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3/350/2 Mettukuppam,
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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Date 14-06-2024

Carpet Area Statements of "BELMONT" CONSIST OF 2 BLOCKS:EXTENDED COMBINED DOUBLE BASEMENT FLOOR(TOWER-A&B)
Tower-A: Stilt Floor+8 Floors, Tower-B-Stilt Floor+12 Floors @ Door No.3/1, 196/1,196/2 & 2/3D, Arcot Road, Vadapalani, Chennai-600 026.
Old S.No.5/11(Part), New T.S.No.5/49 & Old S.No.177 & 177/1A, New T.S.No.5/13, Block No.5, Saligramam Village, Mambalam Taluk, Chennai District.

Sl.No.	Block	Floor	Flat No.	TYPE	RERA Carpet Area (Sq.M)	Exclusive Balcony (Sq.M)	Exclusive Verandah/Utility / Service/Open Terrace (Sq.M)	Proportinate Common Area	Total Area(Sq.M)	UDS Land Area (Sq.M)	CAR PARKING	
TOWER -A											Covered	Open
1	1	F.F	A1	3bhk	160.81	16.57	4.49	69.43	251.3	74.80	3	
2	1	S.F	A2	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
3	1	T.F	A3	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
4	1	1VF	A4	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
5	1	VF	A5	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
6	1	V1F	A6	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
7	1	V11F	A7	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
8	1	V111F	A8	4bhk	190.76	16.57	4.49	81.38	293.20	87.28	3	
TOWER - B												
9	2	F.F	B1	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
10	2	F.F	C1	3bhk	120.99	5.29	3.42	51.18	180.88	53.84	2	
11	2	F.F	D1	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
12	2	S.F	B2	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
13	2	S.F	C2	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	

VIJAY RAMAMURTHY, B.Arch.,
COA.REGN. No. CA / 2004 / 33827
CORPORATION REGN. No. RA003302022
03, LAKSHMI SUDHARA, NEW No.36, 3RD STREET,
ABHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9319202199

For SAS HOTELS & ENTERPRISES LTD

Authorised Signatory / Director

Sl.No.	Block	Floor	Flat No.	TYPE	RERA Carpet Area (Sq.M)	Exclusive Balcony (Sq.M)	Exclusive Verandah/Utility / Service/Open Terrace (Sq.M)	Proportinate Common Area	Total Area(Sq.M)	UDS Land Area (Sq.M)	CAR PARKING	
14	2	S.F	D2	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
15	2	T.F	B3	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
16	2	T.F	C3	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
17	2	T.F	D3	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
18	2	1VF	B4	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
19	2	1VF	C4	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
20	2	1VF	D4	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
21	2	VF	B5	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
22	2	VF	C5	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
23	2	VF	D5	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
24	2	V1F	B6	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
25	2	V1F	C6	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
26	2	V1F	D6	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
27	2	V11F	B7	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
28	2	V11F	C7	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
29	2	V11F	D7	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
30	2	V111F	B8	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
31	2	V111F	C8	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
32	2	V111F	D8	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	

VIJAY RAMAMURTHY, B.Arch.,
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ABHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9319202199

For SAS HOTELS & ENTERPRISES LTD

Authorised Signatory / Director

Sl.No.	Block	Floor	Flat No.	TYPE	RERA Carpet Area (Sq.M)	Exclusive Balcony (Sq.M)	Exclusive Verandah/Utility / Service/Open Terrace (Sq.M)	Proportinate Common Area	Total Area(Sq.M)	UDS Land Area (Sq.M)	CAR PARKING	
33	2	1XF	B9	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
34	2	1XF	C9	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
35	2	1XF	D9	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
36	2	XF	B10	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
37	2	XF	C10	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
38	2	XF	D10	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
39	2	X1F	B11	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
40	2	X1F	C11	3bhk	150.81	9.84	3.2	62.65	226.50	67.41	2	
41	2	X1F	D11	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
42	2	X11F	B12	4bhk	192.67	10.7	3.72	78.77	285.86	85.08	3	
43	2	X11F	D12	4bhk	171.51	16.94	4.05	74.87	267.37	79.58	3	
									11388.3006	3389.62		
									visitors		11	24
											129	
									TOTAL	153		

AS PER PATTA AREA - 3537.50 SQ.MT

AS PER DOCUMENT AREA - 3476.00 SQ.MT

STREET ALLIGNMENT AREA - 86.38 SQ.MT

BALANCE AREA - 3389.62 SQ.MT

VIJAY RAMAMURTHY, B.Arch.,
COA.REGN. No. CA / 2004 / 33827
CORPORATION REGN. No. RA003302022
08, LAKSHMI SUDHARA, NEW No.36, 3RD STREET,
ASHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9319202199

For SAS HOTELS & ENTERPRISES LTD

Authorised Signatory / Director

TP/19462626/2024 Pending



தமிழ்நாடு तमिलनाडु TAMIL NADU

13AC 855411

21/9/2023

IVAR ESTATES PRIVATE LTD
&
SAS Hotels and Enterprises Ltd.

M. VENKATESAN
BV / LIC No. 4255/C1/95
52, JUBILEE ROAD, CH - 33

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is executed at Chennai this the 24th day of January, 2024, between: -

IVAR ESTATES PRIVATE LTD (PAN: AAGCI4159M), a Company incorporated under the Companies Act, having its registered office at No.3, Mangesh Street, T.Nagar, Chennai - 600 017, represented by its Authorised Signatory Mr.T. V. Sathia Narayana (Aadhaar No.5501 9177 4070), aged about 59 years, son of Mr. T.Venkata Narasimhan, as per Board Resolution dated 20.12.2023, hereinafter called and referred to as the **PARTY OF THE FIRST PART.**

M/s SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory
PARTY OF THE SECOND PART

M/s IVAR ESTATES PRIVATE LTD

Authorised Signatory
PARTY OF THE FIRST PART

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contains 21 Sheets 1 Sheet

Registering Officer

AND

SAS HOTELS AND ENTERPRISES LTD (PAN: AAECS1194C), a registered Company under Indian Companies Act, 1956 having its registered Office at No.3, Mangesh Street, T Nagar, Chennai 600 017, represented by its Authorised Signatory, Mr. T. S. S. Krishnan (Aadhaar No.9992 9434 8216) aged about 62 years, Son of Mr T. R. Srinivasan, as per Board Resolution dated 27.12.2023, hereinafter called and referred to as the **PARTY OF THE SECOND PART.**

(The terms Party of the First Part and Party of the Second Part shall mean and include which term wherever appear or wherever the term so require, shall mean and include the said Party of the First Part and Purchaser, their respective legal heirs, legal representatives, executors, administrators and assigns).

Whereas Party of the First Part is owner of the Schedule mentioned property they having purchased the same from:

1) Mrs.G.Banumathi under the Sale Deed dated 17.03.2023 and registered as Doc.No.2248/2023/Book-1, on the file of SRO, Virugambakkam, comprised in Old Survey No.177 and 177/1A and **T.S.No.5/13, Block No.5,** 100 Feet Ring Road situated at Saligramam Village, Mambalam Taluk, measuring **887 sq. meters**

2) Mr.A.Gunasekaran under the Sale Deed dated 17.03.2023 and registered as Doc.No.2249/2023/Book-1 on the file of SRO Virugambakkam comprised in old T.S. No.5/11 (part), **present T.S.No.5/49, Block No.5,** Arcot Road (N.S.K. Salai) situated at Saligramam Village, Mambalam Taluk, measuring an extent of **2589 sq. meters.**

M/s SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory
PARTY OF THE SECOND PART

M/s IVAR ESTATES PRIVATE LTD

Authorised Signatory
PARTY OF THE FIRST PART

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Registering Officer

Whereas thus the total extent totalling 3476 sq. meters as described in the Schedule hereunder.

Whereas the Party of the First Part has passed a Board Resolution Dated 20.12.2023 agreeing to sell the schedule property to the party of the second part and the Party of the Second Part has passed a Board Resolution Dated 27.12.2023 agreeing to purchase the schedule property from the party of the first part.

The Party of the First Part have agreed to sell the schedule property for a consideration of Rs.48,60,00,000/- (Rupees Forty-Eight Crore and Sixty Lakhs Only) in favour of Party of the Second Part or its nominee/s and Party of the Second Part have agreed for the same.

NOW THIS AGREEMENT OF SALE WITNESSETH THE FOLLOWING:

1. The Party of the First Part has agreed to convey the schedule mentioned property in divided / undivided in one or more sale deed/s in favour of the Party of the Second Part or its nominee/s free from all encumbrances including free of any charge, lien, attachment, lispendens and any matter affecting the said property in any manner.

2. The Party of the First Part agreed to sell the Schedule mentioned property for a sale consideration of Rs.48,60,00,000/- (Rupees Forty Eight Crore and Sixty Lakh Only), in favour of Party of the Second Part or its nominee/s. Further, the Party of the Second Part has agreed to pay Rs.1,00,00,000/-(Rupees One Crore Only) upon signing this agreement and the balance sale consideration shall be paid periodically to the party of the first part, subject to the deduction of income tax at source before completion of all the registration of conveyance of schedule property in divided/undivided share.

M/s SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory
PARTY OF THE SECOND PART

M/s IVAR ESTATES PRIVATE LTD

Authorised Signatory
PARTY OF THE FIRST PART

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3. The Consideration fixed under this Agreement is firm. The Party of the First Part is neither liable for loss nor entitled to profit in respect of the transactions involving sale consideration of the whole or part or undivided share of the property with third parties at the instance of Party of the Second Part and for the same the Party of the Second Part is solely liable and responsible. Any variation of sale value shall accrue to Party of the Second Part and they shall pay the necessary taxes (if any) for the same.

4. The Party of the First Part agrees to render all assistance and co-operation in providing letters, affidavits and other papers, as may be required by the Purchaser.

5. The Party of the First Part doth hereby agrees to clear all arrears of taxes if any subsisting encumbrance in any manner up to the date of transfer of title of the said property as per law in favour of the Party of the Second Part or its nominee/s.

6. The Agreement will be in force and effect until the registration of conveyance of scheduled property by the Party of the First Part in favour of the Party of the Second Part or its nominees is complete.

SCHEDULE PROPERTY

(Property covered under this Agreement of Sale)

All that piece and parcel of lands bearing Door No(s).196/1, 3/1, 196/2 and 2/3D, Arcot Road (N.S.K.Salai) and 100 Feet Road, Vadapalani, Chennai 600 026 in **Block No.5** situated at Saligramam Village, Mambalam Taluk, comprised in old T.S. No.5/11 (part), **present T.S.No.5/49** measuring 2589 Sq. Meters and the land comprised in Old Survey No(s).177 and 177/1A, **present T.S.No.5/13** measuring 887 Square meters, in all totally measuring to an extent of **3476 sq. meters** bounded on the

M/s SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory
PARTY OF THE SECOND PART

M/s IVAR ESTATES PRIVATE LTD

Authorised Signatory
PARTY OF THE FIRST PART

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North by : Land comprised in T. S. No.5/7 and 12 meter CMRL Road

South by : Arcot Road and the land comprised in T. S. No(s).8 and 7

East by : Land comprised in T. S. No(s).5/41,8,9,10 & 11 and Jawaharlal Nehru Road.

West by : Land comprised in T.S.No.5/21 part, 5/27 part, 5/28 part.

Situated within the Registration District of Chennai South and the Sub Registration District of Virugambakkam.

(Property as comprised under the Sale Deed dated **17.03.2023** and registered as **Document No(s).2248/2023/Book-I and 2249/2023/Book-I**, SRO, Virugambakkam, respectively).

IN WITNESS WHEREOF THE PARTY OF THE FIRST PART AND PARTY OF THE SECOND PART HAVE SIGNED THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

M/s SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory
PARTY OF THE SECOND PART

M/s IVAR ESTATES PRIVATE LTD

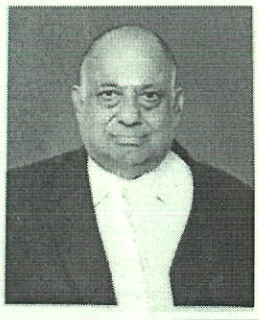
Authorised Signatory
PARTY OF THE FIRST PART

WITNESSES:-

1. (P.KUMAR) S/o-S. Ponnuswamy, No.3, Mangesh Street, T. Nagar, Chennai - 600017

2. S/o K. SUBRAMANIAN, No.3, Mangesh Street, T. Nagar, Chennai - 600017. (RAMACHANDRAN.S)

Drafted by:-



R.Krishnaswamy, Advocate,
Notary & Commissioner of Oaths
No.10/1, New No.25, Mangesh Street,
T.Nagar, Chennai – 600 017.
Roll No.343/1964
Phone No.98410 44811

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Registering Officer

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mambalam Town : Saligramam Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/ Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0005-ஆற்காடு தெரு	5	13	-	3/172/2/30	ரயத்துவாரி	மனை		-	0-		0.00		0	9	48.5	-	0.00	-	M.S.IVAR ESTATES PRIVATE LTD ..	காலிமனை	2023/0153/02/031547TR DT. 2023-08-14 TR DT: 14-08-2023

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

மின் கையொப்பம் / Digital Signature : 14-08-2023
பெயர் / Name : Archana C
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மாம்பலம் வட்டம் / Mambalam, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/07/001/001/0005/5/13 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/07/001/001/0005/5/13
2. இத் தகவல்கள் 14-09-2024 அன்று 04:13:47 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 14-09-2024 at 04:13:47 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

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Registering Officer

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mambalam Town : Saligramam Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/ Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0005-ஆற்காடு ரோடு	5	49	-	184,185,186,189,190,	ரயத்துவாரி	மனை	-	-	0-		0.00		0	25	89.0	-	17.30	-	M.S.IVAR ESTATES PRIVATE LTD ..	காலிமனை	2024/0153/02/018485TR DT. 2024-06-06 TR DT: 06-06-2024

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

மின் கையொப்பம் / Digital Signature : 06-06-2024
பெயர் / Name : Archana C
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மாம்பலம் வட்டம் / Mambalam, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/07/001/001/0005/5/49 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/07/001/001/0005/5/49
2. இத் தகவல்கள் 14-09-2024 அன்று 04:15:09 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 14-09-2024 at 04:15:09 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

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Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிப் கொடுப்பவர்களின் கையொப்பம்

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Registering Officer

P/ விருகம்பாக்கம்/ 196 / 2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 4713

நெ. 3, மங்கேஷ் தெரு, தி. நகர், சென்னை, சென்னை, தமிழ்நாடு, இந்தியா, 600017-ல் வசிக்கும் திரு டி எஸ் எஸ் கிருஷ்ணன் என்பவரிடமிருந்து ₹ 200/- (ரூபாய் இருநூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

SUB REGISTRAR
VIRUGAMBAKKAM
CHENNAI-600 092.

சார்பதிவாளர் : விருகம்பாக்கம்
நாள்: 16/09/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2024 ஆம் ஆண்டு செப்டம்பர் மாதம் 16ம் தேதி பி.ப. 04:46 மணியளவில் விருகம்பாக்கம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 2,02,110/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



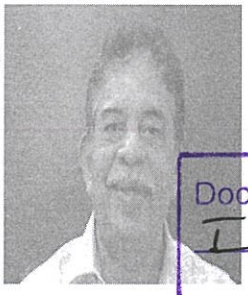


"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:235430425b59f379f644639c3a02a205e29f1d
(Details from UIDAI : T V Sathianarayana S/O: Venkatanarasimhan, 15-10-1963, xxxxxxxx4070)

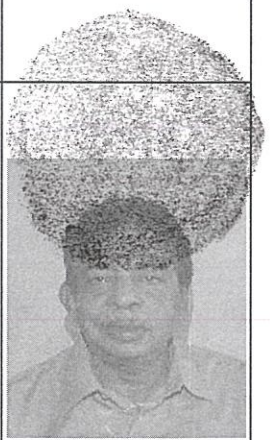


எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:686309fec8f164ffc4304bf0c52f3daaf37ee
(Details from UIDAI : T S S Krishnan S/O T R



Document No. 7632 of 2024 of Book I contains 2 Sheets 4 Sheet
Registering Officer

P/ விருகம்பாக்கம்/ 196 / 2024

	Srinivasan(Father), 16-07-1961, xxxxxxxx8216)	

2024 ஆம் ஆண்டு செப்டம்பர் மாதம் 16ம் நாள்

PREETHA P
சார்பதிவாளர்
விருகம்பாக்கம்

SUB REGISTRAR
VIRUGAMBAKKAM
CHENNAI-600 092.

Document No: 7632 of 2024 of Book 1 contains 21 Sheets 10 Sheet

Registering Office

P/ விருகம்பாக்கம்/ 196 / 2024

1908 ஆம் ஆண்டு பதிவுச் சட்டம் பிரிவு 25ன் கீழ் தென் சென்னை மாவட்டப் பதிவாளர் திரு/திருமதி/செல்வி. Sathiya Priya S அவர்களது ஆணை எண் P/விருகம்பாக்கம்/196/2024 நாள் 13/11/2024-ன் படி 113 நாட்கள் தாமதத்திற்கு ₹ - அபராதம் செலுத்துவதன் பேரில் பதிவுக்குத் தாக்கல் செய்வதை ஏற்பதற்கு ஆணையிடப்பட்டது.

நாள்: 13/11/2024

பதிவு அலுவலரின் கையொப்பம்

சார்பதிவாளர்
விருகம்பாக்கம்.
சென்னை-600 092

Document No: 7632 of 2024 of Book I contains 21 Sheets 11 Sheet

Registering Officer

R/விருகம்பாக்கம்/புத்தகம்-1/7632/2024

R/விருகம்பாக்கம்/புத்தகம்-1/7632/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 13/11/2024

விருகம்பாக்கம்

54035883

Umamaheswari v

சார்பதிவாளர்

சார்பதிவாளர்
விருகம்பாக்கம்.
சென்னை-600 092

Document No: 7632 of 2024 of Book
I contains 4 Sheets 12 Sheet

Registering Officer

IVAR
ESTATES
PRIVATE LIMITED

3, Mangesh Street, T. Nagar, Chennai 600 017. India.

T + 91 44 2434 6333, 2434 9090 F + 91 44 2434 3627
E mail@appaswamy.com www.appaswamy.com

CIN No. U70105TN2021PTC148012
GST No. 33AAGCI4159M1ZA

CERTIFIED TRUE COPY OF EXTRACT OF MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF IVAR ESTATES PRIVATE LIMITED HELD ON WEDNESDAY, THE 20TH OF DECEMBER 2023 AT 02.00 PM AT REGISTERED OFFICE OF THE COMPANY SITUATED AT NO.3, MANGESH STREET, T.NAGAR, CHENNAI, TAMIL NADU - 600017

To consider and approve Sale of Property to SAS HOTELS AND ENTERPRISES LIMITED or its nominee/s.

The Board Members met and approved the sale of Property bearing Door No(s). 196/1, 3/1, 196/2 and 2/3D, Arcot Road (N.S.K Salai) and 100 Feet Road, Vadapalini, Chennai 600 026 in Block No. 5 situated at Saligramam Village, Mambalam Taluk comprised in Old T.S. No. 5/11 (part), present T.S. No. 5/49 measuring 2589 sq. meters and the land comprised in Old Survey No(s). 177 and 177/1A, present T.S.No. 5/13 measuring 887 square meters in all totally measuring to an extent of 3476 sq. meters to SAS HOTELS AND ENTERPRISES LIMITED or its nominee/s for a sum of Rs. 48,60,00,000/- (Rupees Forty Eight Crore and Sixty Lakhs Only) and also the company will pay Rs. 1,00,00,000/- (Rupees One Crore Only) upon signing the agreement of sale and the balance sale consideration shall be received periodically.

The Board Members perused the Draft Sale Agreement and approved the same.

After discussion the Board passed the following Resolution:

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I contains 21 Sheets 13 Sheet
Registering Officer

IVAR
ESTATES
PRIVATE LIMITED

3, Mangesh Street, T. Nagar, Chennai 600 017. India.

T + 91 44 2434 6333, 2434 9090 F + 91 44 2434 3627
E mail@appaswamy.com www.appaswamy.com

CIN No. U70105TN2021PTC148012
GST No. 33AAGCI4159M1ZA

"**RESOLVED THAT** the approval of the Board be and is hereby accorded to the company to sell the property bearing Door No(s). 196/1, 3/1, 196/2 and 2/3D, Arcot Road (N.S.K Salai) and 100 Feet Road, Vadapalini, Chennai 600 026 in Block No. 5 situated at Saligramam Village, Mambalam Taluk comprised in Old T.S. No. 5/11 (part), present T.S. No. 5/49 measuring 2589 sq. meters and the land comprised in Old Survey No(s). 177 and 177/1A, present T.S.No. 5/13 measuring 887 square meters in all totally measuring to an extent of 3476 sq. meters to SAS HOTELS AND ENTERPRISES LIMITED or its nominee/s for a sum of Rs. 48,60,00,000/- (Rupees Forty Eight Crore and Sixty Lakhs Only) and also the company will pay Rs. 1,00,00,000/- (Rupees One Crore Only) upon signing the agreement of sale and the balance sale consideration shall be received periodically."

"**RESOLVED FURTHER THAT** Mr. T.V. Sathia Narayana, Authorized Signatory of the Company, be and is hereby authorised to execute on behalf of the company to execute the Sale Agreement and such documents and papers as may be required for sale of above property and to appear before such authorises as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto."

"**RESOLVED FURTHER THAT** any of the Director of the Company, be and is hereby authorised to issue certified true copy of this resolution to any authority or person, as and when required."

#Certified True Copy#

For IVAR ESTATES PRIVATE LIMITED

RAVI APPASAMY
Director
DIN: 00789921

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Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 2193/10223/64032

To
டி. வி சத்தியநாராயணா
T V Sathianarayana
S/O: Venkatanarasimhan
NO 12
2ND FLOOR
JANAKIAMMAL STREET
West Mambalam
West Mambalam
Chennai Tamil Nadu - 600033
9962010333

Download Date: 22/10/2018

Generation Date: 23/07/2018

Validity unknown

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5501 9177 4070

VID : 9139 0104 6915 1931

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India



டி. வி சத்தியநாராயணா
T V Sathianarayana
பிறந்த நாள்/DOB: 15/10/1963
ஆண்/ MALE

5501 9177 4070

VID : 9139 0104 6915 1931

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: வெங்கடநரசிம்மன், எண் 12, 2வது மாடி, ஜானகியம்மாள் தெரு, மேற்கு மாம்பலம், சென்னை, தமிழ் நாடு - 600033

Address:
S/O: Venkatanarasimhan, NO 12, 2ND FLOOR, JANAKIAMMAL STREET, West Mambalam, Chennai, Tamil Nadu - 600033

QR Code with Photograph

5501 9177 4070

VID : 9139 0104 6915 1931

help@uidai.gov.in

www.uidai.gov.in

Document No: 7632 of 2024 of Book I contains 21 Sheets 15 Sheet

Registering Officer

SAS Hotels and Enterprises
LIMITED SINCE 1959

3, Mangesh Street, T. Nagar, Chennai 600 017. India.

T + 91 44 2434 6333, 2434 9090 F + 91 44 2434 3627
E mail@appaswamy.com www.appaswamy.com

CIN No. U55101TN1999PLC041675
GST No. 33AAECS1194C1ZQ

CERTIFIED TRUE COPY OF EXTRACT OF MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF SAS HOTELS AND ENTERPRISES LIMITED HELD ON WEDNESDAY, THE 27TH OF DECEMBER 2023 AT 12.00 PM AT REGISTERED OFFICE OF THE COMPANY SITUATED AT NO.3, MANGESH STREET, T.NAGAR, CHENNAI, TAMIL NADU - 600017

To consider and approve Purchase of Property from IVAR ESTATES PRIVATE LIMITED

The Board Members met and approved the purchase of property bearing Door No(s). 196/1, 3/1, 196/2 and 2/3D, Arcot Road (N.S.K Salai) and 100 Feet Road, Vadapalini, Chennai 600 026 in Block No. 5 situated at Saligramam Village, Mambalam Taluk comprised in Old T.S. No. 5/11 (part), present T.S. No. 5/49 measuring 2589 sq. meters and the land comprised in Old Survey No(s). 177 and 177/1A, present T.S.No. 5/13 measuring 887 square meters in all totally measuring to an extent of 3476 sq. meters from IVAR ESTATES PRIVATE LIMITED for a sum of Rs. 48,60,00,000/- (Rupees Forty Eight Crore and Sixty Lakhs Only) and also the company will pay Rs. 1,00,00,000/- (Rupees One Crore Only) upon signing the agreement of purchase and the balance consideration shall be paid periodically.

The Board Members perused the Draft Agreement for purchase and approved the same.

Document No: 7632 of 2024 of Book I contains 24 Sheets 16 Sheet
Registering Officer

SAS Hotels and Enterprises
LIMITED SINCE 1959

3, Mangesh Street, T. Nagar, Chennai 600 017. India.

T + 91 44 2434 6333, 2434 9090 F + 91 44 2434 3627
E mail@appaswamy.com www.appaswamy.com

CIN No. U55101TN1999PLC041675
GST No. 33AAECS1194C1ZQ

After discussion the Board passed the following Resolution:

"**RESOLVED THAT** the approval of the Board be and is hereby accorded to the company to purchase the property bearing Door No(s). 196/1, 3/1, 196/2 and 2/3D, Arcot Road (N.S.K Salai) and 100 Feet Road, Vadapalini, Chennai 600 026 In Block No. 5 situated at Saligramam Village, Mambalam Taluk comprised in Old T.S. No. 5/11 (part), present T.S. No. 5/49 measuring 2589 sq. meters and the land comprised in Old Survey No(s). 177 and 177/1A, present T.S.No. 5/13 measuring 887 square meters in all totally measuring to an extent of 3476 sq. meters from IVAR ESTATES PRIVATE LIMITED for consideration of Rs. 48,60,00,000/- (Rupees Forty Eight Crore and Sixty Lakhs Only) and also the company will pay Rs. 1,00,00,000/- (Rupees One Crore Only) upon signing the agreement for purchase and the balance consideration shall be paid periodically."

"**RESOLVED FURTHER THAT** Mr. T.S.S. Krishnan, Additional Director of the Company, be and is hereby authorised to execute on behalf of the company to execute the Agreement of Purchase and such documents and papers as may be required for purchase of above mentioned property and to appear before such authorises as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto."

"**RESOLVED FURTHER THAT** any of the Director of the Company, be and is hereby authorised to issue certified true copy of this resolution to any authority or person, as and when required."

#Certified True Copy#

For SAS HOTELS AND ENTERPRISES LIMITED

RAVI APPASAMY
Managing Director
DIN: 00789921

Document No: 7632 of 2024 of Book I contains 21 Sheets 17 Sheet
Registering Officer

T.S.S. K

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 2192/50067/18249

Document No: 7632 of 2024 of Book I contains 21 Sheets 18 Sheet

Registering Officer

To

தொ சீ ச கிருஷ்ணன்

T S S Krishnan

C/O T R Srinivasan(Father)

NEW NO 25/2,OLD NO 13/2 NEELAKANDA METHA STREET

Thiyagaraya Nagar

Thiyagaraya Nagar

Chennai Chennai

Tamil Nadu 600017

9962011666

24/10/2015

1409390595

ME409390595FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9992 9434 8216

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India



தொ சீ ச கிருஷ்ணன்

T S S Krishnan

பிறந்த நாள் / DOB : 16/07/1961

ஆண்பால் / Male

9992 9434 8216

எனது ஆதார், எனது அடையாளம்


இந்திய அரசாங்கம்
Government of India
பொ குமார்
P Kumar
பிறந்த நாள் / DOB : 13/05/1976
ஆண்பால் / Male
4168 0671 8214
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
முகவரி: பொன்னுசாமி, மனை என் 54ஏ
கதவு என் 2/44, ஸ்ரீ கஜலட்சுமி நகர்
மெயின் ரோடு ஸ்ரீனிவாசபுரம்,
அய்யப்பன்தாங்கல், பூந்தமல்லி,
காஞ்சிபுரம், தமிழ் நாடு, 600056
Address: C/O Ponnusamy, PLOT NO 54A DOOR NO 2/44, SRI GAJALAKSHMI NAGAR MAIN ROAD SRINIVASAPURAM, Ayyappanthangal, Poonammallee, Kancheepuram, Tamil Nadu, 600056
4168 0671 8214
1947
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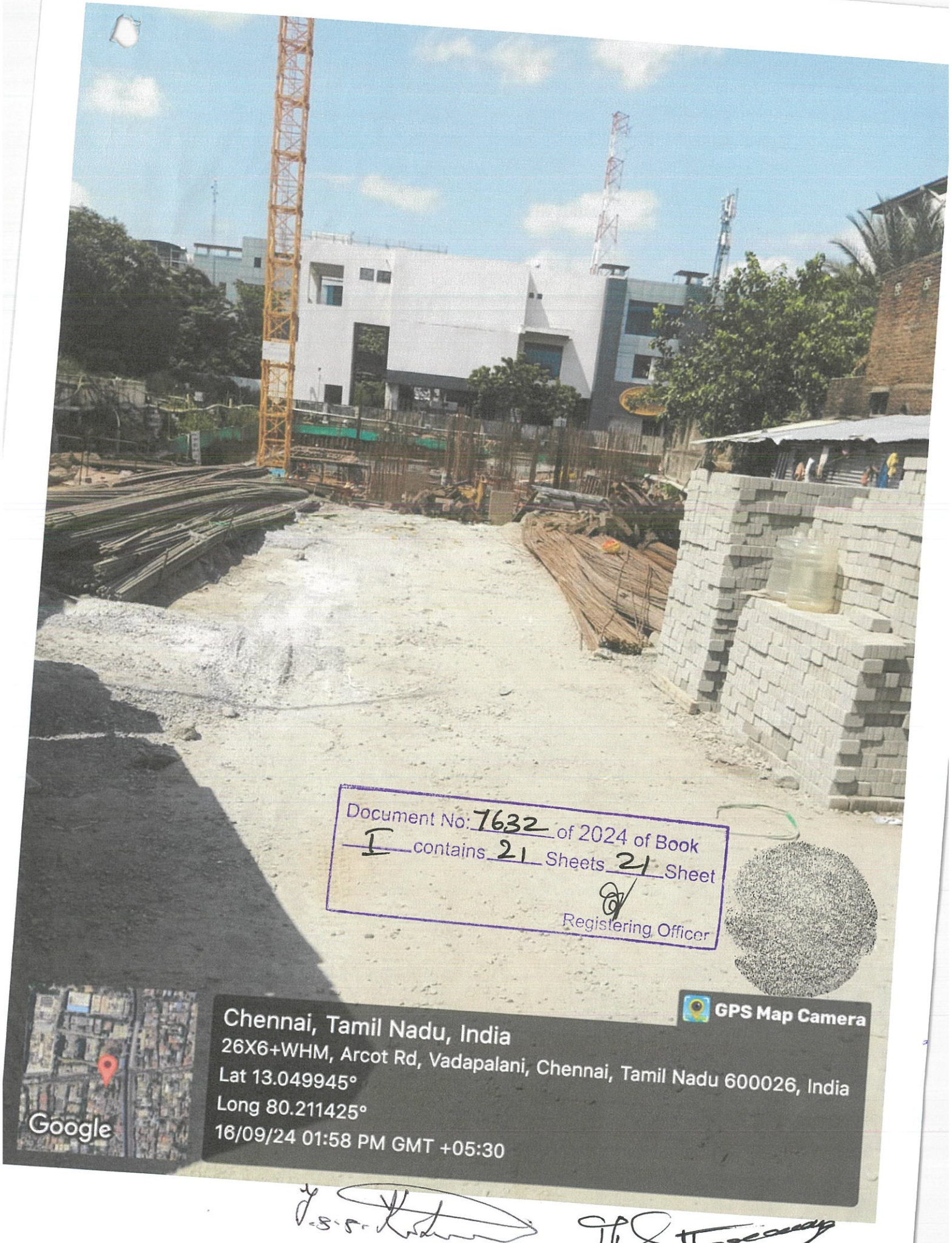
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAMACHANDRAN S
SUBRAMANIAN
28/05/1990
Permanent Account Number
DLCPS8078A
Signature


भारत सरकार
GOVERNMENT OF INDIA
இராமச்சந்திரன்
Ramachandran
பிறந்த நாள் / DOB : 28/05/1990
ஆண் / MALE
8478 3704 7229
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
S/O: சுப்பராமனியன், எல் பிளாக் எண் 5, ராஜாமன்னார் காலனி, கே கே நகர் வெஸ்ட், கலைஞர் கருணாநிதி நகர், சென்னை, தமிழ் நாடு, 600078
Address:
S/O: Subramanian, L BLOCK NO 5, RAJAMANNAR COLONY, K K NAGAR WEST, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu, 600078
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1800 300 1947
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www.uidai.gov.in
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GPS Map Camera
Chennai, Tamil Nadu, India
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