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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 20849/2024

ஆவண எண் : R/ Avadi/ BOOK-1/ 18266 / 2024

திரு அஜய்குமார் அவர்களிடமிருந்து ₹ 7,74,310 (ரூபாய் ஏழு இலட்சத்து எழுபத்து நான்காயிரத்து முந்நூற்று பத்து மட்டும்) [இணைய வழி: REG202412199646199 ₹ 774310] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	6,43,500
2	பதிவுக் கட்டணம்	1,28,700
3	கணினிக் கட்டணம்	2,000
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	7,74,310

சார் பதிவாளர் அலுவலகம் ஆவடி நாள் 19/12/24

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

ஆவடி அலுவலகம்

நாள்: 19/12/2024

9003173444

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
kaviyarasu9940 (குடிமக்கள்)	Kaviyarasu K	9345958081	18-12-24 07:09:55 PM

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.

Scan 18266/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

20 AUG 2024

EF 458619

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/9
Saidapet, Chennai-15. ☎: 9840173

Vijay Raja Homes Pvt Ltd
Chennai - 600 083

மாவட்டக்கருவூலம் சென்னை-600035 ஜூலை 04-2024

GENERAL POWER OF ATTORNEY WITH CONSIDERATION

KNOW ALL MEN BY THESE PRESENTS THAT WE,

M/s. INNOKAIZ INDIA LIMITED (formerly known as INNOKAIZ INDIA PRIVATE LIMITED), [CIN No.U74900TN2013PLC089349], (PAN NO.AADCI1465K) having its registered office at Old No.22, Door No.43, Flat No.1, 4th Floor, Real Enclave, Josiyar Street, Nungambakkam, Chennai – 600 034, duly represented by its Chief Operating Officer Mr. Ajay Kumar, son of Mr.Madheswaran (Aadhaar No. 5511 2275 0604) aged about 28 years, {authorized vide; Board Resolution No.09 dated 11.12.2024} (hereinafter referred to as **"THE PRINCIPAL"**) do hereby constitute, nominate, appoint and retain

For INNOKAIZ INDIA LIMITED

M. Ajay
Authorised Signatory

PRINCIPAL

For VIJAY RAJA HOMES PVT LTD

POWER AGENT

Authorised Signatory

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 1 Sheet

Registering Officer

M/s VIJAY RAJA HOMES PRIVATE LIMITED, a Private Limited Company Incorporated under Companies Act (Identity No.U454007N2012PTC084969, [PAN NO. AAECV0570D] having its office at No. 50, Bharathi Street, Vasudevan Nagar, Jafferkhanpet, Chennai - 600 083, represented by Mr. K.KAVIYARASU, (Aadhaar No:5846 6565 3857), son of Mr.K.Kabeer doss, aged about 29 years, {authorized vide; Board Resolution No.19/12/2024-2025 dated 12.12.2024}, as OUR General Power of Attorney Agent (hereinafter referred to as **"POWER AGENT"**) to do the following acts, deeds and things pertaining to the Property described in the Schedule hereunder, in our name and on our behalf:

WHEREAS, PRINCIPAL herein is the sole and absolute owner of all that Piece and Parcel of Vacant Land situated at the Nemam-B Village, Poonamallee Taluk, Thiruvallur District comprised in Survey No. 713 measuring an extent of 1 Acre 30 Cents, having acquired the same from M/s.TRIMASTER PRIVATE LIMITED (formerly known as NEERU HOLDINGS PRIVATE LIMITED), under a Sale Deed dated 15.07.2022 and registered as Document No.11691 of 2022 in the S.R.O. Avadi.

AND WHEREAS, the Principal herein has mutated the Revenue Records in their name vide Patta No.1319.

AND WHEREAS by virtue of the aforesaid transaction we have became the absolute owner of the property more fully described in the Schedule hereunder

WHEREAS we have decided to develop the said property which is more fully described in the Schedule hereunder by converting into various housing Plots and also to sell the same. Due to our personal reasons, we are not in a position to personally look after the developmental, sale and other activities pertaining to the Schedule mentioned Property and hence we doth hereby appoint and retain **M/S. VIJAY RAJA HOMES PRIVATE LIMITED** as our Power of Attorney Agent to do the following acts, deeds and things pertaining to the Schedule mentioned Property in our name and on our behalf.

For MEEKAIZ INDIA LIMITED

For VIJAY RAJA HOMES PVT LTD

POWER AGENT

Authorised Signatory

Authorised Signatory

PRINCIPAL

Document No. 18266 of 2024 of Book 1
Contains 24 Sheets 2 Sheet

2 Registering Officer

01. To look after, manage, develop and administer the **Schedule mentioned Property**.

02. To reconstitute the schedule mentioned property with the adjacent Plot, to sign and execute Reconstitution Deed.

03. To convert the schedule mentioned property into Plots and to form layout, to obtain layout/sub-division approval from the concerned authorities like C.M.D.A./D.T.C.P, Municipality, Town Panchayat, Panchayat Union, Village Panchayat, Director of Town Planning, RERA and shall sign all the papers, forms, letters and documents and shall pay the necessary fees and charges in this regard, to correspond with the said authorities, appear personally before the said authority, to receive sanctioned plans, permits and other communications, notices, receipts and chalans from the said authorities and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof for sub-division of the Schedule Property and to sign all papers/documents necessary for the same and submit the same to the competent authorities. To apply for and obtain necessary consents, permissions, NoCs and other documents from Competent Authority/ies necessary for obtaining Sub-division/layout Approval.

04. To apply for copies of documents, any papers, etc. with any department, body, authority, court, tribunal, municipality, corporation, etc., relating to the Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorised Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....3.....Sheet 1

Registering Officer

05. To Convey, Sell, Transfer and assign the Schedule mentioned property, negotiate and fix sale consideration, to enter into sale agreement(s)/ sale deeds/MoUs/contracts for the sale of the land mentioned in the Schedule hereunder, as a whole or in parts or in undivided shares, with prospective purchaser/s, to approve draft Sale Agreement and Sale Deed/s, to execute sale deed/s with necessary covenants, assurances, indemnity clauses, etc., pertaining to the Schedule Property, as a whole or in parts or in undivided shares, in favour of the purchaser/s and also in favour of the Attorney or their nominee/ies, cancel sale agreement/s entered with the prospective purchasers, and also to execute cancellation of sale deed/s executed in favour of the purchaser/s or get the land covered by the said sale deed/s re-conveyed in favour of the Principal or arrange to get the sale deed/s pertaining to the said land executed and registered in favour of any person of the Attorney's choice or in the name of the Attorney, present the said documents before the competent registering authority, admit execution thereof and to sign Patta forms and all other papers necessary for conveying the property to the purchaser/s in all respects, and to hand over possession of the property to the purchaser/s.

06. To execute and register ratification/ rectification/ reconstitution/ gift/ release/exchange deed/s or any other deed/s pertaining to the Schedule Property, present the said documents before the competent registering authority, admit execution thereof.

07. To receive sale consideration, in full, part, advance or any other sum, from the prospective purchaser/s pertaining to the Schedule Property in the name of the Attorney and to issue receipt thereof.

08. To receive back the document/s from the registering authorities on completion of the registration formalities and to acknowledge receipt thereof.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For IHHOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....4.....Sheet

Registering Officer

09. To construct Villas, Apartments, individual dwelling units in the Schedule mentioned property.

10. To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, indemnities, declarations and all other necessary papers duly signed for obtaining sanctions for construction of new building/s over the Schedule Property and also for modification, addition, alteration, etc., to the said building, to the Competent Planning Authority/ies, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority, to receive sanctioned plans, permits and other communications, notices, receipts and chalans from the said authorities and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof for construction of the building/s over the Schedule Property and to sign all papers/documents necessary for the same and submit the same to the competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof. To apply for and obtain necessary consents, permissions, NoCs and other documents from Competent Authority/ies necessary for obtaining Building Plan Approval.

11. To furnish securities in money and in otherwise as and when required by the Competent Planning Authority/ies and to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities, appear personally before the said authorities, to receive the refund and issue receipt thereof.

12. To apply for permission to Competent Authorities to make available in the buildings which may be constructed over the Schedule Property, electricity, water, drainage and other service connections, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay fees/charges/deposits to the authorities, and to engage and enter

For INNOKAIZ INDIA LIMITED

For VIJAY RAJA HOMES PVT LTD

POWER AGENT

Authorised Signatory

PRINCIPAL

Authorised Signatory

Document No.....18266.....of 2024 of Book I Contains.....24.....Sheets.....5...Sheet 5

Registering Officer

into contracts with third parties for the provision of such connections and for incidental matters and to pay such amounts as may be required in connection therewith. To obtain No Objection Certificate and other certificate/s from D.T.C.P/C.M.D.A Municipal Authority/ Corporation /Local Body/any other competent authority/ies for obtaining temporary/permanent power connection/s, to apply for temporary power connection, sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the building.

13. To correspond with any one in any matter relating to the Schedule Property.

14. To receive all registered and unregistered letters, summons, notices, etc., addressed to the Principal by any one pertaining to the Schedule Property, from the postal authorities or any other authorities or any one else and to acknowledge receipt thereof.

15. To appoint, substitute and/or terminate Advocate(s) / Auditor(s) / Architects/ Contractors or Consultants for any matter relating to the Schedule mentioned Property, if the Attorney feels it necessary, and to pay their fees and expenses.

16. To issue legal notice, reply notice, and rejoinder, complaints in any matter relating to the Schedule mentioned Property.

17. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court/Tribunal/Body/any Competent Authority pertaining to the Schedule Property and for the said purpose to sign vakalath, to sign and verify plaints, written statements, affidavits, counters, petitions, pleadings and all other connected papers necessary for the said purposes and to appear before any

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorised Signatory

PRINCIPAL

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 6 Sheet

Registering Officer

Court/Tribunal/Competent Authority on behalf of the Principal and to do all the necessary acts, deeds and things. To file and receive back documents, to deposit and withdraw money and to issue receipt therefore. To obtain refund or repayment of court fees or any other sums. To adduce evidence – both documentary and oral before the competent authority. To apply to courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.

18. To apply for inspection of and to inspect judicial and other public records.

19. To compromise, compound and withdraw cases whenever the Attorney shall think proper to do so and to sign necessary papers for the said purposes.

20. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule mentioned Property and for construction thereon.

21. To appear personally before any Corporation, municipal authority, Local Body, Board, Department, TNEB, Water and Sewerage Board, any competent authority, institution, for any purpose relating to the Schedule mentioned Property, whenever the Attorney feels necessary, and to do all acts and deeds necessary for the purpose/s.

22. To apply and obtain all licences, quotas for cement, bricks, steel, sand, etc., in the name of the Attorney and to endorse such licenses, quotas in favour of its nominee/s to enable it to take delivery of the articles and issue receipt thereof.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For IBHOKAIZ INDIA LIMITED

Authorised Signatory

PRINCIPAL

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 7 Sheet

Registering Officer

23. To deal with ULT authorities, Tahsildar(s), TNWSSB, TNEB, Corporation, Municipal Authority, Local Body, Government Departments/Authorities/Body(ies), District Collector, Revenue Authority, any Competent Authority, etc., for any purpose pertaining to the Schedule Property and apply and obtain necessary letters/permits/approval/sanctions, etc. from any authority/body wherever necessary.

24. To re-classify, carry out reconstitution, amalgamation and consolidation, of the Schedule mentioned Property and to obtain necessary approvals, permits, planning permission, plans, etc., for such reconstitution or amalgamation or re-classification of the Schedule Property for the purpose of development of the Schedule Property and also execute necessary deed/s of reconstitution, affidavits, declarations, indemnities, forms and all other necessary papers as may be required.

25. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authorities on behalf of the Principal, to receive the refund, acknowledge and issue receipt thereof.

26. To apply for and obtain No Objection Certificates or permission/approval/certificates, etc., for development of the Schedule Property and/or transfer of the Schedule Property, from any competent authority and for the said purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof.

27. To apply for and obtain No Objection Certificate/s, Completion Certificate, etc., from the Competent Authority and acknowledge receipt thereof.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For SHOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I Contains.....24.....Sheets.....8.....Sheet

Registering Officer

28. To raise funds by mortgaging the Schedule mentioned Property either by way of equitable mortgage or Simple mortgage or any other mode from banks, financial institutions, companies, etc., and for the said purpose to sign/execute necessary papers/deeds including pronote/s and if necessary to register the mortgage deed/s or Memorandum of Deposit of Title deeds by presenting the same before the competent registering authority and admitting execution thereof, to hand over all the original documents to the mortgagee/s, to receive money and acknowledge receipt thereof, to repay the loan amount/s together with interest and receive back all the original documents and to acknowledge receipt thereof.

29. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule mentioned Property.

30. To bring into the Schedule mentioned Property such equipments, tools, implements, machines and vehicles or other machinery or article or item or thing required for putting up construction or for any other incidental purpose and also put up any type of construction thereon.

31. To apply for revisions, regularisations, etc., to the Competent Authority/ies and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the building constructed regularised as per procedures and to receive the approval and to issue receipt thereof.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 9 Sheet

Registering Officer

32. To execute and register necessary Gift Deed/s or other Deeds to gift/transfer land under OSR Rules, roads, road widening, etc., in the Schedule Property, to the competent authority/ies, to hand over possession of the said land to the said authority/ies, to receive back the document/s from the registering authority on completion of the registration formalities and to issue receipt thereof. If law permits and if acceptable to the Attorney, to pay the consideration for the land covered under OSR and get the deed executed in the name of the Attorney. To get compensation in respect of the land that may be taken for road or road widening in the name of the Attorney and for the said purpose to do all acts and deeds.

33. To pay taxes or fees pertaining to the Schedule Property to the competent authority and to receive receipt thereof.

34. The Attorney shall maintain proper accounts and the same shall be rendered to the Principal as and when required.

35. The Principal herein has received a sum of **Rs.1,28,70,000/- (Rupees One Crore Twenty Eight Lakhs and Seventy Thousand Only)** towards consideration from the Power Agent for grant of this Power to the Agent.

36. And generally to do all the acts, deeds and things necessary for all the aforesaid things.

AND the Principal doth agree and undertake to ratify and confirm all and whatsoever the Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....10.....Sheet

Registering Officer

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land situated at Nemam-B Village, Poonamallee Taluk, Thiruvallur District comprised in Survey No.713 measuring an extent of 1 Acre, 30 Cents as per document and Patta No.1319, being

BOUNDED ON THE:

North by	Thiruvallur High Road comprised in R.S. No. 669
South by	Survey No.714 and Survey No.712 Nemam
East by	The Nemam Road comprised in Survey No.712 and Survey No.711
West by	Survey No.715 Nemam

Situated within the Registration District of Thiruvallur and Sub-Registration District of Avadi.

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY HEREIN HAVE SIGNED THIS GENERAL POWER OF ATTORNEY WITH CONSIDERATION ON THIS THE 19TH DAY OF DECEMBER 2024.

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorised Signatory

PRINCIPAL

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 11 Sheet

Registering Officer

WITNESSES:

1. Y. Shajakhan S/o Yusufkhan
No.2/205, Main Road,
Mambakkam,
Chennai – 600 048.

2. Tamilarasan.M S/o Mani
No.4, Block C, Race Course Road,
Guindy, Chennai 600 031.

DRAFTED BY:-



B.MOHANA.,M.L.,
Advocate,
EN. No.915/2017,
NO 50, Bharathi Street,
Vasudevan Nagar,
Jafferkhanpet,
Chennai- 600 083

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....12.....Sheet

Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 14248 of 2024

I hereby certify that a sum of ₹ 6,43,500/- (Rupees Six Lakh Fourty Three Thousand Five 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. அஜய்குமார் residing at 11/102, Ganesh apartment, avvai Nagar West Street, choolaimedu, Chennai, Chennai, Tamil Nadu, India, 600094.

Sub Registrar: Avadi
Date: 19/12/2024

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

SUB REGISTRAR
AVADI

Presented in the office of the Sub Registrar of Avadi and fee of ₹ 1,30,810/- paid at 07:10 PM on the 19/12/2024 by

Left Thumb 	M. Ajay Kumar 9003172444 Additions as per recitals of document	
Execution admitted by Left Thumb 	M. Ajay Kumar Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7677754d5ff7ce950ab4a8b94ba6218a56ff6ff **(Details from UIDAI : Ajay Kumar S/O: Madheswaran, 24-11-1996, xxxxxxxx0604)**	

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....13...Sheet

Registering Officer



Claim admitted by
Left Thumb





9940167508

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5011943c8ef0970ff58485fa231d5cdbf1a5b2a
(Details from UIDAI : Kaviyarasu S/O: Kabeerdoss, 04-01-1995, xxxxxxxx3857)



19th day of December 2024

SIVASANKAR R
Sub Registrar
Avadi

SUB-REGISTRAR
AVADI

Registered as Number **R/Avadi/Book-1/18266/2024**.

Date: 19/12/2024
Avadi

SIVASANKAR R
Sub Registrar

SUB-REGISTRAR
AVADI

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

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 44 Sheet

Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AADCI1465K
नाम / Name
INNOKAIZ INDIA LIMITED
निगमन/गठन की तारीख
Date of Incorporation /Formation
11/01/2013

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Government of India
Ajay Kumar
DOB: 24/11/1996
MALE
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).
5511 2275 0604

Unique Identification Authority of India
S/O: Madheswaran, 11/102 GANESH
APPARTMENT, AVVAI NAGAR WEST
STREET, Choolaimedu, PO: Choolaimedu,
DIST: Chennai,
Tamil Nadu - 600094
Address:
S/O: Madheswaran, 11/102 GANESH
APPARTMENT, AVVAI NAGAR WEST
STREET, Choolaimedu, PO: Choolaimedu,
DIST: Chennai,
Tamil Nadu - 600094
5511 2275 0604
VID : 9147 4304 7359 1130
1947 | help@uidai.gov.in | www.uidai.gov.in

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

M.

Authorized Signatory

PRINCIPAL

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 15 Sheet
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAECV0570D
नाम / Name
VIJAY RAJA HOMES PRIVATE LIMITED
निगमन / गठन की तारीख
Date of Incorporation / Formation
16/03/2012


Government of India
கவியரசு
Kaviyarasu
பிறந்த நாள்/DOB: 04/01/1995
ஆண்/ MALE
5846 6565 3857
VID : 9123 4715 6049 5532
எனது ஆதார், எனது அடையாளம்
Unique Identification Authority of India
முகவரி:
S/O: கபீர்தாஸ், 4/801, அண்ணா நகர்,
கோட்டிவாக்கம், கோட்டிவாக்கம்,
காஞ்சிபுரம்,
தமிழ் நாடு - 600041
Address:
S/O: Kabeerdoss, 4/801, ANNA NAGAR,
KOTTIVAKKAM, Kottivakkam, Kancheepuram,
Tamil Nadu - 600041
5846 6565 3857
VID : 9123 4715 6049 5532
1947 | help@uidai.gov.in | www.uidai.gov.in

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For INNOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....16...Sheet 1

Registering Officer







For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

POWER AGENT

For IMBOKAIZ INDIA LIMITED

Authorized Signatory

PRINCIPAL

Document No.....18266.....of 2024 of Book I Contains.....24.....Sheets.....17.....Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : நேமம் ஆ பட்டா எண் : 1319

உரிமையாளர்கள் பெயர்

1. ... ... INNOKAIZ INDIA PRIVATE LIMITED

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
713	-	0 - 52.50	1.63	--	--	--	--	2022/0103/01/289065- -- ------ Digitally signed:Thanuja Diana L Zonal Deputy Tahsildar 19/09/2022 01:58:40:PM
		0 - 52.50	1.63					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/052/01319/20244** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 19-12-2024 அன்று 11:59:58 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

For INNOKAIZ INDIA LIMITED

Authorised Signatory

Document No.....18266.....of 2024 of Book I Contains.....24.....Sheets.....18.....Sheet

Registering Officer

District : Tiruvallur

Taluk : Poonamallee

Village : Nemam B [52]

Survey No : 713

Area : Hect 00 Ares 52.00

Scale : 1 : 783

V.NO.22 KORATTUR

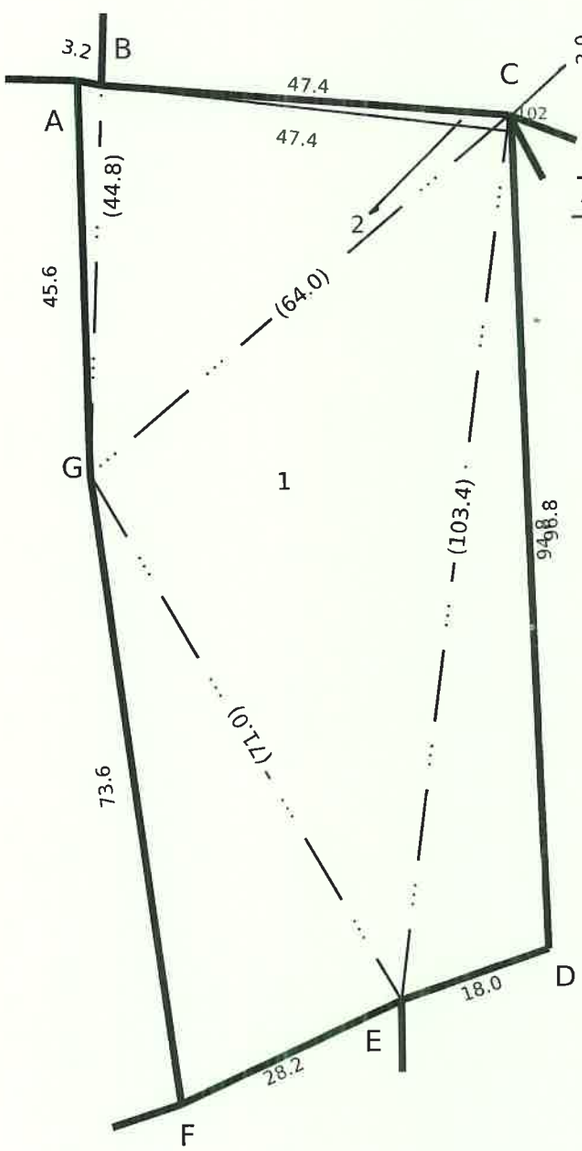
669

711

715

712

714



For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

For [redacted] INDIA LIMITED

Authorised Signatory

Document No. 18266 of 2024 of Book I Contains 24 Sheets 19 Sheet

Registering Officer

Signed By Tahsildar

Name of approver : pmet

Date of Approval : 16-05-2006

Date of Issue: 19-12-2024 12:02:14

Survey and Settlement Department, Government of TamilNadu

260 fv.2

Certificate of Incorporation Consequent upon conversion to Public Limited Company

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Chennai

Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

Corporate Identity Number: U74900TN2013PLC089349

Fresh Certificate of Incorporation Consequent upon Conversion from Private Company to Public Company

IN THE MATTER OF INNOKAIZ INDIA PRIVATE LIMITED

I hereby certify that INNOKAIZ INDIA PRIVATE LIMITED which was originally incorporated on Eleventh day of January Two thousand thirteen under the Companies Act, 1956 as INNOKAIZ INDIA PRIVATE LIMITED and upon an intimation made for conversion into Public Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Chennai vide SRN F25252339 dated 27.09.2022 the name of the said company is this day changed to INNOKAIZ INDIA LIMITED.

Given under my hand at Chennai this Twenty seventh day of September Two thousand twenty-two.

DS MINISTRY OF CORPORATE AFFAIRS 15

Ashok Kumar S

Registrar of Companies

RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

INNOKAIZ INDIA LIMITED
DOOR NO 43 OLD NO 22 REAL ENCLAVE FLAT NO 1, 4TH FLOOR
JOSIER STREET NUNGAMBAKKAM, CHENNAI, Chennai, Tamil
Nadu, India, 600034

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

For INNOKAIZ INDIA LIMITED

Authorised Signatory

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 20 Sheet

Registering Officer

Ministry Of Corporate Affairs

Date : 25-11-2024 1:13:13pm

Company Information

CIN	U45400TN2012PTC084969
Company Name	VIJAY RAJA HOMES PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	084969
Date of Incorporation	16/03/2012
Email Id	cmd@vijayrajagroup.com
Registered Address	No. 50, Bharathi Street, Vasudevan Nagar, Jafferkhanpet, Chennai, Chennai City Corporation, Tamil Nadu, India, 600083
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	2,03,00,000
Paid up Capital (Rs)	2,02,63,160
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Chennai
RD (name and Region)	RD, Southern Region

For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

Document No. 18266 of 2024 of Book I Contains 24 Sheets 21 Sheet

Registering Officer

For INDOKAIZ INDIA LIMITED

Authorised Signatory

INNOKAIZ®
Committed Towards Performance

CIN : U74900TN2013PLC089349
GSTIN : 33AADCI1843A1ZL

CIN: U74900TN2013PLC089349 Board Resolution No.09

BOARD RESOLUTION

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF INNOKAIZ INDIA LIMITED HELD AT THEIR OFFICE AT Old No.22, Door No.43, Flat No.1, 4th Floor, Real Enclave, Josiyar Street, Nungambakkam, Chennai - 600 034, ON 11th DAY OF DECEMBER 2024 @ 11.00 AM.

RESOLVED THAT: the Board of Directors of the Company considered the offer made by M/s. VIJAY RAJA HOMES PRIVATE LIMITED, a Private Limited Company incorporated under companies act (Identity No.U454007N2012PTC084969, [PAN NO. AAECV0570D] having its registered office at No. 50, Bharathi Street, Vasudevan Nagar, Jafferkhanpet, Chennai - 600 083, represented by its Chairman cum Managing Director, Mr. M.R. CHENDILNATHAN for the purchase of our company's property, a land situated at Nemam -B village, Poonamallee Taluk, Thiruvallur District comprised in Survey No. 713 measuring a extent of 1 Acre 30 Cents as per document and Patta No.1319

RESOLVED THAT, the Board of director of the company Mr.Sukumar Balakrishanan, Managing Director, do hereby authorize Mr. Ajay Kumar, Chief Operating Officer of the Company, as an authorized signatory.

I. To sign and execute all necessary documents, Sale Deed, Deed of General Power of Attorney, Agreement for Sale and other related documents on behalf of the Company to and in favour of VIJAY RAJA HOMES PRIVATE LIMITED.

II. To appear and represent before the concerned SRO of Assurances for admitting execution and completion of registration formalities on behalf of the company and do all such acts and deeds as are necessary to implement the resolution.

// Certified true Copy //

FOR INNOKAIZ INDIA LIMITED

Mr.Sukumar Balakrishanan
Managing Director

Document No.....18266.....of 2024 of Book I
Contains.....24.....Sheets.....22.....Sheet
Registering Officer

Mr. Durairaj
Director

www.innokaiz.com

INNOKAIZ INDIA LIMITED
(Previously known as Innokaiz India Private Limited)
இன்னோகைஸ் இந்தியா லிமிடெட்
இதற்கு முன் இன்னோகைஸ் இந்தியா பிரைவேட் லிமிடெட் என்று இருந்தது

Door No.43, Old No.22, "REAL ENCLAVE"
Flat No.1, 4th Floor, (Office No.401)
Josier Street, Nungambakkam
Chennai - 600 034.Tamilnadu, India

t : 044 - 044-28250545
e : info@innokaiz.com
innokaiz@gmail.com
innokaizindia@gmail.com

For VIJAY RAJA HOMES PVT LTD
Authorised Signatory

For INNOKAIZ INDIA LIMITED
Authorized Signatory

CIN: U45400TN2012PTC084969 VIJAY RAJA vraddress 1949 Board Resolution No: 19/12/2024-2025

BOARD RESOLUTION

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF VIJAY RAJA HOMES PRIVATE LIMITED HELD AT THEIR OFFICE AT, NO. 50, BHARATHI STREET, VASUDEVAN NAGAR, JAFFERKHANPET, CHENNAI - 600 083, ON 12TH DAY OF DECEMBER 2024 @ 11.00 AM.

RESOLVED THAT the board of directors of the Company do hereby authorize Mr. K. KAVIYARASU (Aadhaar No: 5846 6565 3857), Team Lead, Registration Department of the company as authorized signatory.

I. To sign and execute the Deed of General Power of Attorney on behalf of the company from M/s. INNOKAIZ INDIA LIMITED (formerly known as INNOKAIZ INDIA PRIVATE LIMITED), (PAN NO.AADCI1465K) land situated at Nemam –B village, Poonamallee Taluk, Thiruvallur District and comprised in Survey No. 713 measuring an extent of 1 Acre 30 Cents as per document and Patta No.1319, the project name is styled as "VRIDDHI | INNOKAIZ THIRUMAZHISAI".

II. To appear and represent before the concerned SRO of Assurances for admitting execution and completion of registration formalities on behalf of the company.

FURTHER RESOLVED THAT the authorized signatory is hereby authorized to execute documents, with respect and on behalf of the company and do all such acts and deeds as are necessary to implement the resolution.

// certified true copy //

For VIJAY RAJA HOMES PRIVATE LIMITED

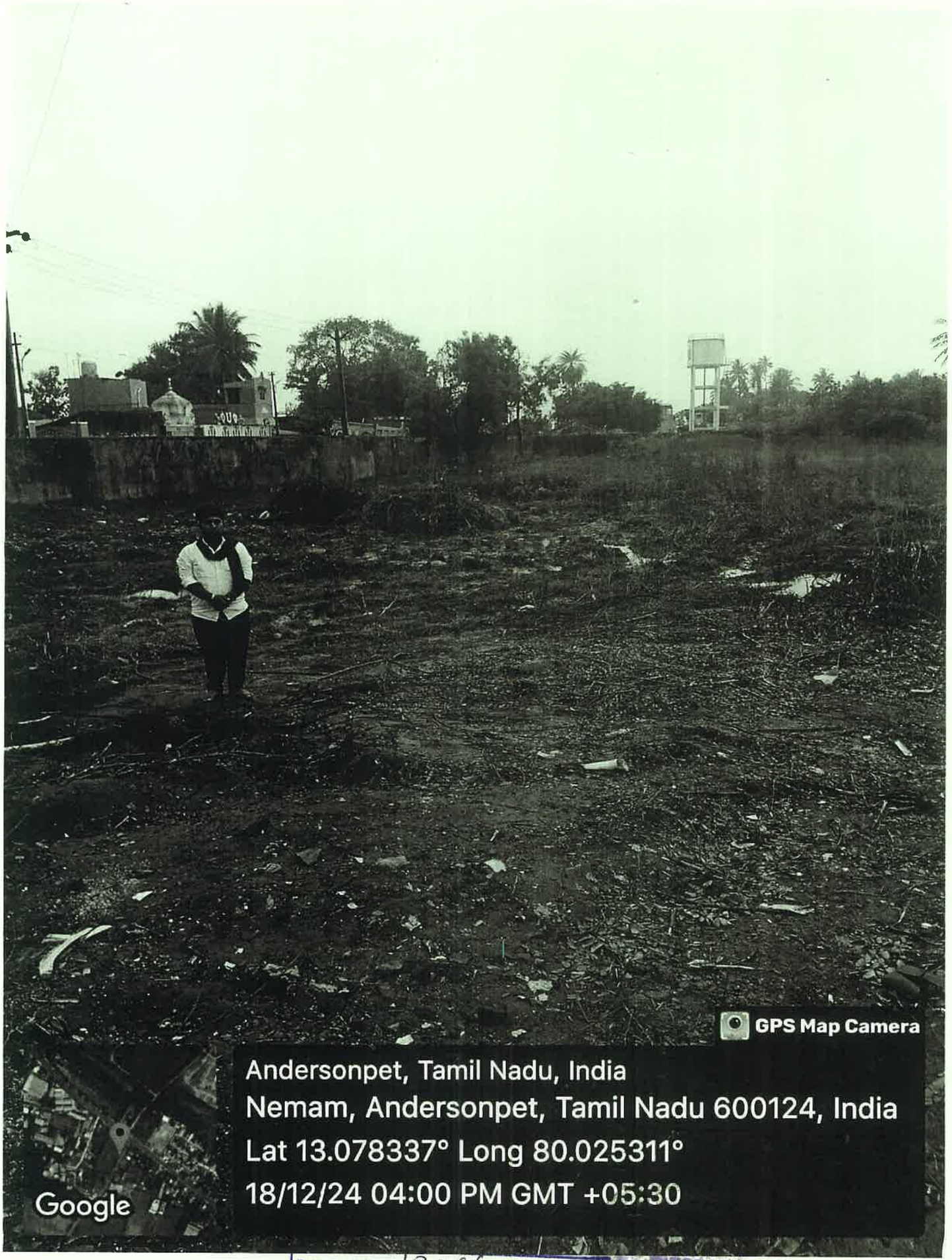
M.R .CHENDILNATHAN
Chairman cum Managing Director

For VIJAY RAJA HOMES PVT LTD
Authorised Signatory

For INNOKAIZ INDIA LIMITED
Authorised Signatory

Vijay Raja Homes Private Limited
#50, Bharathi Street, Vasudevan Nagar, Jafferkhanpet, Chennai - 600 083
+044 6613 6613 support@vijayrajagroup.com www.vijayrajagroup.com

Document No. 15266 of 2024
I Contains 24 Sheets 23 Sheet
Registering Officer



For VIJAY RAJA HOMES PVT LTD

Authorised Signatory

Document No. 18266 of 2024 of Book I
Contains 24 Sheets 24 Sheet

Registering Officer

For SUBHKAIZ INDIA LIMITED

Authorised Signatory

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.