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DIGITALLY VERIFIED RECORD

SCAN 3801/BK1/2024



தமிழ்நாடு தமிழ்நாடு TAMILNADU 25/04/2024

DC 081758

M. SARAVANA
Stamp Vendor
License No. 2776 / E-2 / 94
4/2, Padmanaban Street,
Kodambakkam, Chennai-60002

Shreyes Chakra Ventures Private Limited

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS **GENERAL POWER OF ATTORNEY** EXECUTED AT CHENNAI ON THIS **26th day of April , 2024**, That I, **Dr. SUSHILA KRISHNAMURTHI** wife of Shri. Swami Govindananda and Daughter of Late.K.Y.Krishnamurthi, **(**AADHAAR:8347 4280 7282**) (**PAN:AFWPM8540A**)** Hindu, aged about 65 years, presently residing at No. 2/523, Sundeep Avenue 2nd Street, Chinna Neelankarai, Chennai 600 115 and permanently residing at 287/A, Baansuri Kappillil, Manickamnagalam PO, Manickamangalam Devi Temple,Kalady, Ernakulam,Kerela 683574. Which term shall mean and include wherever the context so requires or permits themselves, their heirs, legal representatives, executors, administrators, nominees and assigns: hereinafter called the **PRINCIPAL.**

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

Document No. 3801 of 2024 of Book 1

Contains 22 Sheets 1 Sheet

Registering Officer

SCAN

ஆவண எண்: 3801 / 2024

கள ஆய்வறிக்கை முழு எண்: 550 /2024

நாள்: 13.05.2024ன் படி கட்டிட மதிப்பு சரியென ஆணையிடப்பட்டது.

சார் பதிவாளர்
நீலாங்கரை



DO HEREBY NOMINATE APPOINT AND CONSTITUTE **M/s. SHREYES CHAKRA VENTURES PRIVATE LIMITED**, (CIN-U45400TN2005PTC057429) PAN-AANCS9300H a company incorporated under the provisions of the Companies Act, 2013 having its Registered Office at No.44, Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai-600034, represented by its Executive Director, **Mrs. ANITHAH PANICKAR,** (PAN-AGCPA6961E, Aadhaar No. 2550 0384 2556), W/o. Sri. Sunil Panickar, hereinafter called the **"DEVELOPER"** authorised vide Board Resolution dated 23-2-2024, hereinafter called as my **TRUE AND LAWFUL ATTORNEY** which term shall mean and include wherever the context so requires or permits herself, her heirs, legal representatives, executors, administrators, nominees and assign in my name and on my behalf to do the following acts, deeds and things in respect of the property morefully described in the Schedule annexed hereunder.

WHERAS All that piece and parcel of Agricultural Punja land bearing Survey No74/1 (Old Paimash No. 152 and 152 A) situated in No.145 Neelangarai Village Saidapet Taluk Chingalputtu District of an extent of about 22 cents as or thereabouts together with 4000 Sq.ft RCC Building was originally owned by Mr.K.Y. Krishnamurthi he having purchased the same from P.D.Narayana Swamy Reddiar under 1.Sale deed dated 12.02.1987 Registered as Document No.377 of 1987 at Sub Registrar Office, Saidapet, Chennai for an extent of 11 cents and 2. Sale deed dated 12.02.1987 registered as Document No.438 of 1987 for an extent of 11 cents at Sub Registrar Office, Saidapet, Chennai.

WHEREAS subsequently Mr. K.Y. Krishnamurthi had built a house with 2 floors measuring a total area of 4,000 square feet and has been paying property tax and metro water and sewage tax for the Schedule mentioned property.

WHEREAS Mr.K.Y. Krishnamurthi, out of love and affection settled the Schedule mentioned property in favour of his younger daughter Dr. Sushila Krishnamurthi by a Deed of Settlement dated 12-03-2010 and registered as Document No. 1179 of 2010 in the office of Sub Registration office Neelangarai

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

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Contains 22 Sheets 2 Sheet

Registering Officer

S Kmurthi

WHEREAS Dr.Sushila Krishnamurthi , the VENDOR herein, became the absolute owner of property measuring about 22 cents by way of the Deed of Settlement dated 12-03-2010 and registered as Document No. 1179 of 2010 in the office of Sub Registration office Neelangarai, morefully described under Schedule annexed hereunder,

WHEREAS Dr.Sushila Krishnamurthi has obtained patta No. 4948 in her name issued by Tahsildar, Sholinganallur on 16th March,2012 for the Schedule mentioned property.

EVERSINCE from the date of Settlement Dr. Sushila Krishnamurthi , hereinafter referred to as "PRINCIPAL" has been in absolute possession and enjoyment of the Schedule mentioned property.

WHEREAS the Greater Chennai Corporation vide Permit No. RL/WDCN15/01864/2023 dated 18/1/2024 has approved the Schedule mentioned plot after collecting necessary development and regularisation charges from Mrs. Sushila Krishnamurthi, the Principal herein.

AND WHEREAS the PRINCIPAL desires to develop the Schedule PROPERTY by construction of flats, etc., and sell or otherwise transfer the Schedule PROPERTY or any right, title, interest in the Schedule PROPERTY to various persons/bodies.

AND WHEREAS the Town Planning Section-Sholinganallur of Greater Chennai Corporation has approved the demolition of existing house vide approval No. DA/WDCN15/00263/2024 dated 27th March,2024.

AND WHEREAS PRINCIPAL is desirous of appointing an AGENT **M/s. SHREYES CHAKRA VENTURES PRIVATE LIMITED** represented by its Executive Director, **Mrs.ANITHAH PANICKAR** as her General Power of Attorney Agent to execute various acts, deeds and things that are contemplated herein in respect of the Schedule PROPERTY as my true and lawful Power of Attorney Agent to act for us and to do the following Acts, Deeds and Things.

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

S Kmurthi

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Registering Officer

AND WHEREAS POWER AGENT has paid to the PRINCIPAL an advance of Rs.25,00,000/- (Rupees: Twenty Five Lakhs Only) towards the Sale Consideration of Schedule Mentioned Property in the following manner:

A) Rs.20,00,000/- (Rupees: Twenty Lakhs only) by way of RTGS dated 23.02.2024 drawn on ICICI Bank, Akkarai Branch.

B) Rs.5,00,000/- (Rupees Five Lakhs Only) by way of RTGS dated 25.04.2024 drawn on ICICI Bank, Akkarai Branch.

1. To Negotiate for Sale of 9468.8 Square Feet (880 SQ.M) of Divided / Undivided Share and Interest over the Schedule mentioned property and enter into necessary Agreement either in whole or in parts, in undivided share or shares to such person or persons for such sale price or consideration, as my Attorney may think it fit and proper and to execute necessary Sale Deed(s) either in full or in part and receive in their name the sale consideration payable to me and on my behalf.
2. To enter into Agreements, Memorandum of Understanding with intending PURCHASERS to receive advance, full sale price, for the sale of 9468.8 Square Feet (880 SQ.M) of Divided / Undivided Share and Interest over the Schedule mentioned Property from the PURCHASER or PURCHASERS and to give proper and expedient receipts thereof.
3. To execute, admit execution and to present on my behalf any document or documents so executed to the Registering Officers, concerned Authorities having jurisdiction to register the same and to get the same registered and receive them back from the Registering Officers/Authorities.
4. To sign other documents such as Patta Transfer forms and all other papers, forms needed thereof and to do all such Acts, Deeds and things as may be necessary and reasonably required for effectively conducting and concluding the Registration of Sale Deed(s) and or other document or documents relating to the Schedule mentioned property.

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

S Kumutha

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Registering Officer

5. To Execute, admit execution, and register all forms of transactions as envisaged under the Transfer of Property Act 1882, including the Sale of the Property and to receive the sale consideration therefor in their name relating to 9468.8 Square Feet (880 SQ.M) Divided / Undivided Share and Interest over the Schedule mentioned property.
6. To enter into Contract, Agreements with the parties for the purpose of construction and development of residential building apartments complex on the Schedule mentioned Property. To sign and execute on my behalf any document or documents of Sale, Rectification, Ratification, Exchange, Gift or otherwise dispose of 9468.8 Square Feet (880 SQ.M) of Divided / Undivided Share and interest over the Property described in the Schedule hereunder, either with or without building, in favour of the prospective PURCHASER or PURHCASERS in one or more Sale Deed or Sale Deeds in undivided share or shares or in a lot and handover possession thereof to the PURCHASER.
7. To sign all connected papers like plans, Affidavits, applications, letters, indemnities, authorisations and corrections before the Competent Authorities of the respective Departments, CMDA,DTCP, MUNICIPALITY, PANCHAYAT, WATER BOARD, Electricity Board, Collector, ULT, Drainage Board, etc., as the case may be for the purpose of obtaining necessary, Re-constitution, sub-division sanctions, planning permit, construction permit connected with the Schedule mentioned Property and to engage Architects, Contractors and such other technical persons as may be necessary for the effective completion of the storeyed complex on the Schedule mentioned Property.
8. To raise funds the power holder is entitled to mortgage the property and raise a loan in their name by mortgaging the Schedule mentioned Property either by way of equitable mortgage or registered mortgage or any other mode from banks, financial institutions, companies, etc., and to sign/execute necessary papers/deeds including pronote/s and if necessary to register the mortgage deed/s by presenting the same before the competent registering authority and admitting execution thereof, to hand over all the original documents to the mortgagee/s, to receive money and acknowledge receipt thereof, to repay the loan amount/s together with interest and receive back all the original documents and to acknowledge receipt thereof.

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

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Registering Officer

The Principal is not personally or otherwise, either directly or indirectly, liable and responsible for payment of such loans and if there is any default, recovery shall be enforced only against the Schedule Property and the building/s to be constructed thereon by the Attorney. The Attorney is solely and personally liable and responsible for repayment of such debt liabilities.

9. To engage Advocates, sign Vakalats, verify and sign plaints, written statements, counter to depose evidence, deposit, withdraw amounts from and out of all Statutory Authorities, compromises, settle any dispute and to deal with all or any matters connected with any dispute if any arises with reference to the Schedule mentioned Property.
10. To apply to the concerned Income Tax Office/s and the Appropriate Authority to obtain the necessary Income Tax Clearances/Certificates under the provisions of the Income Tax Act, 1961, including under section 230-A and chapter XX-C, before or after executing the Sale deed/s and to sign, execute and submit all the necessary documents, letters, declarations, papers, forms, indemnities, affidavits, petitions, etc. as may be required in this regard in relation to the Schedule property.
11. To sign all connected papers like plans, Affidavits, applications, letters, indemnities, authorisations and corrections before the Competent Authorities of the Departments, CMDA, DTCP,MUNICIPALITY, PANCHAYAT, Water Board, Electricity Board, Collector, ULC, ULT, Drainage Board, etc., as the case may be for the purpose of obtaining necessary sanctions connected with the entire Schedule mentioned Property in respect of any or all the following matters.

a) Sub division of the plot
b) Reconstitution / Consolidation of the plot.
c) Amalgamation or Reclassification of the plot.
d) Apply, submit, and obtain sanctions in respect of the proposed construction of the building or buildings.
e) Demolition plans and connected papers.
f) Apply for additions, revisions and alterations to the existing building or buildings that may be constructed thereof.

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

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to

Registering Officer

g) Transfer of the existing services or obtain fresh services in respect of the water supply, drainage, sewerage and electricity

h) To apply for demolition of the existing building/superstructures and obtain sanction thereof

i) Intimate the Revenue Department in Municipality, Local Panchayat for cancellation of the Property Tax Assessment in case of demolition and obtain necessary tax exemption

j) To file appeals, references, revisions and to appear and present before the Competent Authorities.

k) To apply and obtain exemption and no objections from the Competent Authorities under the Urban Land Ceiling and Regulations Act as and when required.

12) To deal and correspond with the Tamil Nadu Electricity Board (TNEB)/Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) & Chief Electrical Inspector General (CEIG), and/or other service providers for obtaining electricity connection or connections including making or putting up sub-station/s for and/or in respect of or relating to the Building/ Buildings which will be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

13) To deal and correspond with the Chennai City Corporation, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) and/or other service providers for obtaining water and sanitary service in respect of or relating to the building/buildings which will be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

14) To apply for Development Rights Certificate from CMDA, local body or executive authority and to obtain the Development Rights Certificate (DRC) in their name (Registered GPA) as prescribed under Tamilnadu Transfer of Development Rights Rules or such other rules as amended from time to time.

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

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Registering Officer

15) To apply for and obtain Commencement Certificates or Completion Certificates, Occupation Certificates and all other certificates in respect of the Building/ Buildings to be constructed and completed on the Schedule Property from time to time from the concerned authorities.

16) To apply for and obtain registration certificate for the project under the Real Estate (Regulation and Development) Act, 2016 **("RERA")** and its rules, make all necessary applications, extend the time for handover of the apartments in the project developed on the Schedule Property and make necessary appearances before the authority established under RERA.

17) To deliver possession before or after sale of the Schedule Property and/or portions of the same or in the form of Divided/ Undivided Share with Super built-up areas before or after sale to the prospective purchaser/s, transferee/s and other persons with whom my attorney may deem it fit in respect of Schedule Property.

18) To pay fees or deposits or apply for an obtain and to handover Bank Guarantees, Indemnities, etc., in my name and to obtain refund or return of the same from any of these Authorities by cash, cheque, pay order or DD in favour the Attorney. To render true and faithful account of all monies collected and expenses incurred by furnishing periodical income and expenditure account as may be directed from time to time.

19) To receive the sale consideration ,either in full or in parts, in the name of the Power Agent, M/s. SHREYES CHAKRA VENTURES PRIVATE LIMITED and to issue proper receipts thereof.

20) To appoint any other person or persons empowered by Authorisation Letter for carrying out all or any of the objects of this Power to delegate, nominate and constitute any other person or persons and to execute and register such necessary Deed or Deeds of Power of Attorneys to carry out the objects of these presents.

21) To do all acts, deeds and things as may be necessary and reasonably required for completing the aforesaid matters as fully and effectively in all respects, as I would do the same if I am personally present.

22) The Powers given under this General Power of Attorney are irrevocable and shall not be revoked under any circumstances and for any reason.

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

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Registering Officer

23) I confirm that all acts, deeds and things done by my Attorney in regard to the Schedule mentioned Property will be binding on me and I do hereby and undertake to ratify and confirm all the acts, deeds and things whatsoever that my lawful Attorney may do or cause to be done by virtue of these presents.

Rs.25,00,000/- (Rupees: Twenty Five Lakhs Only) CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

I WISH TO REGISTER THIS POWER OF ATTORNEY BEFORE THE SUB-REGISTRAR **NEELANGARAI**.

SCHEDULE

All that piece and parcel of land bearing Door No.2/523 Sandeep Avenue 2nd Street, Neelangarai,Chennai 600115, measuring an extent of 9468.8 Square Feet (880 SQ.M) together with a building thereonmeasuring an extent of 4000 Sq.Ft, Ward No. 192, Survey No.74/85, (Old S.No.74/1) as per Patta No.4948 situated at Neelankarai Village, Sholinganallur Taluk,Chennai District.

Bounded on the

North by	:	Sandeep Road 2nd Street (previously -24 feet width Cart Track)
South by	:	Land belonging to Mr.Karthik (previously - Land belongs to Vasantha Narasimhan)
East by	:	Land belonging to Divya Selvam (previously -Vendors Land)
West by	:	Sandeep Avenue, 2nd Street (previously 24 feet width cart track)

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

S Kumar

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Registering Officer



Originally Situated within the office of Registration District of Madras South and Registration Sub District of Adyar within the limits of Neelangarai Panchayat, and St. Thomas Mount Panchayat Union Limits.

Now Situated within the Sub-registration District of **NEELANGARAI** and the RegistrationDistrict of **SOUTH CHENNAI.**

Property Tax Assessment No. 15-192-05592-000

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER AGENT ABOVE NAMED HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS **26TH DAY OF April , 2024** IN THE PRESENCE OF THE FOLLOWING WITNESS:

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

POWER AGENT **PRINCIPAL**

WITNESS:-

1. Gnanasekaran. A S/o. Mr. M. Arumugam
13/14, 11th cross street, Shenoynagar, Chennai - 600030

2. J.V. Midhun King S/o M. James
P.No. 3D, D.No. 5,
Jothi Ramalingam 5th Street
West Kavarapalayam
Avadi, Chennai - 600054

Drafted by:

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Contains 22 Sheets 10 Sheet

Registering Officer



S.GNANASEKAR, B.A., B.L., ADVOCATE
Roll No.4992/2018, Chennai-54,
Cell:9841338203

ANNEXURE 1-A

Statement regarding particulars of the building mentioned in the document: Please note by a tick (...-/...) Mark in the relevant item in the item in the following form:

1. Description of Building

(a) Construction of the Structure	-	Cement
(b) Depth of foundation	-	3 to 4 feet,
(c) Thickness of walls in Ground Floor	-	9"
(d) Whether teakwood used throughout	-	Yes
(e) Flooring	-	Tiles
2.. Age of the building	-	(50 years)
3. Extent of the site	-	**9468.8 Sq.Ft (880 Sq.M)**
3A. Value of the Site	-	**Rs. 3,78,75,200/-**

4. Built up area : (Each type of construction involved in each floor)

NOTE : Area open to sky such as Court-yard etc should be deducted from built up area if any.

1.RCC Roof - **4000 sq.ft,**

Door No.2/523 Sandeep Avenue 2nd Street, Neelangarai,Chennai 600115

---

5. Area of separate cargate and of construction involved if any - Nil
6. (a) Length of compound wall if any - Common
   (b) Length of barbed wire or chain or link fence - Nil
7. Is there a separate latrine or chain septic tank - Common
8. Well if any with diameter and depth - Nil

9. Electrical installation

(a)	No.of points	- 10 Nos
(b)	No.of fans	
(c)	No.of electric motor pump set	- Common.

10. The Executant's estimate of the Market Value of the Property - Land Cost -**Rs. 3,78,75,200/-**
Building Cost - **Rs. 45,00,000/-**

Total Cost **Rs. 4,23,75,200/-**

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

CLAIMANTS

EXECUTANT

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Registering Officer



https://eservices.tn.gov.in/eservicesnew/land/chittaExtract_ta.html?lan=ta

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : சென்னை

வட்டம் : சோழிங்கநல்லூர்

வருவாய் கிராமம் : நீலாங்கரை

பட்டா எண் : 4948

உரிமையாளர்கள் பெயர்

1. கே.ஒய்.கிருஷ்ணமூர்த்தி மகள் சுசீலா கிருஷ்ணமூர்த்தி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
74	85	0 - 8.80	0.10	--	--	--	--	---- -------- 30-01-2016
		0 - 8.80	0.10					

குறிப்பு :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **02/11/006/04948/60695** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 26-04-2024 அன்று 09:32:28 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

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Registering Officer

PLAN SHOWING THE PROPOSED REGULARISATION OF LAND FOR RESIDENTIAL PURPOSE AT SANDEEP AVENUE 2ND STREET, COMPRISED IN OLD SURVEY NO: 74/1, AS PER PATTA SURVEY NO: [illegible]5 OF NEELANKARAI VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION, ZONE : 15, DIVISION : 192.

NOTE: LAND ALONE REGULARISED

COLOUR INDEX

PROPOSED – BOUNDARY –

ROAD –

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

Current No. 3801 of 2024

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Registering Officer

North

E

W

S

28.65M

29.59M

31.09M

27.15M

28.65M

7.30M WIDE ROAD

SPLAY 1.5M X 1.5M

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
மனை வரன்முறை அனுமதி எண்..... 0062/2024
நாள்..18/01/2024..வார்டு..192..மண்டலம்..15..
ஒப்பளிக்கப்பட்டது

உ.செ.பொ. ஆணையருக்காக

SITE PLAN

N

W

E

S

1

மறுதாரார் நகல்

SHOPPING MALL

பணித்துறை

SANDEEP AVENUE 2ND STREET

EAST COAST MEDICALS

EAST COAST ROAD

SANDEEP AVENUE 2ND MAIN ROAD

KEY PLAN

AREA DETAILS

EXTENT OF PLOT: 880.00 SQ.M

SCALE - 1:100

SKmurthi

SIGNATURE OF OWNER

P. MAKESH, B.TECH
Registered Engineer 301422019 Gr-III
Greater Chennai Corporation
MSQUARE, #1, 7th Street, New Colony,
Adambakkam, Chennai - 600 088.
Mobile: 83000 23456

SIGNATURE OF LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி

GREATER CHENNAI CORPORATION

நகரமைப்பு துறை

Town Planning Department

மனை வரன்முறைப்படுத்த அனுமதி

Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)

(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) 0062/2024		RL/WDCN15/01864/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
15	192	18/01/2024	08/12/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address		Thiru/Tmt/Ms. Sushila Krishnamurthi Door No.2/523, Sandeep Avenue, Link Road, Chinna Neelankarai, Chennai.	
மேம்பாட்டு தன்மை / Service Type		Regularization of Individual Plot	
மனை அமைவிடம் / Plot Address		S.No.74/85, Neelankarai Village, Sandeep Avenue 2nd Street, Chennai.	
Development Charges		446000	
Regularization Charges		134000	
மொத்தக் கட்டணம் / Total (in Rs.)		580000	

Amount (in Words): Rupees: Five Lakh Eighty Thousand Only/-

DD Details: DD Number: 010161 Amount:Rs.580000/- Date:21/12/2023
Bank: HDFC Bank

The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicants right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent court to decide on the ownership or get the matter settled in the Court of Law and Greater Chennai Corporation is not the Competent Authority to decide this matter.

S Krmurthi

18/01/24

Assistant Executive Engineer (T.P)

18/01/24

Executive Engineer (T.P)

18/1/24

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

Current No 3801 of 2024 of Boo
Contains 22 Sheets 14 Sheet

Registering Officer

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2023-24/HQ/1355545**	**Receipt Date:**	**05-01-2024**
Name:	SUSILA KRISHNAMURTHI		
Address:	DOOR NO. 2/523, SANDEEP AVENUE, LINK ROAD, CHINNA NEELANKARAI, CHENNAI-600041.		
Payment Details:	Description: Fee Collection : Plan Submission Number -RL/WDCN15/01864/2023		
	Paid By: SUSILA KRISHNAMURTHI		

Description Head of A/C	Amount (in Rupees)
GCC Development Charges Collection	446000.00
Regularisation Charges - Land Collection	134000.00
Total:	**5,80,000.00**

Amount (in words): Rupees Five Lakh Eighty Thousands Only

Demand Draft # 010161 Drawn on HDFC BANK, PALLIKARANAI Dated 21-12-2023

This is the Computer Generated Receipt Siganture and Seal is not required

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

Document No 3801 of 2024 of Book I

Contains 22 Sheets 15 Sheets

Registering Officer

R/நீலாங்கரை/புத்தகம்-1/3801/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 2834

No. 2/523, Sundeep Avenue, Link Road, Chinna Neelankarai, நீலாங்கரை, சோழிங்கநல்லூர் , சென்னை, தமிழ்நாடு, இந்தியா, 600041-ல் வசிக்கும் திருமதி டாக்டர். சுசீலா கிருஷ்ணமூர்த்தி என்பவரிடமிருந்து ₹ 1,00,100/- (ரூபாய் ஒரு இலட்சத்து நூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : நீலாங்கரை
நாள்: 26/04/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2024 ஆம் ஆண்டு ஏப்ரல் மாதம் 26ம் தேதி பி.ப. 02:12 மணியளவில் நீலாங்கரை சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 4,24,962/- செலுத்தியவர்.

இடது பெருவிரல்  	S Krmurthi 9884514895 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	S Krmurthi "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:5204440989864ebc9b4a5cb32608adfc0e0cc3 (Details from UIDAI : Sushila Krishnamurthi C/O: Swami Govindananda, 1958, xxxxxxxx7282)	

Current No 3801 of 2024 of Bo
Contains 22 Sheets 16 Shee

Registering Offic

R/நீலாங்கரை/புத்தகம்-1/3801/2024

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	950009 1183 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:424496dc617f74570d428eb5d9f880108da77f **(Details from UIDAI : Anithah Panickar W/O: Sunil Panickar, 1980, xxxxxxxx2556)**	

2024 ஆம் ஆண்டு ஏப்ரல் மாதம் 26ம் நாள்

சண்முகம் சு
சார்பதிவாளர்
நீலாங்கரை

SUB REGISTRAR
NEELANKARAI

R/நீலாங்கரை/புத்தகம்-1/3801/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 26/04/2024
நீலாங்கரை

சண்முகம் சு
சார்பதிவாளர்

SUB REGISTRAR
NEELANKARAI

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.

Document No 3801 of 2024 of Book 1
Contains 22 Sheets 17 Sheets

Registering Officer







For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

Current No 3801 of 2024 of Boo
Contains 22 Sheets 18 Shee

Registering Offic

இந்திய அரசாங்கம்
Government of India



அனிதா பணிக்கர்
Anithah Panickar
பிறந்த நாள் / DOB : 09/04/1980
பெண்பால் / Female

2550 0384 2556

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
கணவர் பெயர் சுனில் பணிக்கர், 16, சத்தியநாராயண ஆவன்யூ, போட் கிலப் ரோடு, ராஜா அண்ணாமலைபுரம், சென்னை, ராஜா அண்ணாமலைபுரம், தமிழ் நாடு, 600028

Address:
W/O: Sunil Panickar, 16, SATHYANARAYANA AVENUE, BOAT CLUB ROAD, Raja Annamalaipuram, Chennai, Raja Annamalaipuram, Tamil Nadu, 600028

2550 0384 2556

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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGCPA6961E

नाम / Name
ANITHAH PANICKAR

पिता का नाम / Father's Name
VENUGOPAL RAMDOSS

जन्म की तारीख / Date of Birth
09/04/1980

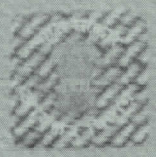
हस्ताक्षर / Signature



24012018

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHREYES CHAKRA VENTURES PRIVATE LIMITED



08/09/2005

Permanent Account Number

AANCS9300H

01092013

For SHREYES CHAKRA VENTURES PVT LTD

Executive Director

Document No 3801 of 2024 of Book 1
Contains 22 Sheets 19 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



கௌதமன் ஆ
Goudhaman A
பிறந்த நாள்/DOB: 05/11/1985
ஆண்/ MALE

Download Date: 05/06/2021

Issue Date: 25/02/2015

8619 8550 2994

VID : 9124 5324 0915 1557

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: ஆறுமுகம் மு, 1374, 11வது குறுக்கு தெரு, டி பி சத்திரம், ஷெனாய் நகர், சென்னை, தமிழ் நாடு - 600030

Address:
S/O: Arumugam M, 1374, 11TH CROSS STREET, T P CHATHIRAM, Shenoy Nagar, Chennai, Tamil Nadu - 600030

8619 8550 2994

VID : 9124 5324 0915 1557

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இந்திய அரசாங்கம்
Government of India



மிதுன் கிங் ஜே வி
Midhun King J V
பிறந்த நாள்/DOB: 15/08/1997
ஆண்/ MALE

Issue Date: 15/01/2014

7926 7106 6966

VID : 9117 1588 5562 6390

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
C/O ஜேம்ஸ், எண் 3 டி, கதவு எண் 5, ஜோதி ராமலிங்கம் 5வது மெயின் தெரு, மேற்கு கவரப்பாளையம், ஆவடி, திருவள்ளூர், தமிழ் நாடு - 600054

Address:
C/O James, NO 3D, DOOR NO 5, JOTHI RAMALINGAM 5TH MAIN STREET, WEST KAVARAPALAYAM, Avadi, Tiruvallur, Tamil Nadu - 600054

Download Date: 13/05/2022

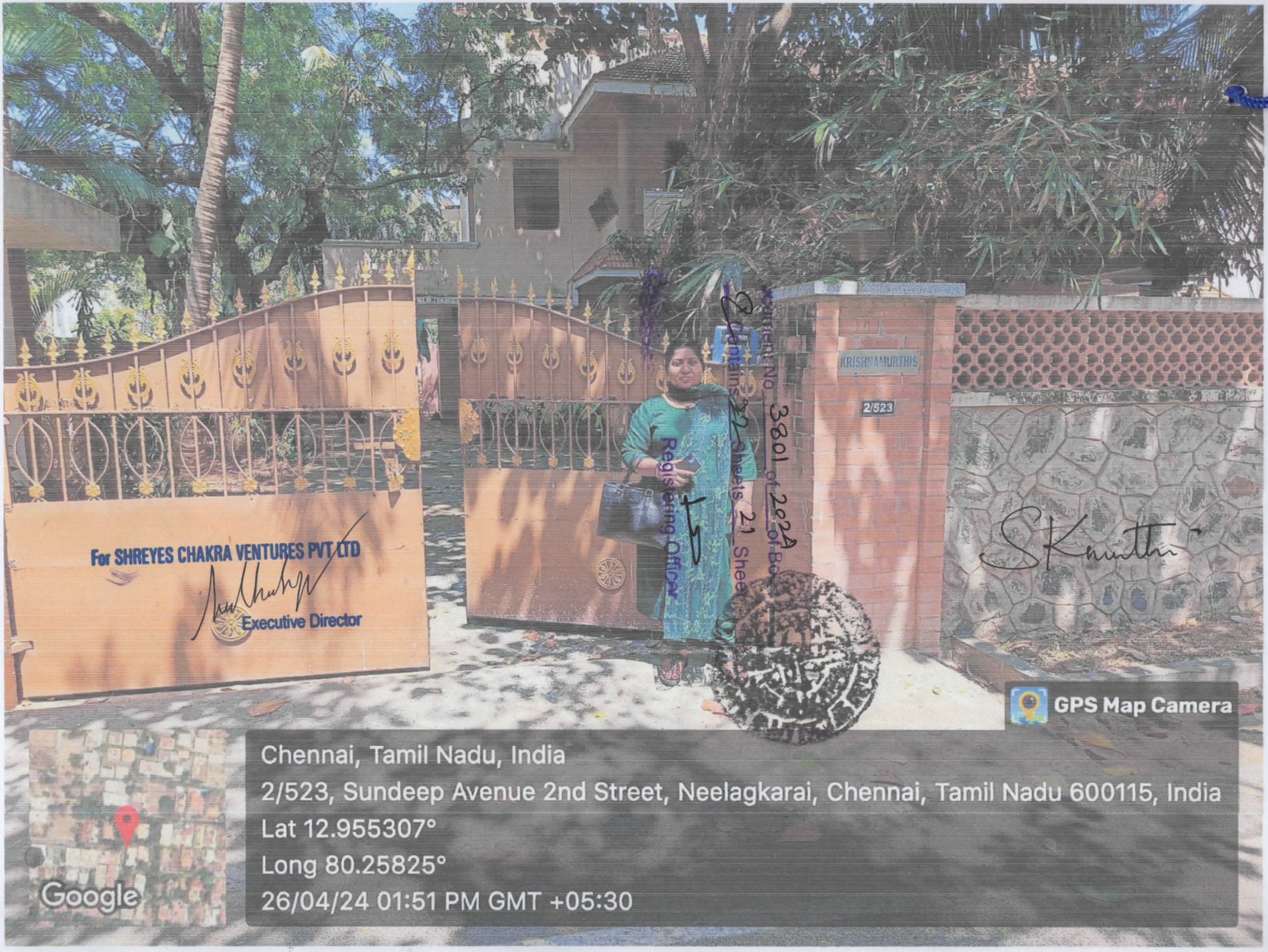
7926 7106 6966

VID : 9117 1588 5562 6390

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Current No. 3801 of 2024 of Book 1
Contains 22 Sheets 20 Sheet

Registering Officer


For SHREYES CHAKRA VENTURES PVT LTD
Executive Director
KRISHNAMURTHIS
2/523
Registering Officer
GPS Map Camera
Chennai, Tamil Nadu, India
2/523, Sundeep Avenue 2nd Street, Neelagkarai, Chennai, Tamil Nadu 600115, India
Lat 12.955307°
Long 80.25825°
26/04/24 01:51 PM GMT +05:30
Google


ocument No 3801 of 2024 of Bo
Contains 22 Sheets 22 Shee
Registering Officer
For SHREYES CHAKRA VENTURES PVT LTD
Executive Director
GPS Map Camera
Chennai, Tamil Nadu, India
2/523, Sundeep Avenue 2nd Street, Neelagkarai, Chennai, Tamil Nadu 600115, India
Lat 12.955307°
Long 80.25825°
26/04/24 01:53 PM GMT +05:30
Google



தமிழ்நாடு தமிலநாடு TAMILNADU
- 024505
11 MAR 2010

K.Y. Krishnamurthi
2/523, Sundeep Ave
Link Rd
Chinna Neelankarai
Chennai

E 501015

M. KAILASH CHAND
STAMP VENDOR
New No.7, (Old No. 52), Jeenis Road,
SAIDAPET, CHENNAI-600 015.
L.N. 11727/B/91, Cell. 9840173096

DEED OF SETTLEMENT

THIS DEED OF SETTLEMENT executed at Chennai on this ....12th.....day of March 2010 by Mr.K.Y.KRISHNAMURTHI, (PAN AYJPK 5330Q) son of late Y.R. Yegyam Iyer, Hindu, aged about 85 years, residing at No.2/523, Sundeep Avenue Link Road, Chinna Neelankarai, Chennai - 600 041, hereinafter called the SETTLOR, which term shall, wherever the context so permits and admits mean and include his heirs, legal representatives executors, administrators, nominees and assigns,

TO AND IN FAVOUR OF

Dr.SUSHILA KRISHNAMURTHI, the younger daughter of Mr.K.Y.KRISHNAMURTHI, (PAN AFWPM8540A) Hindu, aged about 52 years residing at Door No.2/523, Sundeep Avenue, Link Road, Chinna Neelankarai, Chennai - 600 041 (presently residing at C 21 Ganga Vatika 2, Muni Ki Reti Rishikesh hereinafter called the 'SETTLEE' which term shall, wherever the context so permits admits, mean and include her heirs, legal representatives, executors administrators, nominees and assigns.

3801/2029
VERIFIED
SUB REGISTRAR
NEELANGARAI

DOCUMENT
No. 1179 Year 2010
Page No. 1
Total Pages 10

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

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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
- Land survey, soil testing, architecture and construction

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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.