESTATES PVT. LTD.


Authorised Signatory

PURCHASER


VENDOR

WITNESSES:

1.  (R.SRINIVASAN)

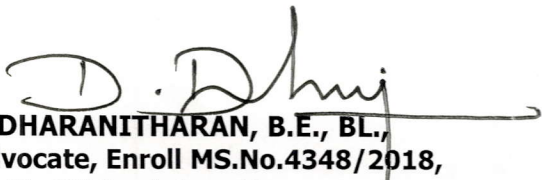
S/o G.Ramalingam, No.5/496,
Valmeegi Street, Otteri Extension,
Vandalur, Chennai 600 048.
(Aadhaar Card No.7472 9767 2927)

2.  (K.JAGADEESHKUMAR)

S/o Kannadhasan, Plot No.75,
Dr, Vimala Nagar, 3rd Cross Street,
Medavakkam, Chennai 600 100.
(Aadhaar Card No.7123 7296 1696)

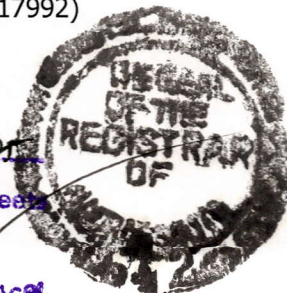
Drafted By:-




D.DHARANITHARAN, B.E., BL.,
Advocate, Enroll MS.No.4348/2018,
No.01, Mill Road, Anna Nagar,
Walajabad-631 605.
(Mobile No.99948 17992)

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Registering Office





தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் கிராமம் : மேடவாக்கம்

பட்டா எண் : 128

உரிமையாளர்கள் பெயர்

1. நடராஜநாயக்கர்

மகன்

கண்ணதாசன்



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	
121	2	--	--	0 - 21.00	2.03	--	--	----- Digitally signed: SARAVANNAN V Tahsildar 11/01/2020 06:20:14:PM
				0 - 21.00	2.03			

குறிப்பு :

	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் S/35/05/151/00128/10131 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 21-05-2025 அன்று 08:09:54 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For EJ REAL ESTATES PVT. LTD.

Authorised Signatory

N. சண்முகதாஸ்

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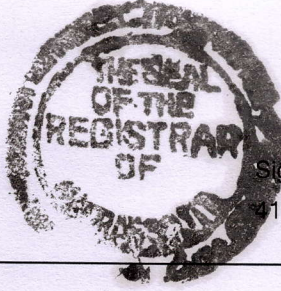
Registering Office



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5120 of 2025

I hereby certify that a sum of ₹ 15,74,000/- (Rupees Fifteen Lakh Seventy Four Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. கோ சசிசுமார் residing at நெம்பர் 2/8, நித்தியானந்தா நகர், 4வது தெரு, இரும்புலியூர், Chennai, Tamil Nadu, India, 600045.



Sub Registrar: Chennai South Joint I
Date: 22/05/2025

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

Presented in the office of the Sub Registrar of Chennai South Joint I and fee of ₹ 4,50,710/- paid at 01:46 PM on the 22/05/2025 by

Left Thumb	<i>Handwritten:</i> 9566284528 <i>Document No.</i> 6621 <i>of</i> 2025 <i>of Book I Contains 16 Sheets</i> <i>Additions as per recitals of document.</i> Sheet	<i>Registering Officer</i>
Execution admitted by Left Thumb	<i>Handwritten:</i> N. கன்னடசன் 9841072912 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6131604b224c1028d28443dbc14516f54ef50a4 (Details from UIDAI : N KANNADASAN S/O: Natarajan, 10-01-1962, xxxxxxxx3414)	
Claim admitted by Left Thumb	<i>Handwritten:</i> [Signature] Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:74616027f358b54dd6c446c866fa64c4315c033 (Details from UIDAI : Sasikumar K S/O:	

Kothandapani, 12-04-1984, xxxxxxxx3825)

22nd day of May 2025



PRABU J
Sub Registrar
Chennai South Joint I

Registered as Number **R/Chennai South Joint I/Book-1/6621/2025.**

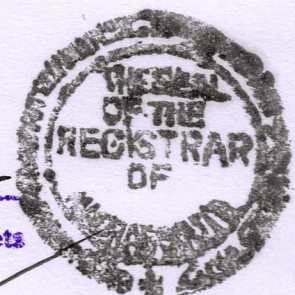
Date: 22/05/2025
Chennai South Joint I



PRABU J
Sub Registrar

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Registering Officer



EXTRACTS FROM THE MINUTES OF THE BOARD MEETING OF EJ REAL ESTATE PRIVATE LIMITED, HELD ON WEDNESDAY 21st MAY 2025 AT 10:30 A.M., AT THE REGISTERED OFFICE OF THE COMPANY, NO.112/5, AYYASAMY STREET, WEST TAMBARAM, CHENNAI - 600045.

GENERAL AUTHORISATION FOR EXECUTION OF DOCUMENTS/DEED

RESOLVED, that the Board be and hereby authorize **Mr.K.Sasikumar, (Aadhaar No. 4366 5298 3825)** to execute, sign, take steps to register for and on behalf of this Company any documents required in connection with the Purchase & Sales of any property in the name of the company.

RESOLVED, any one of the directors be and are hereby authorized to provide certified true copy of the resolution as and when required.

// CERTIFIED TO BE A TRUE COPY //

For EJ REAL ESTATE PRIVATE LIMITED

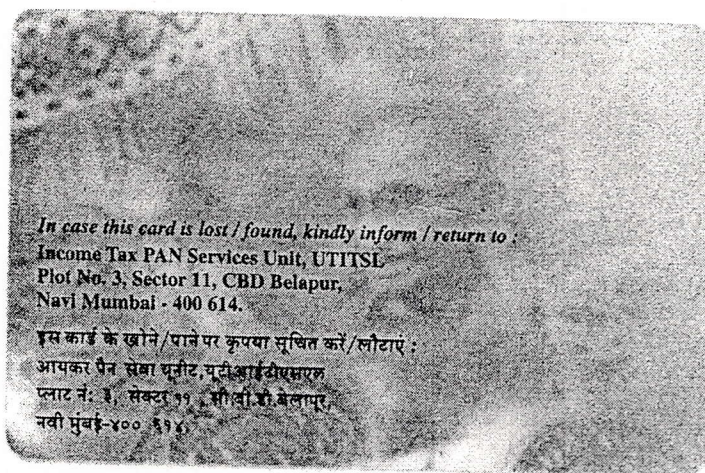
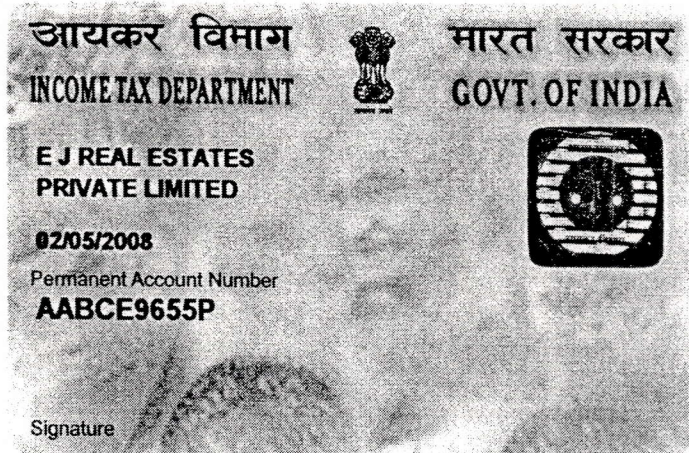

(S.ELRED KUMAR)
DIRECTOR
DIN.NO.02053963


(R.JAYARAMAN)
DIRECTOR
DIN.NO.02046264

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of Book..I.....Contains...16..Sheets
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Registering Officer





For EJ REAL ESTATES PVT. LTD.


Authorised Signatory

N. 800005120

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இந்திய அரசாங்கம்

Government of India



சசிக்குமார் கோ

Sasikumar K

பிறந்த நாள் / DOB : 12/04/1984

ஆண்பால் / Male



4366 5298 3825

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

ஆதார்

முகவரி:

தந்தை / தாய் பெயர்:
கோதண்டபாணி, எண் 02/08,
நித்தியானந்தா நகர், 4வது தெரு,
இரும்புலியூர், தாம்பரம் மேற்கு,
தாம்பரம், காஞ்சிபுரம், தாம்பரம்,
தமிழ் நாடு, 600045

Address:

S/O: Kothandapani, No 02/08,
Nithyananda Nagar, 4th Street,
Irumbuliyur, Tambaram West,
Tambaram, Kancheepuram,
Tambaram, Tamil Nadu, 600045

4366 5298 3825

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

For EJ REAL ESTATES PVT. LTD.

Authorised Signatory

N. சின்னதரன்

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நகண்னதாசன்
 N KANNADASAN
 பிறந்த நாள்/DOB: 10/01/1962
 ஆண்/ MALE

Aadhaar no. Issued: 28/11/2013

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியியலினம், அல்லது பிறந்த தேதிகளை சான்றல்ல. இது எந்திரப்பயன்பாட்டிற்கு மட்டுமே பயன்படுத்தப்படும். மேலும் ஆய்வுகள் அங்கீகரிக்கப்பட்ட அல்லது QR குறியிடப்பட்ட ஸ்கேன் செய்தல் மூலம் பரஸ்பரம் XML.
 Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

8096 3662 3414

எனது ஆதார், எனது அடையாளம்




Unique Identification Authority of India

முகவரி:
 S/O: நாடராஜன், பிளாட் எண் 75, லாக்டர்
 விமலா நகர், 3வது குறுக்கு தெரு,
 மேடவாக்கம், மேடவாக்கம், காஞ்சிபுரம்,
 தமிழ் நாடு - 600100

Address:
 S/O: Natarajan, PLOT NO 75, DR VIMALA
 NAGAR, 3rd CROSS STREET, Medavakkam, PO:
 Medavakkam, DIST: Kancheepuram,
 Tamil Nadu - 600100

8096 3662 3414
 VID : 9185 6495 9795 0482

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

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

N KANNADASAN
 NATARAJ
 10/01/1962
 Permanent Account Number
 ASJPK9134G

N. Kannadasan
 Signature

For EJ REAL ESTATES PVT. LTD.


 Authorised Signatory

N. Kannadasan

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Registering Office



भारत सरकार
Government of India

आधार
Aadhaar

Adhaar no. issued: 03/01/2014

7472 9767 2927

मेरा आधार, मेरी पहचान

சீனிவாசன் ராமலிங்கம்
Srinivasan Ramalingam
பிறந்த நாள் / DOB : 20/09/1988
ஆண் / Male

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியரிமை, அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்க்கப்படும் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல்/ஆஃப்லைன் XML).
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार
AADHAAR

7472 9767 2927

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முகவரி: S/O: ராமலிங்கம், எண் 5/496, வால்மேகி தெரு, ஒட்டேரி விரிவு வண்டலூர், வண்டலூர், காஞ்சிபுரம், தமிழ் நாடு, 600048
Address: S/O: Ramalingam, NO 5/496, VALMEGI STREET, OTTERI EXTENSION VANDALUR, Vandalur, PO:Vandalur, DIST:Kancheepuram, Tamil Nadu, 600048

For EJ REAL ESTATES PVT. LTD.

Authorised Signatory

R. Spring

N. சின்னாசாமி

Document No...6621...of 20.25
of Book...I...Contains...16...Sheets
13...Sheet

Registering Office



Government of India

ஜெகதீஸ்குமார் கண்ணதாசன்
Jagadeeshkumar Kannadhasan
பிறந்த நாள்/DOB: 15/09/1994
ஆண்/ MALE

7123 7296 1696
VID : 9129 6588 8168 3364

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Download Date: 20/02/2021

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முகவரி:
S/O: கண்ணதாசன், பிளாட் எண் 75, பாக்டர்
விமலா நகர், 3வது குறுக்கு தெரு,
மேடவாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600100

Address:
S/O: Kannadhasan, PLOT NO 75, DR
VIMALA NAGAR, 3rd CROSS STREET,
Medavakkam, Kancheepuram,
Tamil Nadu - 600100

7123 7296 1696
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[Signature]

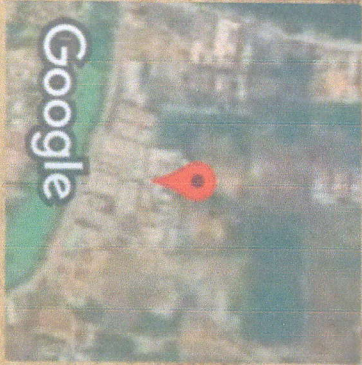
[Signature]

Document No. 6621 of 2025
of Book I Contains 16 Sheets
14 Sheet

Registering Office







Google

Chennai, Tamil Nadu, India

Plot No:b2,ground Floor, Jk Avenue, Ravi Main Rd,
Medavakkam, Chennai, Tamil Nadu 600100, India
Lat 12.927499° Long 80.1892°
22/05/2025 12:04 PM GMT +05:30



GPS Map Camera

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16 Sheet

Registering Officer



N-8001 07/5200

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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](#)



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

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

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

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



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.

