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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Shriram Properties
Homes that live in you

SHRIVISION ELEVATION PRIVATE LIMITED

Date: 10.08.2026

To
The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
"RERA Tower"
No. 133, G-Block, 1st Avenue,
Anna Nagar (East),Chennai – 600 102.

Dear Sir,

Subject: M/s. Shrivision Elevation Private Limited – Development of Towers 1, 2, 3, 6, 7 & 8 in the project comprising a total extent of 8.81 Acres in Survey Nos. 389/2C1, 384/1, 391/1 (Part) & 392 (Part), Mangadu Village, Sriperumbudur Taluk, Kanchipuram District – Form C applications for Towers 1, 6, 7 & 8 – Self Declaration – Reg.

Reference:

1. General Power of Attorney registered as Document No. 7883/2023 dated 20.04.2023.
2. CMDA approval of the year 2017 in the name of **M/s. Cybercity Builders and Developers Private Limited**, covering Tower Nos. 1 to 8.
3. Form C issued for Tower Nos. 2 & 3 vide No. **TN/29/Building/0459/2023 dated 15.11.2023**.
4. Application No. **TNRERA/PBF/0429/2026 dated 11.06.2026** for Tower No. 1.
5. Application No. **TNRERA/PBF/0418/2026 dated 16.07.2026** for Tower Nos. 6, 7 & 8.

With reference to the above subject and references, we, **M/s. Shrivision Elevation Private Limited**, hereby submit this Self-Declaration in connection with our applications for obtaining the new Form C for the proposed development of **Tower Nos. 1, 6, 7 & 8.**

The project is situated on a total extent of **8.81 Acres** of land comprised in the following survey numbers at **Mangadu Village, Sriperumbudur Taluk, Kanchipuram District**:

Survey No.	**Extent**	
389/2C1	0.71 Acres}	- **Tower No.1 , 2 & 3**
384/1	4.26 Acres}	
391/1 (Part)	0.81 Acres}	- **Tower No. 6, 7 & 8**
392 (Part)	3.03 Acres}	
Total	**8.81 Acres**	

SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

Registered Ofiice :
'Shriram House', No. 31, T Chowdaiah Road,
Sadashivanagar, Bengaluru - 560 080

Correspondence Address:
Lakshmi Neela Rite Choice Chamber, 1st Floor,
#9, Bazullah Road, T.Nagar, Chennai - 600 017.

P: +91-44-40014410 | **W:** www.shriramproperties.com
CIN No. : U70109KA2022PTC168735

The above project consists of a total of **8 Towers**, namely Tower Nos. **1, 2, 3, 4, 5, 6, 7 & 8**, as per the CMDA approval of the year 2017 granted in the name of **M/s. Cybercity Builders and Developers Private Limited**.

Out of the above eight towers, **M/s. Shrivision Elevation Private Limited** is undertaking the development of **Tower Nos. 1, 2, 3, 6, 7 & 8**, comprising a total of six towers.

We further state that **Form C has already been obtained for Tower Nos. 2 & 3** vide No. **TN/29/Building/0459/2023 dated 15.11.2023**.

We have subsequently submitted applications for obtaining the new Form C for:

- **Tower No. 1** – Application No. **TNRERA/PBF/0429/2026 dated 11.06.2026**; and
- **Tower Nos. 6, 7 & 8** – Application No. **TNRERA/PBF/0418/2026 dated 16.07.2026**.

In this regard, we hereby **solemnly declare and confirm** that the particulars, documents and information furnished by us in the aforesaid applications and in support of the project are true and correct to the best of our knowledge and belief.

We further declare that the development of the aforesaid towers is being undertaken by us pursuant to the **General Power of Attorney registered as Document No. 7883/2023 dated 20.04.2023**, and that we shall comply with all applicable provisions of the **Real Estate (Regulation and Development) Act, 2016**, the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, and the directions, approvals and conditions imposed by the competent authorities from time to time.

We undertake that all construction and development activities shall be carried out strictly in accordance with the sanctioned plans, permissions and approvals issued by the competent authorities and in accordance with the applicable statutory requirements.

We also undertake to furnish any further clarification, document or information that may be required by the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** in connection with the above applications.

We therefore request the Authority to kindly accept this **Self-Declaration** on record and process the applications for issuance of the new **Form C for Tower Nos. 1, 6, 7 & 8** at the earliest.

Yours faithfully,

For M/s. Shrivision Elevation Private Limited,

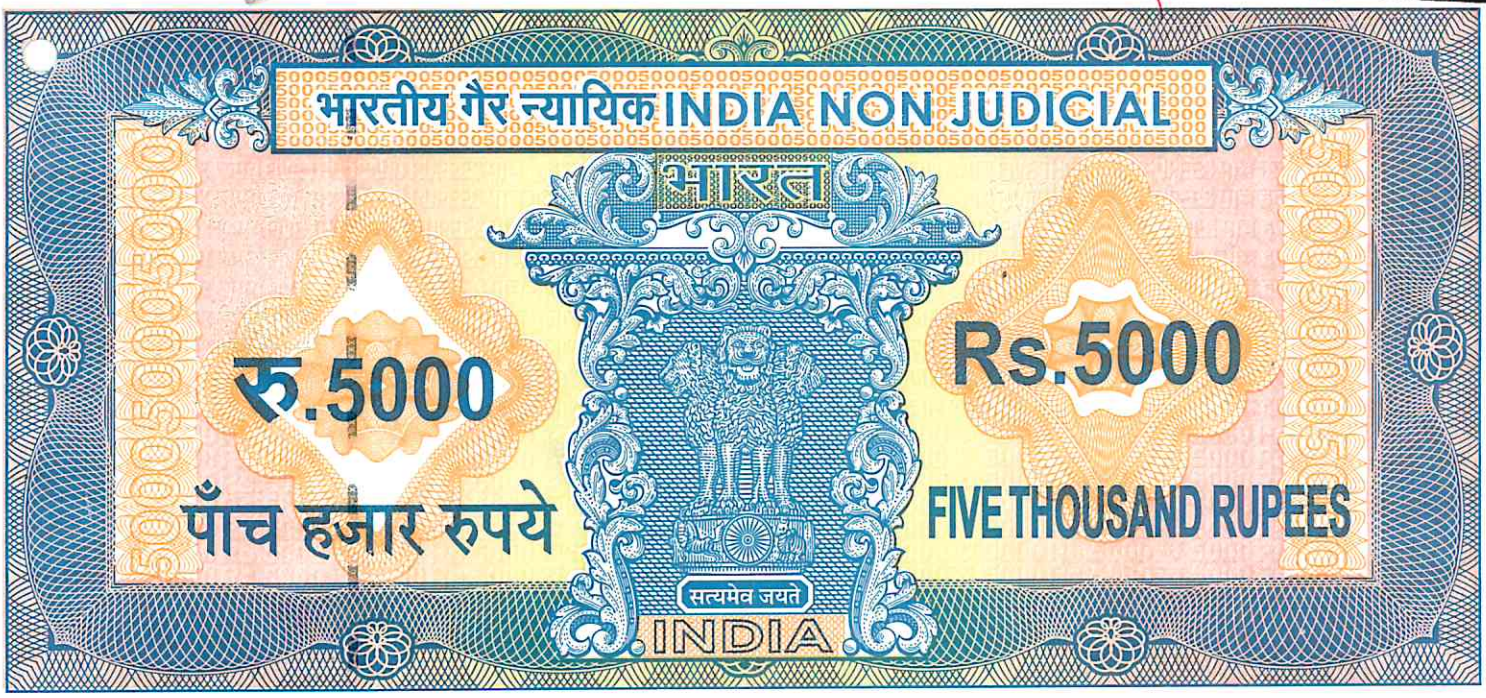
SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

Authorized Signatory.

Encl. GPA – Bearing No. 7883/2023 dated 20.04.2023

7883/2023

Pending 1145/20



தமிழ்நாடு तमिलनाडु TAMILNADU

12 APR 2023

X 771855

X 771855

Shrivision Elevation Pvt Ltd
Bangalore 560080

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/9
SAIDAPET, CHENNAI-15. :9840173

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY EXECUTED ON THIS 20TH DAY OF APRIL 2023 AT CHENNAI;

M/s. **CYBERCITY BUILDERS & DEVELOPERS PVT. LTD.** (PAN: AACCC8152C), a company incorporated under the Companies Act, 1956, having its Registered Office at Cybercity, Green Hills Road, Near Hi-tech City, MMTS, IDL Road, KPHB, Hyderabad, Telangana - 500 072, represented by its Authorized Signatary, **Mr.** Murugesan, son of Mr. Ramasamy, aged about 57 years, vide its Board Resolution passed at the Meeting held on 31/03/2023, hereinafter called the **"PRINCIPAL".**

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

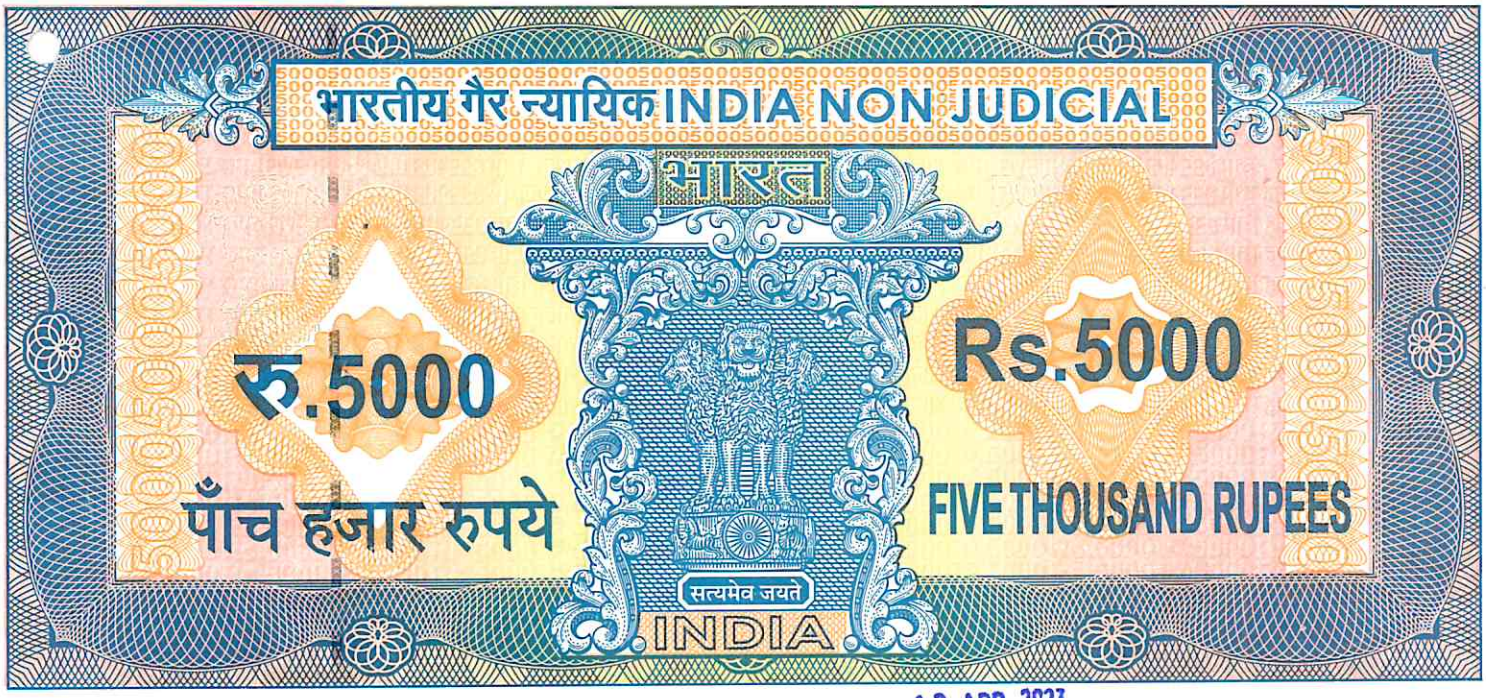
Shrivision Elevation Private Limited Bangalore

Document No. 7883 of 2023 Book 1
Contains 25 Sheets, 1 Sheet.

Shrivision Elevation Private Limited Bangalore

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR



தமிழ்நாடு तमिलनाडु TAMILNADU

12 APR 2023

X 771856

Shrivision Elevation PVT Ltd
Blr. 80

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/91
SAIDAPET, CHENNAI-15. ☎:9840173098

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

M/s. SHRIVISION ELEVATION PRIVATE LIMITED (bearing CIN **U70109KA2022PTC168735** and PAN [•]), a company duly incorporated under the Companies Act, 2013 and having its registered office at No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bangalore - 560 080, represented by its Authorised Signatory, **Mr. K. R. RAMESH (AADHAAR NO.: 7205 6559 3955),** (duly authorised vide resolution dated 31.03.2023 hereinafter referred to as the "**ATTORNEY**", as OUR TRUE AND LAWFUL ATTORNEY in our name and on our behalf to do the following acts, deeds and things in respect of the property more fully described in the Schedule hereunder, and hereinafter referred to as the "**Schedule Property**".

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

Shrivision Elevation Private Limited Bangalore

Document No. 7883 of 2023 of Book 1
Consisting of 25 Sheets Sheet. 2

Shrivision Elevation Private Limited Bangalore

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory



தமிழ்நாடு தமிழ்நாடு TAMILNADU

12 APR 2023

X 771857

Srivision Elevation pvt ltd

Brr

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/9
SAIDAPET, CHENNAI-15. :9840173096

WHEREAS all that piece and parcel of vacant land comprised in the following Survey Numbers:

SI. No.	Survey Nos.	Extent in Acres
1.	389/2C1	0.71
2.	384/1	4.26
3.	391/1 (Part)	0.81
4.	392 (Part)	3.03
	Total	**8.81**

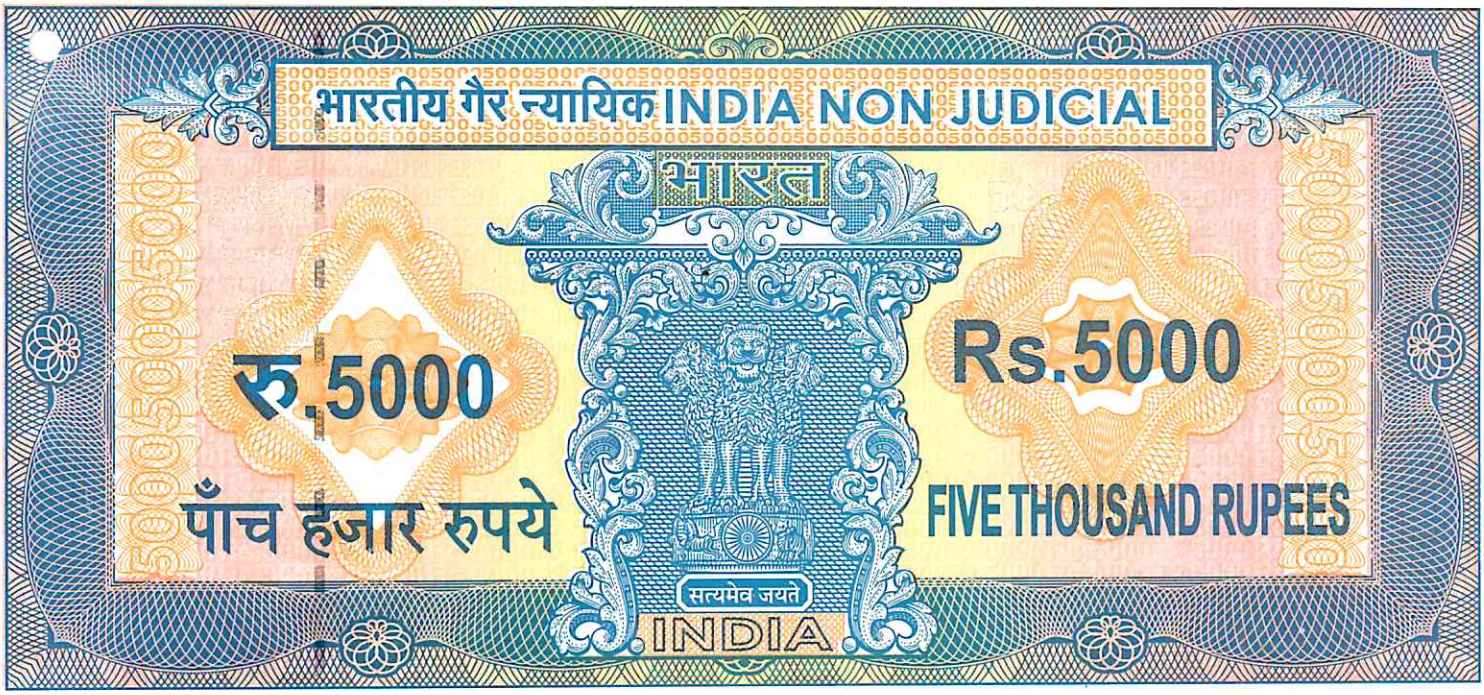
in Mangadu 'B' Village, Kundrathur (earlier Pallavaram Taluk formerly Sriperumbudur Taluk), Kancheepuram District, in all totally measuring an extent of 8 Acres and 81 Cents or thereabouts, morefully described in the Schedule hereunder, belongs to the PRINCIPAL herein, they having purchased the said "Schedule Property" along with its larger extent of land in the following

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Srivision Elevation Private Limited Bangalore

For Cybercity Builders and Developers

Authorized Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU 12 APR 2023 X 771858

Shrivision Elevation Pvt Ltd
Bgr 80

M. KAILASH CHAN
STAMP VENDOR-L.No.11727/C/9
SAIDAPET, CHENNAI-15. ☎:9840173

manner:

[a] Aforementioned land comprised in Old Survey No. 389/2 (part), New Survey No.389/2C1 — measuring 0.71 Acre, from M/s. Sameeraa Foundations Private Limited, a Company, incorporated under the Companies Act, 1956, having its Registered Office at No.47, 4th Floor, Meco House, Anna Salai, Chennai – 600 002, vide a Sale Deed dated 03/10/2016, registered as Doc. No. 14887/2016, in the office of the Sub-Registrar, Kundrathur.

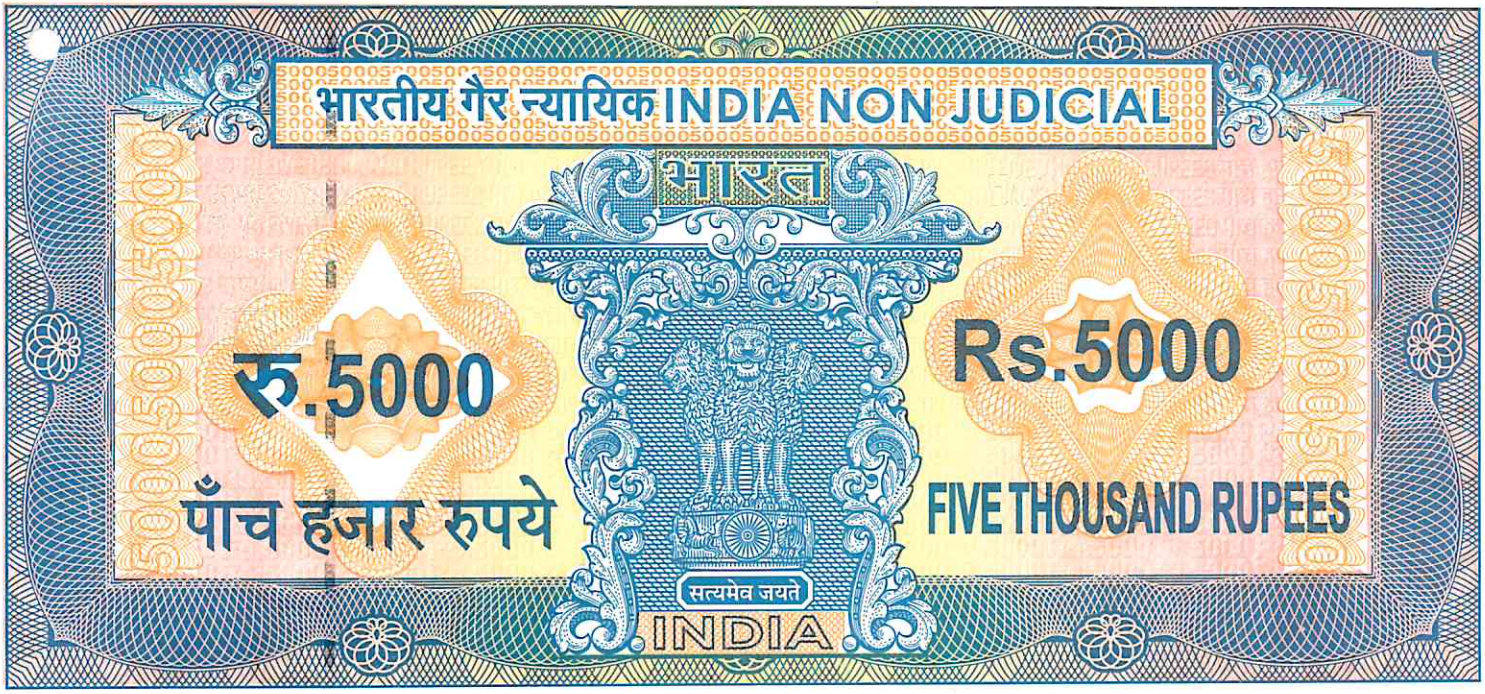
[b] Aforementioned land comprised in Survey No. 384/1 (part) — measuring 4.26 Acres, from M/s. Anugraha Real Value Services (Chennai) Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at No. 91/92, Kodambakkam High Road, Nungambakkam, Chennai - 600 034, vide a Sale Deed dated 03/10/2016, registered as Doc. No. 14888/2016, in the office of the Sub-Registrar, Kundrathur.

For Cybercity Builders and Developers Pvt. Ltd.

Shrivision Elevation Private Limited Bangalore

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Contains 25 Sheets
4 Sheet.

Authorized Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU 12 APR 2023 X 771859

Shrivision Elevation Pvt Ltd
Bsr &

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/9
SAIDAPET, CHENNAI-15. ☎:98401730

[c] Aforementioned land originally comprised in Survey No. 391, currently comprised in Survey No. 391/1 — measuring 4.14 Acres, from Mrs. M. Sumitha wife of Mr. J. Murugesan, vide a Sale Deed dated 22/08/2016, registered as Doc. No. 13067/2016, in the office of the Sub-Registrar, Kundrathur.

[d] Aforementioned land comprised in Survey No. 392 - measuring 3.22 Acres, from Mrs. M. Sumitha wife of Mr. J. Murugesan, vide a Sale Deed dated 03/10/2016, registered as Doc. No. 14889/2016, in the office of the Sub-Registrar, Kundrathur.

WHEREAS subsequently, a Gift Deed dated 30/10/2017, registered as Doc. No. 15669/2017, in the Office of the Sub-Registrar, Kundrathur, has been executed with regard to the land comprised in Survey No. 391/1 (part) — 213.20 sq.mtrs. (0.05 Acre) and in Survey No .392 (part) — measuring 776.5 sq.mtrs.

Shrivision Elevation Pvt Ltd Bangalore

Document No. 7883 of 2023 of Book 1 Contains 25 Sheets 5 Sheet.

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU

12 APR 2023

X 771860

Shrivision Elevation Pvt Ltd
Bir. 80

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/91
SAIDAPET, CHENNAI-15. ☎:98401730

(0.19 Acre), in all totally measuring 989.7 sq. mtrs. (0.24 Acres), in favour of Mangadu Town Panchayat, represented by Member Secretary, Chennai Metropolitan Development Authority.

WHEREAS pursuant to the above Gift Deed, the PRINCIPAL herein is currently desirous of executing this Power of Attorney in respect of a portion of the above mentioned land comprised in Survey No. 391/1 (part) — measuring 0.81 Acre and the entirety of the balance extent of land comprised in Survey No.392 (part) — measuring 3.03 Acres, as described in the Schedule annexed hereunder.

AND WHEREAS the PRINCIPAL herein ever since becoming entitled to the aforesaid Schedule Property in the manner aforesaid has been in the absolute possession and continuous enjoyment of the same without any interruption or interference from any person whomsoever paying in its own right, taxes and all other public charges pertaining to the same.

For Cybercity Builders and Developers Pvt. Ltd.

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Contains 25 Sheets 6 Sheet.

Shrivision Elevation Private Limited Bangalore

Authorized Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU

12 APR 2023

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Shrivision Elevation Pvt Ltd

Brr. 80

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/91
SAIDAPET, CHENNAI-15. ☎:9840173091

WHEREAS currently the PRINCIPAL herein is desirous of constituting the ATTORNEY, as its duly constituted Power of Attorney Agent to do the following acts, deeds and things on its behalf with regard to the Schedule Property.

1. To negotiate for the sale of the Schedule Property and enter into Agreements of Sale, with such person or persons, for such sale price or consideration, as our Attorney may think it fit and proper.

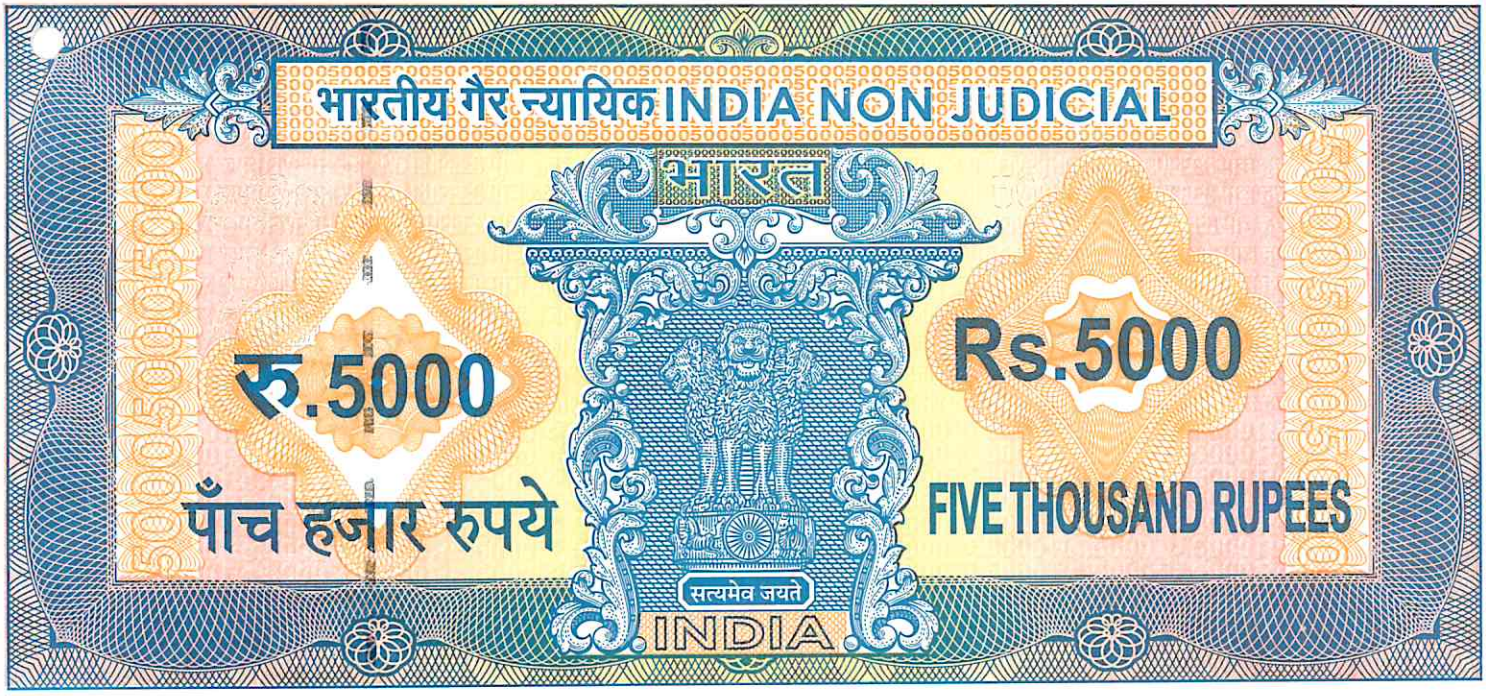
2. To enter into Contracts, Agreements or Memorandum of Understanding with intending purchasers and for the purpose of construction and development of the storeyed buildirg complex on the Schedule Property and to receive advance or full sale price in the name of the ATTORNEY with regard to the sale of the Schedule Property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For Cybercity Builders and Developers Pvt. Ltd.

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Shrivision Elevation Private Limited Bangalore

Authorized Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU 12 APR 2023 X 771862

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/91
SAIDAPET, CHENNAI-15. ☎:9840173

3. For us and on or behalf to sign, execute and register any Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule Property as agreed or any undivided share in or over the same, on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule Property.

4. To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed to complete such deed of transfer or assignment of

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

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Sheets 8 Sheet.

any right, title or interest thereon including any right of way or enjoyment of common amenities relating to the Schedule Property.

5. To execute and present in our name and on our behalf before any Registrar of Assurances or any other office, having jurisdiction to register the said documents or for registering any documents relating to Schedule annexed property and admit execution in respect of any such document before the Registrar for the purpose of Registration.

6. To deliver legal possession of the Schedule Property sold to the Purchaser/(s) as the case may be either in whole or parts or by way of undivided shares.

7. To represent before the State and Central Government, Corporation of Chennai, CMDA, CMWSS Board, the relevant Tahsildar for the Schedule Property and such other authorities and agencies as may be required for fully achieving the objects of the Power of Attorney, Tamilnadu Electricity Department, in all matters relating to or concerning the Schedule Property.

8. To sign and execute all documents, plans, affidavits and papers for getting sanction of the building plan or plans, to subdivide and for building as per such plan or plans with such alterations and additions as may be required.

9. To sign, apply or obtain from the local bodies like Corporation of Chennai, Electricity Board, CMDA, CMWS & S Board, Metro water authorities or any other delegated Authority for the purpose of procuring permits, sanctions, building demolition permits, no objection certificates, licenses, permissions, etc. and to pay fees or deposits in the name of the Attorney's name and to obtain refund or return of the same from any of these Authorities in their name by Cash, Cheque, Pay order or DD in their favour.

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

Vision Elevation Private Limited Bangalore

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Sub Registrar
Kundrathur

10. To execute sign, prepare and submit as the case may be all papers like plans, affidavits, applications, letters, indemnities, authorisations and corrections before the Competent Authorities of the respective departments or bodies of the Government like Tahsildar, Chenrai Metropolitan Development Authorities, Corporation of Chennai, water system, Tamilnadu Electricity Board or any such delegated authority as the case m a y be for the purpose of obtaining the necessary sanctions, permits, licenses, etc., connected with the Schedule Property in respect of any or all of the following matters:

i. To make sub-divisions within the Schedule Property and to apply and obtain the necessary plan sanctions for the regularization of the said sub-divisions or approval with regard to the sub-divisions to be made in the Schedule Property.

ii. To admit, at its own discretion and absolute right, neighboring land owners into the scheme for development and to join and reconstitute the Schedule Property with the land of such neighboring land owners.

iii. To apply, submit and obtain sanction in respect of the proposed construction of building or buildings.

iv. To pay, remit or obtain refund of fees, deposits, charges, etc. to or from any of the authorities in the name of the Power Agent either by Cash or Cheque/DD drawn in their favour.

v. To apply for additions, revisions and alterations to the buildings that may be constructed thereon.

vi. To obtain service connections in respect of water supply, drainage, sewerage and electricity.

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

Division Elevation Private Limited Bangalore

Document No. 7883 of 2023 of Book 1.
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25 10

Sub Registrar
Kundrathur

vii. To file appeals, references, revisions and to appear and represent before the competent authorities.

viii. To sign demolition plans and connected papers, Application for additions, revisions and alteration to the existing building or buildings that may be constructed thereof and for demolition of the existing building/superstructures and obtain sanction thereof.

ix. To regularise the unauthorised sub-divisions if any in the Schedule Property, earmark the necessary land for open space reservation as determined by the Planning Authorities and sign such other papers, plans, documents in order to obtain the sub-division regularisation and reconstitution of the Schedule Property in order to obtain the necessary building plan sanction in respect of the Schedule Property.

x. To execute the necessary Gift Deeds for the OSR area in favour of the concerned authorities including surrender of land towards road widening, if required to TNRDC or any such delegated authorities of the State Government.

xi. To sign any Gift Deed for gifting a portion of the Schedule Property for the same to be used as a Road in favour of the Local Body/Corporation of Chennai if required during the process of obtaining the approved building plan for the development of the Schedule Property.

xii. To make applications, if required, for reclassifying the zone in which the Schedule Property is located as per the requirements of CMDA at the time of obtaining the proposed building plan sanction in respect of the development contemplated on the Schedule Property. To apply and obtain revised plans if required relating to the developments to be made on the Schedule Property.

xiii. To coordinate with the Departments of Fire, Police, Traffic, All India Radio, Indian Airport authorities, PWD or any such departments or authority in respect of obtaining multi-storied building plan sanction with regard to the development contemplated on the Schedule Property. In this regard, the Attorney shall be authorised to sign applications, indemnities and the necessary documents, to enable the Attorney herein to obtain the necessary building plan sanction with regard to the development contemplated on the Schedule Property.

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Elevation Plans 25 Sheets
11 Sheet.
Sub Registrar
Kundrathur

For Cybercity Builders and Developers Pvt. Ltd.
Authorized Signatory

Srinivasa Estate Private Limited
Bangalore

11. To represent us before any competent authority of the Central Government/State Government with regard to CRZ matters relating to the development of the Schedule Property and obtain plan sanctions for the development contemplated on the Schedule Property. To make representations and sign the necessary forms, plans and acknowledgements in order to obtain the necessary building plan sanction as well as the exemption with regard to the buildings proposed to be constructed on the Schedule Property.

12. To engage Architects, Engineers, Planners to prepare plans for development of the Schedule Property and to obtain Planning Permission from CMDA or Corporation of Chennai or any such delegated authority.

13. To pay deposit or withdraw or obtain refund or compensation of any deposit or money from Court or CMDA or any office of acquisition, State or Central Government Authority and for the said purpose to sign any vouchers, receipts or challans on our behalf.

14. To sign and submit to the Corporation of Chennai and CMDA Authorities documents, statements, papers that may be necessary for the approval of building sanction and building demolition sanction.

15. To raise loans with or without the security of the Schedule Property from any Bank, Financial Institution or Private Parties and to execute and register any Deed, Guarantee, Mortgage pertaining to it without making the PRINCIPAL personally responsible for the repayment of the same and to execute documents in relation to such loans and presenting such documents for registration before any governmental authorities.

16. To appoint any other person(s) empowered by authorisation letters for carrying out all or any of the objects of this power or delegate, nominate or constitute any other person or persons and execute and register such documents on the same terms and conditions set out hereunder.

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

Srinivasan Elevation Private Limited Bangalore

Document No. 7883 of 2023 of Book 1
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Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

17. And generally to do all acts deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule Property as the case may be and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.

18. The Attorney is accountable to the PRINCIPAL and shall maintain proper accounts.

19. The Parties hereby agree that this Power of Attorney shall be in full force and shall be irrevocable. Further, each of the Parties agree that no Party shall be entitled to terminate or revoke this Power of Attorney.

A SUM OF INR 10,00,000/- (RUPEES TEN LAKHS) HAS BEEN RECEIVED BY US TO EXECUTE THISPOWER OF ATTORNEY.

SCHEDULE PROPERTY

All that piece and parcel of vacant land comprised in the following SurveyNumbers:

SI. No.	Survev Nos.	Extent in Acres
1.	389/2C1	0.71
2.	384/1	4.26
3.	391/1 (Part)	0.81
4.	392 (Part)	3.03
	Total	**8.81**

in Mangadu 'B' Village, Kundrathur (earlier Pallavaram Taluk formerly Sriperumbudur Taluk), Kancheepuram District, in all totally measuring an extent of 8 Acres and 81 Cents or thereabouts situated within the Registration District of Chennai South and Sub-Registration District of Kundrathur.

For Cybercity Builders and Developers Pvt. Ltd.

Srinivasa Elevation Private Limited Bangalore

Authorized Signatory

Document No. 7883 of 2023 of Book 1
Contains 25 Sheets 13 Sheet.

Sub Registrar
Kundrathur

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR HANDS AND SIGNED THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES WHO HAVE SIGNED HEREIN-BELOW.

:

For Cybercity Builders and Developers Pvt. Ltd.

Authorized Signatory

Shriram Elevation Private Limited Bangalore

ATTORNEY **PRINCIPAL**

WITNESSES:

1. (TAMILARASAN.S) S/o. Settu, No. 59/9, S.M. Nagar, Nandanam, Chennai - 600035

2. Chellaraj. S/o. Velaichamy
No: 9, Barallah Road,
T. Nagar, Chennai-17



DRAFTED BY:-

L. Sudha

L. SUDHARSAN
Advocate
Enrollment No. MS.519/2019,
No. 9/5, 4th Street Thillai Ganga Nagar,
Chennai – 600 061,
Ph. No. 80562 32090.

Document No. 7883 of 2023 of Book 1
Contains 25 Sheets 14 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

P/ Kunrathur/ 148 / 2023

Presented in the office of the Sub Registrar of Kunrathur and fee of ₹ 10,610/- paid at 06:12 PM on the 20/04/2023 by

Left Thumb 	Additions as per recitals of document	
Execution admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4418516bcf0c27270e47ce869ce4dda08b544c **(Details from UIDAI : Ramasamy Murugesan Ramasamy Murugesan, 17-12-1965, xxxxxxxx7425)**	
Claim admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:673838bd2e393349c142f0aed8ad198202958b **(Details from UIDAI : Kalpattu Ramachandran Ramesh S/O: K R Ramachandran, 06-04-1962, xxxxxxxx3955)**	

20th day of April 2023

PRABU J
Sub Registrar
Kunrathur

Document No. 7883 of 2023 of Book 1
Contains 25 Sheets Sheet. 15

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

Sub Registrar
Kunrathur

power of attorney

Document No. 7883 of 2023 of Book 1
Contains 25 Sheets 16 Sheet.

Sub Registrar
Kundrathur

Registered as Number **R/Kunrathur/Book-1/7883/2023.**

Date: 24/04/2023
Kunrathur

PRABU J
Sub Registrar

Document No. 7883 of 2023 of Book 1
Contains 25 Sheets 17 Sheet.

Sub Registrar
Kundrathur



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

R MURUGESAN
ARUNACHALAM RAMASAMY
17/12/1965
Permanent Account Number
ALPPM4576R
Signatur

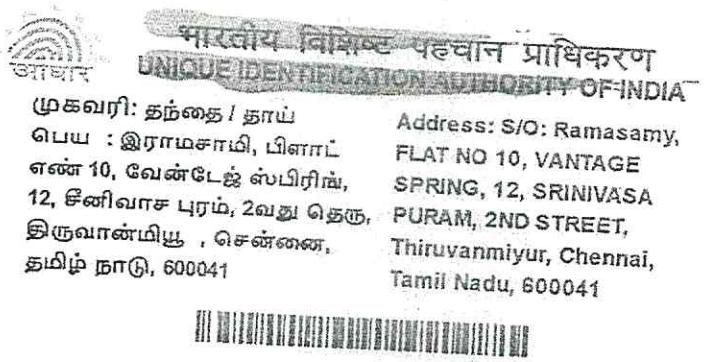


भारत सरकार
GOVERNMENT OF INDIA

இரா முருகேசன்
R Murugesan
பிறந்த நாள்/DOB :
17-12-1965
ஆண் / Male

5611 8071 7425

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி: தந்தை / தாய்
பெய : இராமசாமி, பிளாட்
எண் 10, வேன்டேஜ் ஸ்பிரிங்,
12, சினிவாச புரம், 2வது தெரு,
இருவான்மியூ , சென்னை,
தமிழ் நாடு, 600041

Address: S/O: Ramasamy,
FLAT NO 10, VANTAGE
SPRING, 12, SRINIVASA
PURAM, 2ND STREET,
Thiruvanmiyur, Chennai,
Tamil Nadu, 600041

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

Document No. 7883 of 2023 of Book 1
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For Cybercity Builders and Developers Pvt. Ltd.

Sub Registrar
Kundrathur

Authorized Signatory



ಭಾರತ ಸರ್ಕಾರ
Government of India

ಕಲ್ಪತ್ತು ರಾಮಚಂದ್ರನ್ ರಮೇಶ್
Kalpattu Ramachandran Ramesh
ಹುಟ್ಟಿದ ವರ್ಷ / Year of Birth : 1962
ಪುರುಷ / Male

7205 6559 3955

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
S/O: ಕೆ ಆರ್ ರಾಮಚಂದ್ರನ್, ನಂ೦2 8,
ಕ್ಯಾಸಲ್ ರಾಕ್ ವಿಲ, ಹೆಣ್ಣೂರು ಪೋಲೀಸ್
ಸ್ಟೇಶನ್‌ನ ಎದುರು, ಹೆಣ್ಣೂರು ಮೇನ್ ರೋಡ್,
ಬೆಂಗಳೂರು ಉತ್ತರ, ಬೆಂಗಳೂರು,
ಕಲ್ಯಾಣನಗರ, ಕರ್ನಾಟಕ, 560043

Address:
S/O: K R Ramachandran, No 8,
Castle Rock Villa, Opp Hennur
Police Station, Hennur Main Road,
Bangalore North, Bangalore,
Kalyananagar, Karnataka, 560043

7205 6559 3955

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Srinivision Elevation Private Limited
Bangalore

Document No. 7883 of 2023 of Book 1
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Sub Registrar
Kundrathur

இந்திய அரசாங்கம்
Government of India

ஆதார்



தமிழரசன்
Tamilarasan
பிறந்த நாள்/DOB: 04/02/2000
ஆண்/ MALE

Issue Date: 03/01/2014

3660 9877 1179

VID : 9114 4570 8808 7623

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:
S/O: சேட்டு, 59/9, சத்தியமூர்த்தி நகர்,
நந்தனம், நந்தனம், சென்னை,
தமிழ் நாடு - 600035

Address:
S/O: Settu, 59/9, SATHYAMURTHI NAGAR,
NANDHANAM, Nandanam, Chennai,
Tamil Nadu - 600035

Download Date: 09/04/2022

3660 9877 1179

VID : 9114 4570 8808 7623

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Document No. 7883 of 2023 of Book 1
Contains 25 Sheets 20 Sheet.

Sub Registrar
Kundrathur



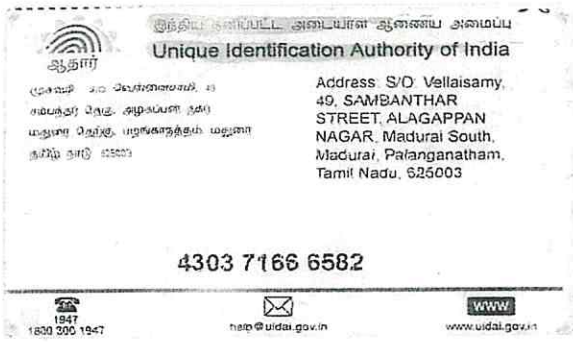
இந்திய அரசாங்கம்
Government of India

வி. செல்லக்கனி
V Chellakani

DOB: 30/04/1989
Male

4303 7166 6582

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: S/O வெள்ளைசாமி, 49
சம்பந்தர் தெரு, அழகப்பா நகர்
மதுரை தெற்கு, பழங்காநத்தம், மதுரை
தமிழ் நாடு 625003

Address: S/O Vellaisamy,
49, SAMBANTHAR
STREET, ALAGAPPAN
NAGAR, Madurai South,
Madurai, Palanganatham,
Tamil Nadu, 625003

4303 7166 6582

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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Contains 25 Sheets 21 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

CYBERCITY®
BUILDERS & DEVELOPERS PVT. LTD.

EXTRACTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CYBERCITY BUILDERS AND DEVELOPERS PRIVATE LIMITED HELD ON 31ST MARCH 2023 AT 2.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT CYBERCITY, GREEN HILLS ROAD, NEAR HI-TEC CITY MMTS, IDL ROAD, KPHB, HYDERABAD – 500072.

The Chairman informed the Board that M/s Cybercity Mangadu Project Private Ltd is discussing with M/s.Shrivision Elevation Private Limited for transfer of Phase-2 & Phase-3 (Tower 1, 2 &3 , Tower 6, 7&8) Apartments under CMDA approved planning permit letter No.C3(S)/4665/2017 dated 09.12.2017 and He further informed that various documents to be executed for effect the aforesaid business transfer as a Land owner of the property, hereby proposed following resolutions and the board passed following resolutions after deliberations.

"RESOLVED THAT consent of the Board be and is hereby given to business transfer of Phase-2&Phase-3 (Tower1, Tower2 & Tower3, Tower 6, Tower 7 and Tower8) apartments as per CMPDA approved planning permit letter no.C3(S)/4665/2017, Dated:09.12.2017 by M/s.Cybercity Mangadu Project Pvt Ltd to M/s.Shrivision Elevation Pvt Ltd.

"RESOLVED FURTHER THAT Mr. Kottu Muralikrishna, Director of the Company authorized to negotiate the transfer terms and conditions and finalise the transfer consideration and to execute for and on behalf of the Company the Assignment Agreement, and any other agreements, documents and writings as may be required for Business Transfer."

"RESOLVED FURTHER THAT The Company do hereby authorized Mr.Boilla Murali S/o.Subba Reddy or Mr.Murugesan Ramasamy S/o.Ramasamy to sign and Execute the General Power of Attorney at Sub-Registrar Office on Property under survey no.389/2C1 measuring 0.71 Acres, Survey No.384/1 measuring 4.26 Acres and Survey No.391/1(part) measuring 0.81Acres and Survey No.392(part) measuring 3.03 Acres in Mangadu 'B' Village, presently Kundrathur Taluk (earlier Pallavaram Taluk formerly Sriperumbudur Taluk), Kancheepuram District, in all totally measuring an extent of 8 Acres and 81 Cents of thereabouts, situated within the Registration District of Chennai South and Sub Registration District Kundrathur, in favor of M/s.Shrivision Elevation Pvt Ltd.

//CERTIFIED TRUE COPY//

For Cybercity Builders And Developers Private Limited

VENU VINOD
Digitally signed by VENU VINOD
Date: 2023.04.20 13:35:25 +05'30'

VENU VINOD
Managing Director
DIN: 00320407

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Contains 25 Sheets Sheet. 22

Sub Registrar
Kundrathur

CORPORATE OFFICE:
Cybercity Builders & Developers Pvt. Ltd.
4th Floor, Plot No 55, Kavurihills, Road No.36, Extended Jubilee Hills Road,
Opposite to Water Tank, Hyderabad - 500033, Telangana.
040 4050 0500/0520 wecare@cybercity.in cybercity.in

REGISTERED OFFICE:
Cybercity, Hariram Hills, Greenhills Road,
IDL Road, KPHB, Hyderabad - 500072,
040 4555 4555
CIN :- U40108TG2005PTC047355

SHRIVISION ELEVATION PRIVATE LIMITED

Shriram Properties
Homes that live in you

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE SHAREHOLDERS OF SHRIVISION ELEVATION PRIVATE LIMITED ON MARCH 31, 2023 AT THE REGISTERED OFFICE OF THE COMPANY

Authorize the Board of Directors to Borrow Funds

"RESOLVED THAT pursuant to Section 180 (1) (c) and other applicable provisions of the Companies Act, 2013 and the applicable rules framed thereunder, if any (Companies Act), and subject to any other consent that may be required, the consent of the members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the Board, which expression includes amongst others, any committee, which the Board may have constituted or hereinafter constitute to exercise its powers including powers conferred by this special resolution and with the power to delegate such authority to any person or persons), to borrow on such terms and conditions as it may deem fit, any sum of money, from time to time, from any individual, firms, bodies corporate, Mutual Funds, AIF Funds banks, financial institutions including banks, whether in India or abroad, and whether by way of cash credit, advance, deposits, loans, debentures, bonds, debt instruments, bill discounting or any other fully/partly/ non-convertible security(ies) together with interest charges, coupons, premium, costs, charges and expenses, or any other money payable by the Company, provided that the money to be borrowed together with the money already borrowed by the Company (apart from any temporary loans obtained from the Company's bankers in the ordinary course of business) shall not exceed Rs. 500 Crores (Rupees Five Hundred Crores) in excess of and in addition to the paid-up capital and the free reserves and share premium account of the Company for the time being.

RESOLVED FURTHER THAT subject to the applicable provisions of the Companies Act, the Board be and is hereby authorized to delegate all or any of the powers herein conferred to any Committee of Directors or to any Director or any other Officer of the Company to give effect to this resolution.

RESOLVED FURTHER THAT the Directors of the Company, other persons so authorized by the Board be and are hereby severally authorized, for and on behalf of the Company, to sign, execute, submit, amend, certify, file all the necessary agreements, deeds, forms, letters, applications, certificates, submissions, writings, papers and documents, and to do all such acts, deeds and things as may be deemed necessary, expedient or proper to implement this resolution."

For **Shrivision Elevation Private Limited**

Shrivision Elevation Private Limited Bangalore

Rajesh Yashwant Shirwatkar
Director
DIN: 02882293

Document No. 7883 of 2023 of Book 1
Contains 25 Sheets Sheet. 23

Sub-Registrar
Kumaraswamy Layout

SHRIVISION ELEVATION PRIVATE LIMITED

Shriram Properties
Homes that live in you

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE SHAREHOLDERS OF SHRIVISION ELEVATION PRIVATE LIMITED ON MARCH 31, 2023 AT THE REGISTERED OFFICE OF THE COMPANY

Power to create Charge/Mortgage

"RESOLVED THAT pursuant to Section 180 (1) (a) and other applicable provisions of the Companies Act, 2013 and the applicable rules framed thereunder, if any (Companies Act), and subject to any other consent that may be required, the consent of the members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the Board, which expression includes amongst others, any committee, which the Board may have constituted or hereinafter constitute to exercise its powers including powers conferred by this resolution and with the power to delegate such authority to any person or persons), to mortgage and/or lease and/or create charge on all or any of the immovable properties of the Company, wherever situated, with such ranking as the Board (through its authorized officers) may in its absolute discretion decide, for securing the borrowings up to Rs. 5,00,00,00,000 (Rupees Five Hundred Crores) from any firms, bodies corporate, Mutual Funds, AIF Funds, banks, financial institutions, Non-Banking Financial Companies whether in India or abroad.

RESOLVED FURTHER THAT subject to the applicable provisions of the Companies Act, 2013 the Board be and is hereby authorized to delegate all or any of the powers herein conferred to any committee of directors or to any director or any other officer of the Company to give effect to this resolution.

RESOLVED FURTHER THAT the directors of the Company be and are hereby severally authorized, for and on behalf of the Company, to sign, execute, submit, amend, certify, file all the necessary agreements, deeds, forms, letters, applications, certificates, submissions, writings, papers and documents, and to do all such acts, deeds and things as may be deemed necessary, expedient or proper to implement the resolutions."

For **Shrivision Elevation Private Limited**

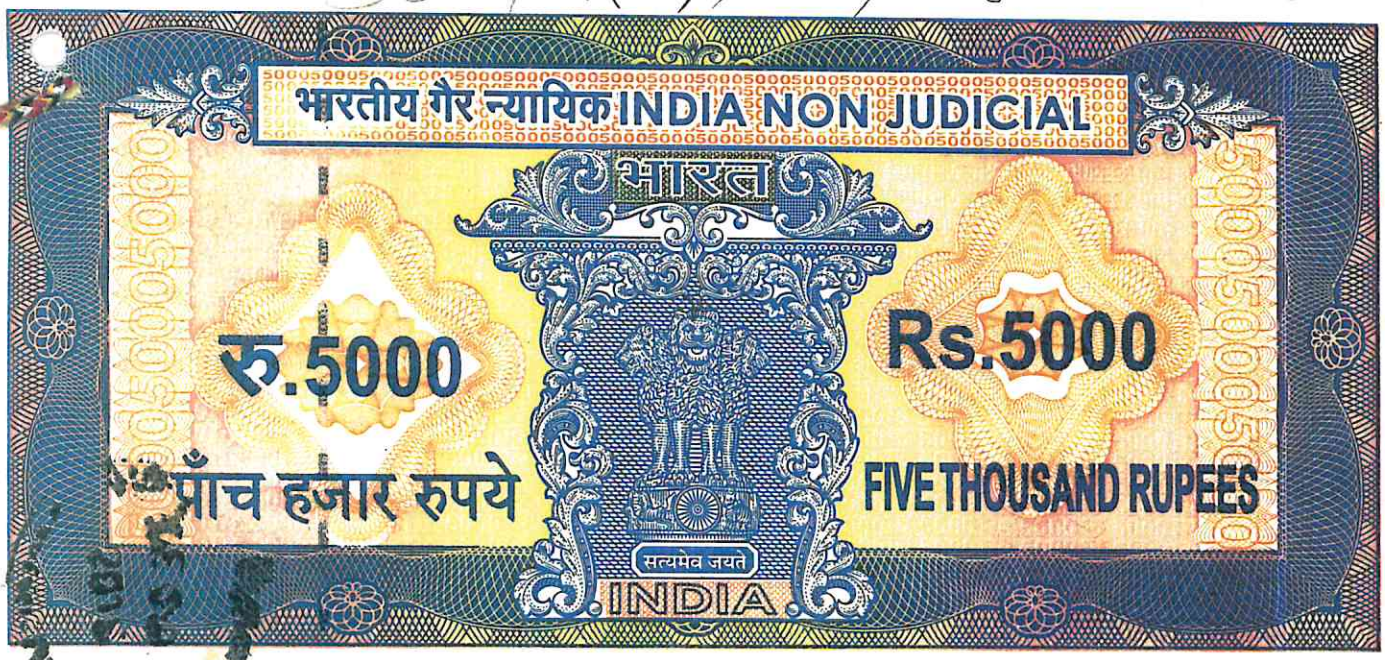
Shrivision Elevation Private Limited Bangalore

Rajesh Yashwant Shirwatkar
Director
DIN: 02882293

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Contains 25 Sheets Sheet. 24

T +91-80-40229999 | F +91-80-41236222 | Web: www.shriramproperties.com
|CIN: U70109KA2022PTC168735| |Email ID: companysecretary@shriramproperties.com|
"Shriram House", No.31, Old No.192, 2nd Main Road, T Chowdaiah Road, Sadashivanagar, Bengaluru - 560080

Scan 14889/2016/original



तमिलनाडु TAMILNADU

R 279668

33847
30.9.2016

M/S. Cybercity Builders & Developers Pvt. Ltd.

I. PACKIA AROCKIA MARY
STAMP VENDOR L.NO. 109 / B4 / 8
HIGH COURT CAMPUS
CHENNAI

SALE DEED

Seen 7/2/17

THIS INDENTURE OF SALE DEED EXECUTED AT CHENNAI ON THIS THE 3RD DAY OF OCTOBER 2016, BY –

Mrs. M. SUMITHA, wife of Mr. J. Murugesan,aged about 40 years, having Income Tax P.A.No.AZCPS8223N, residing at No.44, Ramanujakoodam Street, Poonamallee, Chennai 600056, hereinafter called the **'VENDOR'**, which term shall mean and include herself, her legal heirs, executors, administrators and assigns.

For CYBERCITY BUILDERS & DEVELOPERS PVT LTD.

Managing Director

M. Sumitha

DOCUMENT NO/ YEAR
14889/2016
Page No :
Total :
Pages : 17

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

14888 /2016/ Original 13



தமிழ்நாடு तमिलनाडु TAMILNADU

33871
9. 2016

M/s. Cybercity Builders & Developers Pvt. Ltd.

R 279660

I. PACKIA AROCKIA MARY
STAMP VENDOR L.NO. 109 / B4 / 8
HIGH COURT CAMPUS
CHENNAI

C6209566754

CBT00392034 CAT - B

SALE DEED

THIS INDENTURE OF SALE DEED EXECUTED AT CHENNAI ON THIS THE 3RD DAY OF OCTOBER 2016, BY –

M/s.ANUGRAHA REAL VALUE SERVICES (CHENNAI) PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No. AAKCA0569M, having its Registered Office at No.91/92, Kodambakkam High Road, Nungambakkam, Chennai-600 034, represented herein by its Director, Mrs. M. SUMITHA, authorized vide its Resolution passed at the Meeting held on 19/09/2016, hereinafter called the **'VENDOR'**, which term shall mean and include its legal representatives, executors, administrators, successors-in-interestand assigns.

For Anugraha Real Value Services (Chennai) Private Limited

M. Sumitha
Director

For CYBERCITY BUILDERS & DEVELOPERS PVT LTD.

Managing Director

DOCUMENT NO/ YEAR
14888/2016
Page No :
Total :
Pages : 17

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

Page No : 1
Total :

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक
प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005
H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.

मौंटरोड शाखा / Mount road branch
अलि सेंटर ,18 ,ग्रीम्स रोड ,चेन्नै
Ali centre, 18, Greams Road, Chennai
Contact : 044 28292187
ई-मेल/e-mail : bom400@mahabank.co.in
brmgr400@mahabank.co.in

G20 भारत 2023 INDIA
वसुधैव कुटुम्बकम्
ONE EARTH · ONE FAMILY · ONE FUTURE

AA17/CYBERCITY/Holding Letter for Phase 3/2023-24 Date : 21-04-2023

To,
Sub-Registrar Office,
Kundrathur,
Chennai.

Sub: - Original Documents – Reg.

Respected Sir/Madam,

M/s Cybercity Housing Private Limited has availed Term Loan of Rs 70.00 Crore. From Bank of Maharashtra, Mount road and in this regards, the following documents are held in our custody.

S.No.	Document Date	Nature of the Document
1	03.10.2016	Sale Deed dated October 03, 2016 registered as Document No 14887 of 2016 in the office of the Sub Registrar, Kundrathur.
2	03.10.2016	Sale Deed dated October 03, 2016 registered as Document No 14890 of 2016 in the office of the Sub Registrar, Kundrathur.
3	26.08.2010	Sale Deed dated August 26, 2010, registered as Document No. 9411 of 2010 in the office of the Sub-Registrar, Kundrathur.
4	26.08.2010	Sale Deed dated August 26, 2010, registered as Document No. 9412 of 2010 in the office of the Sub-Registrar, Kundrathur.
5	22.08.2016	Sale Deed dated August 22, 2016 registered as Document No 13067 of 2016 in the office of the Sub Registrar, Kundrathur.
6	22.09.2017	General Power of Attorney dated 22 September 2017 executed by Sameera Property Developers (India) Private Limited in favour of Cybercity Housing Private Limited, registered as document number 13324/2017.
7	22.09.2017	General Power of Attorney dated 22 September 2017 executed by Cybercity Builders and Developers Private Limited in favour of Cybercity Housing Private Limited, registered as document number 13325/2017.
8	21.05.2019	General Power of Attorney dated 21 May 2019 executed by Cybercity Builders and Developers Private Limited in favour of Cybercity Housing Private Limited, registered as document number 8105/2019.

Thanking you..

For Bank of Maharashtra

Asst. General Manager
Mount Road Branch.
Date: 21st April 2023

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Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 8518/2023

ஆவண எண் : P/ Kunrathur/ 148 / 2023

திரு முருகேசன் அவர்களிடமிருந்து ₹ 10,610 (ரூபாய் பத்தாயிரத்து அறுநூற்று பத்து மட்டும்) [இணைய வழி: REG202304201310293 ₹ 10610] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	பதிவுக் கட்டணம்	10,000
2	கணினிக் கட்டணம்	500
3	குறுந்தகடுக் கட்டணம்	100
4	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	10,610

சார்பதிவாளர் அலுவலகம் குன்றத்தூர், சென்னை - 600 069. 25 APR 2023 SUB REGISTRAR OFFICE KUNDRATHUR, CHENNAI-600 069.

குறிப்பு: இந்த ஆவணம் ஆவணத்தைக் கூர்ந்தாய்வு செய்யக் கால அவகாசம் தேவை காரணமாக நிலுவையில் வைக்கப்பட்டுள்ளது. நிலுவையில் இருந்து விடுவிக்கப்பட்ட பின்னரே திரும்ப வழங்கப்படும்.

குன்றத்தூர் அலுவலகம்

நாள்: 20/04/2023

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர் குன்றத்தூர்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
chella5609 (குடிமக்கள்)	Chellakani V	9629800135	19-04-23 01:32:38 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.

File No: TNRERA/A3/08775/2023

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/29/Building/0459/2023 Dated 15.11.2023
Project Name: "SHRIRAM 122 WEST"
Latitude: 13°1'40.31"N; Longitude: 80°6'47.09"E

Project Details & Address:
Registration of **Block-2** - Ground Floor+19 Floors- Residential Building with 312 dwelling units, **Block-3** - Ground Floor+19 Floors-Residential Building with 312 dwelling units (Total 624 Dwelling units) **out of** approved Group Housing Consisting of Row type house - 11 Blocks, and additional construction of Combined Triple Basement Floor for Block-1 to 3, Block-1, 2, 3 -Ground Floor+19 Floors-each Combined Double Basement Floor for Block 4 & 5, Block 4, 5 - Ground Floor+19 Floors each Combined Triple Basement Floor for Block 6 to 8 : Block-6, 7, 8 – Ground Floor+19 Floors each (Totally 2614 dwelling units) Club House Block -1- Ground Floor+2Floors, Club House-2- Ground Floor+1st Floor, Club House-3- Ground Floor+2 Floors by amalgamating additional lands to an extent of 13030.85 sq.m and deletion of 4534.80 sq.m at S.No.389/2C1, 384/1, 391/1 Part, 392 Part of Mangadu Village, Kundrathur Main Road, Chennai. The CMDA Planning Permission No. C/PP/MSB/53(S-1 to S–69)2019 issued in Lr No.C3(S)/4665/2017 dated 09.12.2017.The Commissioner, Mangadu Municipality Union, renewal of Building Permission in Lr.RC.No.138/2017-18 dt.02.02.2022.

Applicant:
M/s.Shrivision Elevation Pvt. Ltd.,
No.9, Bazullah Road,
T.Nagar, Chennai-600017
E-mail Id: liaisoning.chennai@shriramproperties.com

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale and construction agreement with the allottees as provided in 'Annexure A' of Rule 9

(ii) The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;

(iii) The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (*l*) of sub-section (2) of section 4 of the Act;

(iv) The registration shall be valid till **"October 2028"** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

P.t.o.,

(vii) The Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and informs this Authority.

(viii) The Promoter shall hand over all the common amenities and facilities including club house to the association of the allottees.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

4. **Block – 1, 2, 3 Registered vide Form C No: TN/01/Building/0105/2019 issued in Lr.No. TNRERA/0558/2019 dated 19.07.2019 stands cancelled.**

5. Project Bank Details:

Bank Name & Branch	-	The RBL Bank Limited, Bangalore Branch, Bangalore
Account Number	-	4082 4869 5401

Dated : 15.11.2023
Place : Chennai-08

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Additional Director
(Operation)
TNRERA, Chennai-8.

15/11/23

ADVERTISEMENT IN ANY FORM SHOULD CONTAIN RERA REGISTRATION NUMBER AND WEBSITE ADDRESS OF THIS AUTHORITY (www.rera.tn.gov.in)

Sy-19

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

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Services we run for you
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The LandLens suite
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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
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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.