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RE REGULATORY RECORD

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

8673/2025 Scanned TP/24288139 8/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BRIGADE ENTERPRISES LTD

ED 332938

V. SUNDHARARAJAN
SVL No. 3/B3/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 94440850

GIFT DEED
(For STREET ALIGNMENT AREA)

THIS DEED OF INDENTURE made on this 22nd day of December 2025 between

M/s. BRIGADE ENTERPRISES LTD (PAN No. AAACB7459F) having its Registered office at No. 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, No. 26/1, Dr. Rajkumar Road, Malleswaram – Rajaji Nagar, Bangalore – 560055, having its Chennai office at No. 5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai – 600096, represented by its **Authorised Signatory Mr. Balasubramanian Prabhu,** s/o. Mr. Prabhu, (Aadhaar No. 981825076547), aged about 46 years, duly constituted vide Board Resolution dated 28.01.2025, hereinafter called the **DONOR** of the One Part.

Document No. 8673 of 2025
Contains 16 Sheets 1 Sheets
Registering Officer

For BRIGADE ENTERPRISES LTD
P. Balasubramanian
Authorised Signatory

DONEE
MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONOR

4/13

TO AND IN FAVOUR OF

THE GREATER CHENNAI CORPORATION, represented by **THE MEMBER SECRETARY, CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY,** having its office at No.1, Gandhi Irwin Road, Egmore, Chennai - 600008, hereinafter called the **DONEE** of the other part.

Chennai Metropolitan Development Authority (CMDA) has been authorized to obtain Gift of Street Alignment Area from the DEVELOPER and compulsorily transfer it to the Local Body designated by it free of cost for the use of said Street Alignment Area for public purpose in Rule 39 (18) of Tamilnadu Combined Development and Building Rules 2019 of CMDA approved by the Government of Tamilnadu in G.O. Ms.No.18 MAWS Dept dated 04.02.2019 and notified in TN Govt.Gazette Ex-Ordinary issue No.43, Part III Section 1(a) dated 04.02.2019.

Whereas the **"DONOR"** is the absolute owner of the property measuring an extent of **21894 Sq.mtr** comprised in T.S.No. 6/1, Block No. 20, Velachery (Part I) Village, Velachery Taluk, within the limit of Greater Chennai Corporation and Situated at Old Door No 66, New Door No. 142, Velachery Main Road, Velachery, Chennai – 600042, and having acquired the same by a Sale Deed dated 14.05.2025, bearing Doc.No.3468/2025, registered in the office of the Sub-Registrar, Velachery, and have submitted a proposal the construction of High Rise Residential Group Development Building within the above Survey Numbers for the purpose of Residential use.

Now this Indenture witnesseth that the **"DONOR"** doth hereby give, grant, convey and assign in the interest of public unto the **DONEE** and hereby accepts the same on behalf of Greater Chennai Corporation all that land for Street Alignment Area measuring **1169.24 Square Meters** in T.S.No. 6/1 (Part), Velachery Village, Velachery Taluk, within the limit of Greater Chennai Corporation and situated at Old

Document No. 8673 of 2025 of Book I
Contains 16 Sheets 2 Sheets
Registering Officer

For BRIGADE ENTERPRISES LTD
P. Balasubramanian
Authorised Signatory

DONEE
MEMBER-SECRETARY
Chennai Metropolitan Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONOR

5/13

Door No. 66, New Door No. 142, Velachery Main Road, Velachery, Chennai – 600 042 and which is for the use of the public, earmarked in brown colour in the Street Alignment sketch enclosed herein and situated within the Registration Sub-District of Velachery and in the Registration District of Chennai South and more particularly described in the Schedule hereunder on behalf of local body.

SCHEDULE

(Property Gifted under this Gift Deed – Street Alignment Area)

All that piece and parcel of land measuring an extent of **1169.24 Square Meters** in T.S.No. 6/1 (Part), Velachery Village, Velachery Taluk, within the limit of Greater Chennai Corporation and situated at Old Door No. 66, New Door No. 142, Velachery Main Road, Velachery, Chennai – 600 042, earmarked in Brown Color in the Sketch Enclosed herewith and bounded on the:

North By	:	Phoenix Mall,
South By	:	Land in T.S.No. 7/1,
East By	:	Velachery Main Road,
West By	:	The site under reference in T.S.No. 6/1 (Part),

and within the Registration Sub-District of Velachery and in the Registration District of Chennai South.

The Nominal Value of the property for Street Alignment purpose is fixed at Rs 100/-

Document No. 8613 of 2025 of Book 1
Contains 16 Sheets 3 Sheets
Registering Officer

For BRIGADE ENTERPRISES LTD
P. Balasubramanian
Authorised Signatory

DONEE

MEMBER-SECRETARY
Chennai Metropolitan Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONOR

6/13

IN WITNESSETH WHEREOF THE ABOVE PARTY HAVE PUT THEIR SIGNATURE THE DAY, MONTH AND YEAR ABOVEWRITTEN IN THE PRESENCE OF:

For BRIGADE ENTERPRISES LTD

P. Balasubramanian

Authorised Signatory

DONEE

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONOR

Witness

1. (P. SEARTHU)
S/o. R. Palani
No. 5/142, Rajiv Gandhi Salai
Perungudi, Chennai - 600096.

2. (D. YOGABALARAM)
S/o. P. DHANASEKARAN.
No. 5/142, RAJIV GANDHI SALAI,
PERUNGUDI, CHENNAI - 600096.

Drafted by:

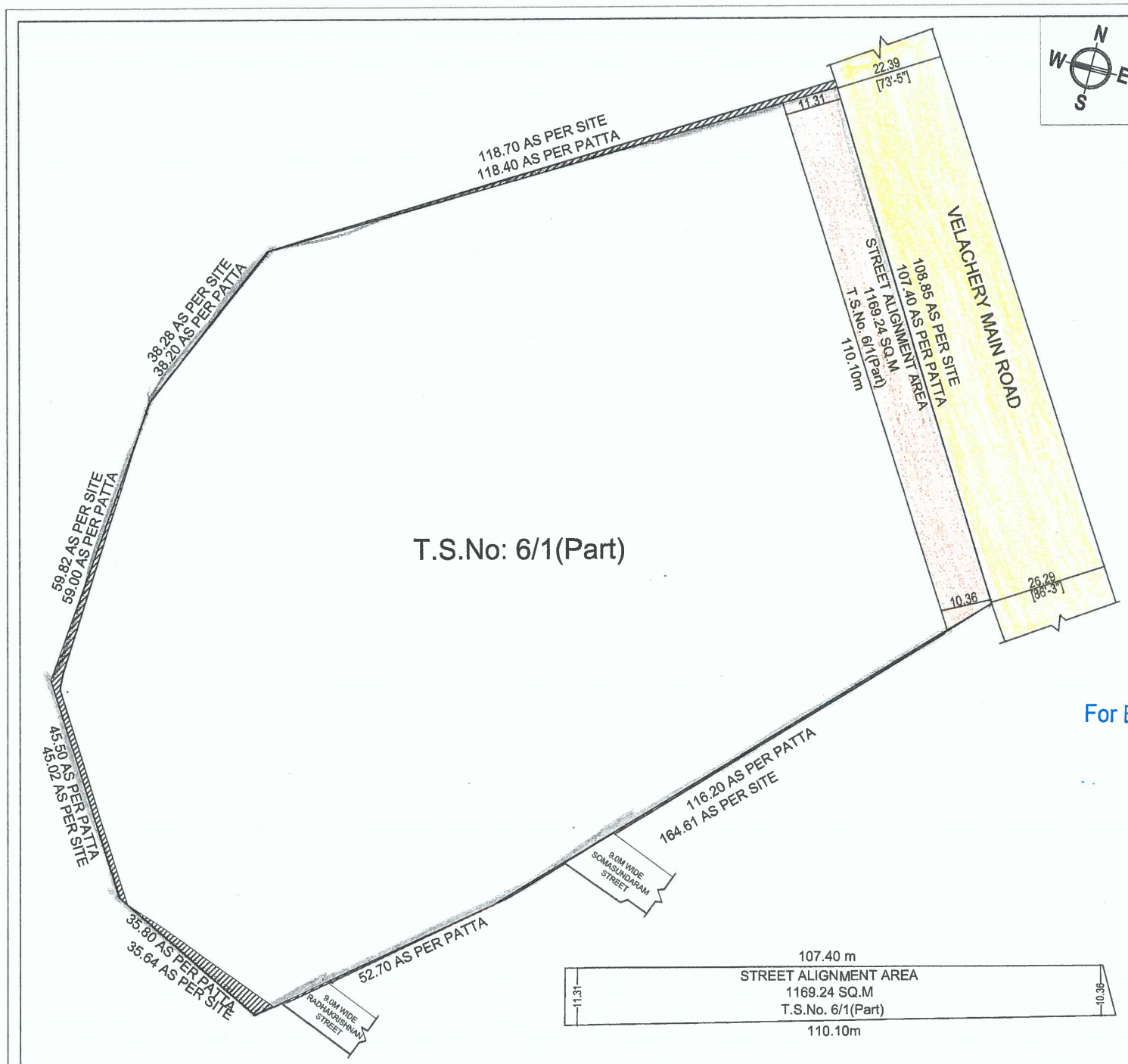


Document Drafted by:
Y. Mohan Raj
Advocate (MS 2154/2013)
'The Lattice', No. 20, Waddels Road,
Kilpauk, Chennai - 600 010.

Document No. 8673 of 2025 of Book 1

Contains 16 Sheets 4 Sheets

Registering Officer



PLAN SHOWING THE STREET ALIGNMENT PORTION TO BE HANDED OVER TO CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY AT OLD DOOR NO: 66, NEW DOOR NO:142, VELACHERY MAIN ROAD, CHENNAI-600 042, COMPRISED IN T.S.NOS. 6/1 Part, BLOCK NO: 20, VELACHERY (PART -1) VILLAGE, VELACHERY TALUK, GREATER CHENNAI CORPORATION, ZONE XIII, DIV 172.

AREA STATEMENT

AS PER DOCUMENT : 21894.00 SQ.M

AS PER PATTA : 21005.00 SQ.M.

STREET ALIGNMENT PORTION GIFTED AREA IN T.S.NO:6/1 (Part) - 1169.24 Sq.M

FILE NO: CMDA/PP/HRB/S/0716/2025

VIDE LETTER NO: CMDA/PP/HRB/S/716/25

DATED : 22/12/2025.

LEGEND :

- SITE BOUNDARY
- ROAD
- STREET ALIGNMENT AREA (AREA TO BE GIFTED TO CMDA)

For BRIGADE ENTERPRISES LTD

P. Balasubramanian

Authorised Signatory

DONOR

DONEE

MEMBER-SECRETARY
Chennai Metropolitan Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

CMDA

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

Document is ... of Deed

Contains 1 Sheets ... 5 ... Sheets

Registering Officer

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Velachery Town : Velacheri (Part 1) Ward : 001

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 : 0020-வேளச்சேரி ரோடு	6	1	39/PT,38 -	142/66	ரயத்துவாரி	மனை		-	0-	-	0.00		2	10	5.0	-	0.00	-	Ms.Brigade Enterprises Limited ..	தொழிற்சாலைகள் மற்றும் தோட்டம்	2025/0153/02/041844TR DT. 2025-08-13 TR DT: 13-08-2025

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

மின் கையொப்பம் / Digital Signature : 13-08-2025
பெயர் / Name : Premavathy G
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : வேளச்சேரி வட்டம் / Velachery, 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/02/10/001/001/0020/6/1 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/02/10/001/001/0020/6/1

2. இத் தகவல்கள் 13-08-2025 அன்று 02:19:53 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 13-08-2025 at 02:19:53 PM

3. கைப்பேசி கேமராவின் 2D 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.

For BRIGADE ENTERPRISES LTD
P. Balasubramanian
Authorised Signatory

Document No. 8673 of 2025 of Book 2
Contains 16 Sheets 6 Sheets
Registering Officer

Brigade Enterprises Limited
Corporate Identity Number (CIN) : L85110KA1995PLC019126
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram - Rajajinagar, Bengaluru - 560 055, India
T : +91 80 4137 9200
E : enquiry@brigadegroup.com W : www.brigadegroup.com

BRIGADE
Building Positive Experiences

CERTIFIED EXTRACTS OF THE RESOLUTION PASSED BY THE COMMITTEE OF DIRECTORS OF BRIGADE ENTERPRISES LIMITED IN THEIR MEETING HELD TUESDAY, JANUARY 28, 2025 AT 7.00 P.M. AT THE SHERATON GRAND CHENNAI RESORT & SPA, 280 ECR, VEDANAMELLI, CHENNAI - 603104

CHANGE IN THE AUTHORISED SIGNATORIES FOR REPRESENTING THE COMPANY BEFORE VARIOUS STATUTORY AUTHORITIES IN TAMILNADU:

"**RESOLVED THAT** in supersession of earlier resolutions passed in this regard, apart from the Directors of the Company, Mr. Thirumanan. R, Sr. Vice President- Projects, and Mr. E.S. Senthil Vel, Head - New projects (Chennai) of the Company, Mr. Balasubramanian Prabhu, Sr. Vice President Chennai Operations of the Company be and are hereby severally authorised to represent the Company before Housing & Urban Development Department, Chennai Metropolitan Development Authority (CMDA), Greater Chennai Corporation (GCC) and all Corporations, Panchayats, Municipality, Chennai Metro Water Service & Sewage Board (CMWSSB),Airport Authority of India (AAI), Tamil Nadu Fire & Rescue Services Department (TNF& RSD),Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO), Highways Department, Taluk Office, Directorate of Town and Country Planning (DTCP), Police Department, Registration Department, Revenue Department, Department of Environment, Tamil Nadu Pollution Control Board (TNPCB), State Environment Impact Assessment Authority (SEIAA), Central Ground Water Board (CGWB), Tamil Nadu Real Estate Regulatory Authority (TNRERA), Public Works Department of Tamil Nadu (PWD), Department of Natural Resources and Mines, Tamil Nadu Minerals Ltd (TAMIN), Tamil Nadu Industrial Development Corporation Limited (TIDCO), State Industries Promotion Corporation of Tamil Nadu (SIPCOT), Electronic Corporation of Tamil Nadu (ELCOT), Special Economic Zones (SEZ), Chennai Metro Rail Limited (CMRL), other related Acts/Rules and other various Labour Acts viz. Building and Construction Workers (RE & CS) Act, 1996 & Tamil Nadu Rules, 2006, Inter-State Migrant Workmen (Regulation of Employment & Conditions of Services) Act, 1979 & Tamil Nadu Rules, 1983, Contract Labour (Regulation & Abolition) Act, 1970 and Tamil Nadu Contract Labour Rules, 1975, Shops and Establishment Act, 1947,etc and such other statutory authorities in Tamil Nadu for the purpose of obtaining approvals, sanctions, consents, no objection, clearances etc., required for the development and operations of the various residential/commercial- office & retail/ hospitality projects undertaken /to be undertaken in the State of Tamil Nadu.

RESOLVED FURTHER THAT the Board of Directors, Mr. Balasubramanian Prabhu, Mr. Thirumanan. R and Mr. E.S. Senthil Vel be and are hereby severally authorised to sign all the applications, forms, affidavits, undertaking, plans, papers & documents etc., as may be required to be submitted to the aforesaid statutory authorities in Tamil Nadu to obtain such approvals, sanction, consent, no objection, clearances etc., from time to time for and on behalf of the Company.

RESOVLED FURTHER THAT this resolution empowering the aforesaid persons be and are hereby valid as long as the said persons are in the services of the Company or the said resolutions is revoked by the Board of Directors or Committee of Directors, whichever is earlier.

BRIGADE
QUALITY & CUSTOMER CENTRICITY
FAIRNESS
INNOVATION
RESPONSIBLE
SOCIALLY
TRUST
CORE VALUES
QC-FIRST

Great Mid-size Workplaces
Great Place To Work
INDIA 2024

Bangalore 560 055
BUREAU VERITAS Certification

Document No. 3673 2025 ..... of Book 1

Contains 16 Sheets 1 Sheets

For BRIGADE ENTERPRISES LTD

Registering Officer

P. Balasubramanian
Authorised Signatory

BRIGADE
Building Positive Experiences

RESOLVED FURTHER THAT a copy of the resolution duly certified by any Director or the Company Secretary be forwarded to the concerned Statutory Authority."

For Brigade Enterprises Limited

BRIGADE ENTERPRISES LIMITED
Bangalore
560 055

P. Om Prakash
Company Secretary & Compliance Officer
M No.5435
Add:29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road,
Malleswaram-Rajajinagar,
Bangalore - 560055

For BRIGADE ENTERPRISES LTD
P. Balasubramanian
Authorised Signatory

Document No. 8673 of 2035 of Book 5
Contains 16 Sheets 8 Sheets
Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6591 of 2025

I hereby certify that a sum of ₹ 500/- (Rupees 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. BALASUBRAMANIAN PRABHU residing at No. 5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai - 600096, Chennai, Tamil Nadu, India, 600096.

Sub Registrar: Velacheri
Date: 24/12/2025

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

Presented in the office of the Sub Registrar of Velacheri and fee of ₹ 2,010/- paid at 11:00 AM on the 22/12/2025 by

Left Thumb



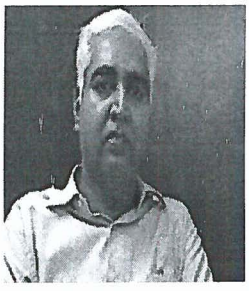


P. Balasubramanian
9606816913

Additions as per recitals of document

Execution admitted by
Left Thumb





P. Balasubramanian

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9040155ca29ff16aba64b50936a1243ee9f77c9 **(Details from UIDAI : Balasubramanian Prabhu S/O: Prabhu, 27-02-1979, xxxxxxxx6547)**



I have satisfied myself as to the execution of the instrument by Mr. prakash, CHENNAI, Chennai, Tamil Nadu, India, 600008 (Chennai) who is exempted from personal appearance under section 88(1) of the registration act.

Document No. 8673 2025 of Book
Contains 16 Sheets 9 Sheets

Registering Officer

Sub Registrar: Velacheri

SUB-REGISTRAR
VELACHERY

24th day of December 2025

anbalagan ramasamy
Sub Registrar
Velacheri

SUB-REGISTRAR
VELACHERY

Registered as Number **R/Velacheri/Book-1/8673/2025**.

Date: 24/12/2025
Velacheri

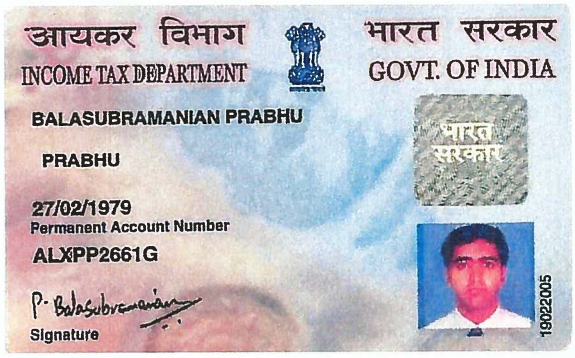
anbalagan ramasamy
Sub Registrar

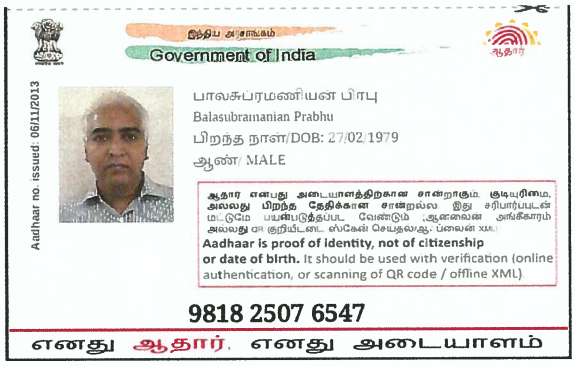
SUB-REGISTRAR
VELACHERY

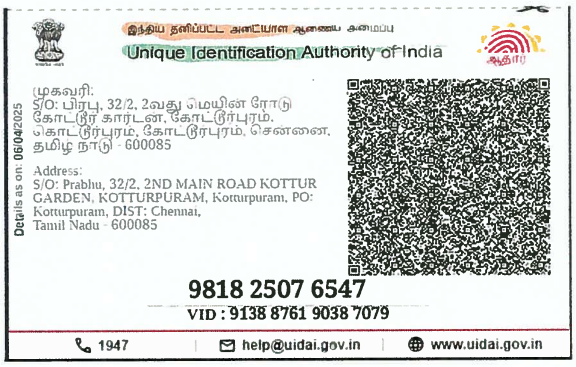
Document No 8673 of 2025 of Book 1
Contains 16 Sheets 10 Sheets

Registering Officer









For BRIGADE ENTERPRISES LTD

P. Balasubramanian

Authorised Signatory

Document No. 8673 of 2025 of Book 1

Contains 16 Sheets 11 Sheets

Registering Officer



இந்திய அரசாங்கம்
Government of India

Aadhaar no. issued: 13/12/2013

செந்தில் ப
Senthil P
பிறந்த நாள்/DOB: 13/10/1983
ஆண்/ MALE

ஆதார எனது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அலலது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன மட்டுமே பயன்படுத்தப்பட வேண்டும் ஆனலைன அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல் ஆ ப்லைன xml.
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6752 6793 3649

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India

Issue Date: 02/12/2015

யோகபாலாரம் டீ
Yogabalaram D
பிறந்த நாள்/DOB: 31/12/1994
ஆண்/ MALE

4969 2435 0166
VID : 9183 9036 9899 2211

எனது ஆதார், எனது அடையாளம்



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

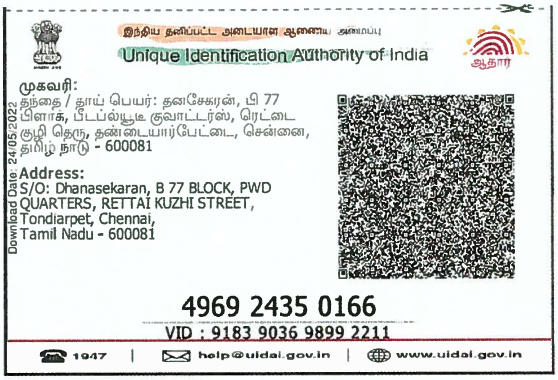
Details as on: 15/12/2025

முகவரி:
S/O: பழனி, 90/3, நொச்சிகுப்பம், மயிலாப்பூர், மயிலாப்பூர், மயிலாப்பூர், சென்னை, தமிழ் நாடு - 600004

Address:
S/O: Palani, 90/3, NOCHIKUPPAM, MYLAPORE, Mylapore, PO: Mylapore, DIST: Chennai, Tamil Nadu - 600004

6752 6793 3649
VID : 9107 9156 1685 5293

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



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Download Date: 24/05/2022

முகவரி:
தந்தை / தாய் பெயர்: தனசேகரன், பி 77 பிளாக், பீடப்ல்யூடீ குவாட்டர்ஸ், ரெட்டை குழி தெரு, தண்டையார்பேட்டை, சென்னை, தமிழ் நாடு - 600081

Address:
S/O: Dhanasekaran, B 77 BLOCK, PWD QUARTERS, RETTAI KUZHI STREET, Tondiarpet, Chennai, Tamil Nadu - 600081

4969 2435 0166
VID : 9183 9036 9899 2211

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Document No. 8073 2025
of Book
Contains 16 Sheets 12 Sheets
Registering Officer



RISES LTD

Signatory

உறுதிமொழி

இந்த ஆவணத்தை எழுதிக்கொடுப்பவர்களும், எழுதிப்பெறுவர்களும் கீழ்க்கண்ட உறுதி மொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22(A) மற்றும் பிரிவு 22(B)க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1860 பிரிவு 470-ன் படி Forged Document அல்ல எனவும், ஆவணத்தை எழுதிப்பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப்பெறுகிறார் எனவும், சொத்து மாற்றுச் சட்டம் 1882-ன் படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும் உறுதிமொழிஅளிக்கின்றோம்.

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள்,நீர்வழிப்பாதைகள், நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கின்றோம்.

மேலும் இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும்,அதற்கான சட்டப்பூர்வ நடவடிக்கைக்கு கட்டுப்படுகிறோம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாகமாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்.

For BRIGADE ENTERPRISES LTD

P. Balu Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவரின்
கையொப்பம்

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Registering Officer

G. Prakash I.A.S.
Principal Secretary / Member Secretary
Chennai Metropolitan Development Authority Office
No. 1, Gandhi - Irwin Road,
Egmore, Chennai - 600 008.

Chennai Metropolitan Development Authority

Phone : 044-2841 4355
E-mail : msoffice.cmda@gmail.com

Letter No. CMDA/PP/HRB/S/716/2025, dated: 22.12.2025

To

The Sub Registrar
Sub Registration District of Velachery,
Registration District of Chennai South
Chennai -600042

Sir,

Sub: CMDA – Area Plans Unit - MSB (North) Division – Planning Permission Application for the proposed construction of **High Rise Residential Group Development Building** Consisting of Combined Extended 1st basement floor (for parking, Fire Pump room, STP & OWC)+ 2nd basement floor (for parking & STP Pump room) + Combined Stilt floor part(for parking)+ Combined Ground floor part with lobby, Badminton court, Pickle ball, Association room, Kids play area, Amenities lobby, Indoor Games, Multipurpose hall, Reception lobby, Care taker room + Combined 1st floor (for parking), Pump room for Swimming pool and lobby + Combined podium at 2nd floor level with Open Swimming Pool; **Tower** 1: 2nd floor + 13 floors + 14th floor part Residential building with 66 dwelling units, SPA & business Centre at 2nd floor level; **Tower 2**: 2nd floor + 13 floors+14th floor part Residential building with 68 dwelling units, Yoga & Indoor games at 2nd floor level; **Tower 3** : 2nd floor + 13 floors +14th floor part Residential building with 82 dwelling units, Kids play area & Laundry at 2nd floor level; **Tower 4:** 2nd floor +13 floors + 14th floor part Residential building with 68 dwelling units, Gym, Amenities, Association room, Change room & shower room at 2nd floor level; with connecting steel bridge (at 46.40m height at 14th floor level), Totally 284 dwelling units and Gas bank at Old Door no.66, New door no.142, Velachery main road, Chennai 600 042, Comprised in T.S.nos. 6/1, Block No.20, Velachery (part 1) village, Velachery taluk, within the limit of Greater Chennai Corporation - Applied by **M/s. Brigade Enterprises Limited.,** represented by its authorized signatory Thiru. Balasubramanian Prabu - Registration of Gift deed for OSR area of exent of 2015.14 sq.m & Street alignment area to an extent of 1169. 24sq.m – Reg.

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Registering Officer

Ref: 1. G.O. MS. No. 52/CT & RE Dept. Dt. 01-02-1995.

Prakash I.A.S.
ncipal Secretary / Member Secretary
nnai Metropolitan Development Authority Office
1, Gandhi - Irwin Road,
nore, Chennai - 600 008.

Chennai Metropolitan Development Authority

Phone : 044-2841 4355
E-mail : msoffice.cmda@gmail.com

2. The applicant letter dated 15.12.2025.

I am sending herewith the original gift deed duly signed by Authorised Signatory for **M/s. Brigade Enterprises Limited** (Donor) and signed by me accepting the gift deed as Donee in connection with the gifting of of Gift deed for OSR area of exent of 2015.14 sq.m & Street alignment area to an extent of 1169. 24sq.m in in T.S.nos. 6/1 part, Block No.20, Velachery (part 1) village, Velachery taluk, within the limit of Greater Chennai Corporation. The above said deed is to be registered as per the provisions of TNCD & BR -2019.

I am also to inform that I have been exempted from Personal appearance under Sec.88 (1) of the Registration Act as per G. O. in the reference 1st cited.

Encl.: As above

Yours sincerely

PRINCIPAL/MEMBER-SECRETARY

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தமிழ்நாடு தமிழ்நாடு TAMILNADU 13/5/2025 BD 327711

Brigade Enterprises Ltd

K. KALYANI (S.V.)
Lic.NO.17437/20/98
NO.1/1A2, MOTILAL STREET
T.NAGER, CHENNAI - 17.
Phone : 24347696

original 24/5/25

DEED OF SALE

THIS DEED OF SALE IS EXECUTED AT CHENNAI ON THIS THE 14th DAY OF MAY 2025

BY

RAPTAKOS BRETT AND COMPANY LIMITED [PAN No. AAACR1772R], a company incorporated under the Indian Companies Act, 1913, having its CIN: U52310MH1930PLC002084 and having registered office at 253, Dr. Annie Besant Road, Worli Colony, P.O. Mumbai – 400 030, represented by its Authorized Signatory **Mr. Dineshkumar Mishra,** son of Mr. Ramfer S. Mishra, aged about 50 years, (PAN: AEFPM3772G and Aadhaar No. 587777572784) (authorized vide Board Resolution dated 31st March, 2025), hereinafter referred to as the **"VENDOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors-in-interest and administrators of the **FIRST PART.**

For BRIGADE ENTERPRISES LTD.

P. Balasubramanian
Authorized Signatory.

RAPTAKOS BRETT & COMPANY LIMITED

AUTHORISED SIGNATORY

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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.