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DIGITALLY VERIFIED RECORD

948 | 2025 TP/231583459/2025

DEED OF MORTGAGE
(Without Possession)

This deed of mortgage (this **"Deed"**) is executed at the place and on the date as mentioned in Serial No. 1 and Serial No. 2 of the Annexure 1 hereto respectively:

BY

The Borrower(s) as detailed in Serial No. 3 of the Annexure 1 hereto (the **"Borrower(s)"**, which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned in the Master Terms and Conditions as applicable for term loan registered on 29/05/20025 with the Sub-Registrar at Mumbai – 9 office under serial number MBI-9/8160/2025 (**"T&Cs"**)).

AND

The Security Provider(s) as detailed in Serial No. 4 of the Annexure 1 hereto (the **"Security Provider(s)"**, which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned in the T&Cs).

IN FAVOUR OF

TATA CAPITAL HOUSING FINANCE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, CIN No. U67190MH2008PLC187552, having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 and it branch office at 5th Floor, Centennial Square, 6A Dr. Ambedkar Salai, Kodambakkam, Chennai – 600024 (hereinafter referred to as the **"Lender"** which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

WHEREAS:

(a) The Borrower(s) has/have approached the Lender with a request to grant the Facility as set out in Serial No. 5 of Annexure 1 hereto, to the Borrower(s) and the Lender has agreed to lend to the Borrower(s) the Facility on certain terms and conditions contained in the Facility Documents.

(b) In consideration of granting the Facility to the Borrower(s), one of the conditions is that the Facility shall be secured, inter alia, by way of mortgage/charge over the properties of the Security Provider(s) as more particularly set out in Serial No. 6 of Annexure 1 hereto (hereinafter the assets and properties described in Annexure 1 are referred to as the "Mortgaged Properties"), as per the ranking as more particularly set out in Serial No. 8 of Annexure 1 hereto, in favour of the Lender.

(c) Pursuant to the Facility Agreement as of the date as set out in Serial No. 12 of Annexure 1 hereto, read with T&Cs and other Facility Documents, it has been agreed that the Security Provider(s) shall create Security in favour of the Lender to secure the Obligations.

(d) Accordingly, the Lender has called upon the Security Provider(s) to execute these presents, which the Security Provider(s) has/have agreed to do in the manner hereinafter expressed.

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Definitions & Interpretation

(a) The capitalised terms wherever used in this Deed, unless the context otherwise requires, have the meanings ascribed to them in the T&Cs and other Facility Documents.

(b) The rules of interpretation as set out in the T&Cs shall apply mutatis mutandis to this Deed.

2. Covenant to Repay

In pursuance of the Facility Documents and in consideration of the Lender having extended or agreed to extend the Facility to the Borrower(s), for the Purpose as stated in the Facility Documents, the Security Provider(s) do/does hereby covenant with the Lender that he/she/it shall pay/repay the Facility to the Lender and shall pay all the Outstandings in relation to the Facility including all other monies and other amounts due and payable to the Lender under the Facility Documents as stipulated and in the manner set out therein and duly observe and perform all the terms and conditions of the Facility Documents.

3. Charge

(a) In pursuance of the Facility Documents for the consideration aforesaid, the Security Provider(s) as the legal and/or beneficial owner of the Mortgaged Properties do/does hereby mortgage and charge the Mortgaged Properties having the ranking as set out in Serial No. 8 of Annexure 1 hereto in favour of the Lender on the terms and conditions as more particularly provided in the Facility Documents and in the form and manner acceptable to the satisfaction of the Lender, for securing the Facility together with all interests, costs, fees and expenses and all other monies payable in terms of these Facility Documents and stipulated herein or any other finance or moneys due from time to time from the Borrower(s)/Security Provider(s) to the Lender in whatsoever capacity.

(b) This Deed and the Security created hereunder, is and shall be a continuing security and shall remain in full force and effect until the all the Outstandings are repaid in relation to the Facility and including all other monies and other amounts due and payable to the Lender under the Facility Documents.

4. Insurance

The Borrower(s)/Security Provider(s) hereby undertake and agree to comply and abide by the terms of the insurance as more particularly provided in the schedule to the T&Cs and other Facility Documents.

5. Disclosure

The Borrower(s)/Security Provider(s) hereby agree(s) and consent(s) for disclosure and sharing of the information and data and for being contacted vide various communication modes notwithstanding their names and / or numbers appearing in the Do Not Call or Do Not Disturb registry, as per the terms and conditions contained in the T&Cs.

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

6. Enforcement of Security

Upon occurrence of an Event of Default, the Lender may, without prejudice to its other rights contained in the Facility Documents enforce the Security, under the Applicable Law, and shall be entitled to have a receiver or receivers appointed for the Mortgaged Properties or any part thereof (hereinafter the "**Receiver**", and for clarity, the Lender may constitute itself as the Receiver) and exercise all powers and authorities vested in the Lender as contained in the Facility Documents, under law or as the Lender may deem expedient.

7. Other Conditions

(a) That the Security created herein shall be governed by the terms and conditions of this Deed read together with the T&Cs and other Facility Documents.

(b) The Borrower(s)/Security Provider(s) shall abide by all terms and conditions as specified in the T&Cs including without limitation general and special covenants mentioned therein, which shall form an integral part of this Deed as if incorporated herein. In case of any inconsistency or repugnancy between the terms of this Deed and the T&Cs, the terms of this Deed shall prevail.

(c) Nothing contained herein shall limit the rights of the Lender to enforce this Deed independently and in exclusivity to any other Facility Documents.

(d) Each of the parties hereby agree(s) that the terms and conditions as mentioned in the T&Cs is amended only to the extent as mentioned in T&C.

(e) The Borrower(s)/Security Provider(s) hereby state(s) that the Borrower(s) have read and understood the T&Cs, a copy of which is available on the website (i.e. https://www.tatacapital.com/mastertc/retail/tchfl.html) and at the branches of the Lender, and hereby agree(s) to be bound by the terms and conditions as contained in the T&Cs read with this Deed. The Borrower(s) hereby state(s) and confirm that they have entered into the Facility Documents voluntarily and knowingly and out of their own free will, volition and accord and have not done so pursuant to any duress, coercion and/or undue influence.

(f) Notwithstanding any irregularity, invalidity, frustration or un-enforceability for any other reason, of any obligations of the Borrower(s) or Security Provider(s) under this Deed or any other document or Security Documents or any present or future Applicable Law or order of any Governmental Authority purporting to reduce or otherwise affect any of such obligations in each case, the obligations of the Borrower(s) /Security Provider(s) under or pursuant to this Deed shall remain in full force and this Deed shall be construed accordingly as if there were no such irregularity, un-enforceability, invalidity, law or order. No failure to obtain or maintain in full force and effect any required or necessary Approvals shall release the Borrower(s)/ Security Provider(s) or constitute a defense to the performance by the Borrower(s)/ Security Provider(s) of their respective obligations under or pursuant to this Deed.

8. Costs and Expenses

The Borrower(s)/ Security Provider(s) shall be liable to pay Dishonour Charges and such other charges, costs, expenses, including legal expenses and incidental expenses related to and arising out of Facility as set out in the Facility Documents including without limitation the Sanction Letter.

THE SEAL OF THE SUB REGISTRAR

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Registering Officer

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

9. Assignment

(a) The Borrower(s)/ Security Provider(s) shall not transfer or assign any of their rights or liabilities under the Facility Documents to any person without the prior written consent of the Lender.

(b) The Borrower(s)/ Security Provider(s) agree that notwithstanding anything to the contrary contained in any of the Facility Documents, the Lender shall have the right to assign and / or transfer and / or novate and / or otherwise securitise its rights or obligations or any part thereof under the Facility Documents, and / or the Outstandings and/or enter into indemnity or other arrangements for risk sharing, whether with or without recourse to the Lender, to one or more scheduled commercial banks or any other person whether located / placed in India or outside India, without any reference or notice to the Borrower(s). The Borrower(s) / Security Provider(s) shall not, however, claim any privity of contract with any such entity to whom the Outstandings and/or the rights or obligations under the Facility Documents have been assigned / transferred / securitised or the Lender have entered into indemnity or arrangements for risk sharing.

(c) The Borrower(s)/ Security Provider(s) irrevocably and unconditionally confirm that they shall continue to be bound by the terms of the Facility Documents and the other documents in relation to the Facility notwithstanding such transfer or assignment by the Lender.

10. Arbitration/Dispute Resolution

(a) In the event of any dispute or differences arising directly or indirectly out of this Deed or otherwise, the parties undertake to use all reasonable endeavours to resolve such disputes amicably. If disputes and differences cannot be settled amicably, then all disputes and differences arising between the parties hereto in connection with this Deed or interpretation hereof or anything done or omitted to be done pursuant hereto or the performance or non-performance of this Deed shall be referred to arbitration. Such disputes, differences and/or claims arising out of these presents or as to the construction, meaning or effect hereof or as to the rights and liabilities of the parties hereunder shall be settled by arbitration to be held at the place as mentioned at Serial No. 10 of Annexure 1 hereto, in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendments thereof or any statue enacted for replacement therefore and shall be referred to a sole arbitrator which is to be appointed as per Arbitration and Conciliation Act, 1996. The expenses of the arbitration shall be borne in such manner as the arbitrator may determine. In the event of death, refusal, neglect, inability or incapability of the person so appointed to act as a sole arbitrator, the appointment of a new sole arbitrator shall be as per the Arbitration and Conciliation Act, 1996. The award including interim award/s of the arbitration shall be final, conclusive and binding on all parties concerned. The arbitrator may lay down from time to time the procedure to be followed by him in conducting arbitration proceedings and shall conduct the arbitration proceedings in such manner as he considers appropriate. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or such other law relating to arbitration as may be in force in India at the relevant time.

(b) Notwithstanding anything contained herein or any other Facility Documents, the Lender shall have the right, at its option, to enforce the Security under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") or proceed to recover dues from the Borrower(s)/Security Provider(s) under the SARFAESI Act and/or the Recovery of Debts Due to Banks and Financial Institutions Act, 1993.

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

SHOBHA SOUTHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

11. Jurisdiction

This Deed and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of India. The parties hereto agree that all disputes arising out of and/or in relation to this Deed, the Facility and/or the Facility Documents, shall be in the manner as detailed more particularly in the T&Cs and shall be subject to exclusive jurisdiction of the courts/tribunals as set out in Serial No. 11 of Annexure-1 hereto.

12. Miscellaneous Terms

(a) The contents of this Deed and the T&Cs were read out, explained and interpreted to the Borrower(s)/Security Provider(s) in their respective vernacular language and thereafter the Annexure 1 to this Deed were duly filled in and understood by the Borrower(s)/Security Provider(s) and the signatures of the Borrower(s)/Security Provider(s) were taken on this Deed.

(b) This Deed may be amended only in writing and upon signature by all the parties and no oral amendment shall be valid or be deemed to be an amendment to this Deed.

IN WITNESS WHEREOF the parties hereto have executed and hereunto signed these presents on the day, month and year mentioned in Annexure 1 below.

Signed and delivered by the within named **SECURITY PROVIDER - DRA Aadithya South City Projects Private Limited** through the hands of its Authorised Signatory **Mrs. Kavitha Ashok** [Aadhar No.3266 9598 3754], **DGM-Legal**, [authorized vide board resolution dated 01.09.2025]	**SECURITY PROVIDER SIGNATURE** For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD Authorised Signatory

WITNESS:

[1]

Mr.Guruprasand Veerasubramanian
S/o Veerasubramanian
8, Subramaniapuram 3rd Street,
North Extension, Karaikudi,
Sivagangai – 630 002.
[Aadhar No. 2343 5145 0250]

[2]

Mr.THIRUKUMARAN
S/o Mani
33, Mariyamman Kovil Street,
VTC :Puthali PO:Puthali, Uthiramerur,
Kancheepuram.631 603.
[Aadhar: 8535 1696 7047]

Drafted by:



R.SARANYA
Advocate (1690/2014)
No.109, 111 & 113, Lloyds Road,
(Avvai Shanmugam Salai),
Royapettah, Chennai 600 014.

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

Annexure 1

1)	**Place of Execution**	Chennai
2)	**Date of Execution**	02.09.2025
3)	**Details of the Borrower(s)**	a) Name: DRA Aadithya South City Projects Private Limited b) Constitution: Private Limited Company c) Address: New No. 109, 111 & 113, Old No 76/1, 77 & 78, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai District – 600014, Tamil Nadu
4)	**Details of the Security Provider(s)**	a) Name: DRA Aadithya South City Projects Private Limited b) Constitution: Private Limited Company c) Address: New No. 109, 111 & 113, Old No 76/1, 77 & 78, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai District – 600014, Tamil Nadu
5)	**Facility**	Rs 50,00,00,000/- (Rupees Fifty Crores Only) comprising of: Term Loan I: Not exceeding ₹ 17.50 Cr. ("TL I") Term Loan II: Not exceeding ₹ 32.50 Cr. ("TL II") TL I, TL II will be collectively referred as the "Facility/ Term Loans".
6)	**Mortgaged Properties**	Proposed residential project "DRA Marina Residences" being developed by the Borrower on the Project Land mentioned below. The Mortgaged Properties is the project Land detailed in Serial No.7 of the Annexure-1,together secured with its Receivables/ cash flows/ revenues (including booking amounts and promoter equity arising out of or in connection with or relating to the Project/ Project Documents/ Benefit of Project Documents/ Project Assets/ Escrow Accounts/ DSRA/ Respective Scheduled Receivables as per Sanction Letter/Development Rights/insurance proceeds/current assets and movable fixed assets and all buildings, structures, erections and constructions of every description including but limited all flats/apartments/units along with any cancellation in sold units which shall be part of security and receivables therein which are erected, constructed, hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, water – courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the present and future FSI (floor space index) available to this land parcel or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor/Security Provider(s).

THE SEAL OF THE SUB REGISTRAR NAVALUR

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Registering Officer

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Authorised Signatory

7)	**Project Land**	All that piece and parcel of the undivided share of land measuring **0.82 acres** out of a total land area of 5.59 acres, comprised in old R.S.No.13/1A, presently **R.S.No.13/1A1** (As per Patta), No.34 of Egattur Village, Thiruporur Taluk, Chengalpattu District (previously in Kancheepuram District) and bounded on the: North by : R.S. No.12; South by : R.S. No.13/2; East by : R.S. No.5 and West by : old Mahabalipuram Road (Chennai Mahabalipuram Trunk Road (OMR)) and land gifted towards OSR: situated within the Sub-Registration District of Navalur (previously Thiruporur) and Registration District of Chengalpattu.
8)	**Ranking of the charge created**	First exclusive charge
9)	**Deviation to the T&Cs**	NA
10)	**Arbitration**	Chennai
11)	**Jurisdiction**	Chennai
12)	**Facility Agreement**	18.08.2025

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

Extract of the resolution passed by the Board of Directors of DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED, held at its Registered office, New No. 109, 111 & 113, Old No. 76/1, 77 & 78, Lloyds Road (Avvai Shanmugam Salai), Royapettah Chennai TN 600014 on the 01st day of September, 2025.

AUTHORISATION TO SIGN AND EXECUTE THE DEED OF MORTGAGE

"**RESOLVED THAT** the Company hereby authorize Mrs. Kavitha Ashok, DGM-Legal to Sign, execute and present the Deed of Mortgage on behalf of Company and register before concern registration authority, pertaining to the Term Loan from **TATA CAPITAL HOUSING FINANCE LIMITED** for a sum of Rs 50,00,00,000/- (Rupees: Fifty Crores Only), in respect of property comprised in Survey Old R.S.No.13/1A, now in R.S.No.13/1A1, an undivided share of land measuring with an extent of 0.82 Acres out of a total land area of 5.59 acres, Situated at No.34, Ekattur Village, Tiruporur Taluk, Chengalpattu District.

RESOLVED further that the Board of Directors hereby agrees to ratify and keep ratified all their acts, deed and things as may be done by them for the above said purpose.

RESOLVED Mr.Ranjeeth D Rathod, Managing Director be and is hereby authorised to issue a certified true copy of this resolution, certify the specimen signature of Mrs. Kavitha Ashok cause to file the same with the concerned Authorities to give effect to the above resolution.

"CERTIFIED TRUE COPY"

Specimen signature of Mrs. Kavitha Ashok

Attested

For DRA Aadithya South City Projects Limited

Managing Director

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Registering Officer

THE SEAL OF THE SUB REGISTRAR
NAVALUR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED
19/05/2006
Permanent Account Number
AACCD3734H
29032012

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR
NAVALUR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 812 of 2025

I hereby certify that a sum of ₹ 50,000/- (Rupees Fifty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. கவிதா அசோக் residing at No.109, 111 & 113, Lloyds Road, (Avvai Shanmugam Salai), Royapettah, Chennai, Tamil Nadu, India, 600014.

Sub Registrar: Navalur
Date: 02/09/2025

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

Sub-Registar
Navalur

Presented in the office of the Sub Registrar of Navalur and fee of ₹ 16,610/- paid at 12:29 PM on the 02/09/2025 by

Left Thumb





9150818333

Additions as per recitals of document

THE SEAL OF THE SUB REGISTRAR NAVALUR

Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0355084a152c265b83644fca4eb3def860918d6
(Details from UIDAI : Kavitha Ashok W/O: Subramanian, 04-05-1976, xxxxxxxx3754)



2nd day of September 2025

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Registering Officer

Nepolean K
Sub Registrar
Navalur

Sub-Registar
Navalur

Registered as Number **R/Navalur/Book-1/948/2025**.

Date: 02/09/2025
Navalur

Nepolean K
Sub Registrar

Sub-Registrar
Navalur

60912189

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Registering Officer

THE SEAL OF THE SUB REGISTRAR
NAVALUR

இந்திய அரசாங்கம்
Government of India

கவிதா அசோக்
Kavitha Ashok



பிறந்த நாள் / DOB: 04/05/1978

பெண்பால் / Female

3266 9598 3754

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி: கணவர் பெயர்,
சுப்ரமணியன், ஜி-2, நவின்ஸ்
திருவரங்கம், 18/9, 16வது
அவென்யூ, அசோக்நகர், சென்னை,
அசோக்நகர், தமிழ் நாடு, 600083

Address: W/O: Subramanian, G-2, NAVINS THIRUVARANGAM, 18/9, 16TH AVENUE, Ashok Nagar, Chennai, Ashok Nagar, Tamil Nadu, 600083

3266 9598 3754

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR
NAVALUR

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2189/26727/00841

Download Date: 24/12/2020

Issue Date: 02/10/2017

To
குருபிரசாந்த் வீரசுப்பிரமணியன்
Guruprasand Veerasubramanian
S/O,Veerasubramanian
8
Subramaniapuram 3rd Street
Karaikudi
North Extension
Sekkalai Kottai
Sekkalai
Sivaganga Tamil Nadu - 630002
9524293914

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2343 5145 0250

VID : 9194 7439 9202 2487

எனது ஆதார், எனது அடையாளம்

Government of India

Download Date: 24/12/2020



குருபிரசாந்த் வீரசுப்பிரமணியன்
Guruprasand Veerasubramanian
பிறந்த நாள்/DOB: 11/05/1992
ஆண்/ MALE

2343 5145 0250

VID : 9194 7439 9202 2487

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று,குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
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- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் என் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

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Unique Identification Authority of India

முகவரி:
குருபிரசாந்த் வீரசுப்பிரமணியன், 8, சுப்பிரமணியப்புரம் 3வது வீதி, வடக்கு விஸ்தரிப்பு, காரைக்குடி, கோட்டையாகோட்டை, சிவகங்கை, தமிழ்நாடு - 630002

Address:
S/O,Veerasubramanian, 8, Subramaniapuram 3rd Street, North Extension, Karaikudi, Sekkalai Kottai, Sivaganga, Tamil Nadu - 630002

2343 5145 0250

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தாம்பரம் SUB REGISTRAR NAVALUR

Document No...918..of 202..5..of Book
....1..contains 14...sheets..13...sheet
Registering Officer

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00227/52917

To
Thirukumaran M
திருக்குமரன் ம
S/O: Mani,
33,
MARIYAMMAN KOVIL STREET,
VTC: Puthali, PO: Puthali,
Sub District: Uthiramerur, District: Kancheepuram,
State: Tamil Nadu, PIN Code: 631603,
Mobile: 9500026498

92672115

KF926721150FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8535 1696 7047

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

Issue Date: 13/03/2013



திருக்குமரன் ம
Thirukumaran M
பிறந்த நாள் / DOB: 20/03/1997
ஆண்பால் / Male

8535 1696 7047

எனது ஆதார், எனது அடையாளம்

Document No.948 of 2025 of Book
I contains 14 sheets 14 sheet
Registering Officer

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Authorised Signatory

சார்பதிவாளர் அலுவலகம்
THE SEAL OF THE SUB REGISTRAR
NAVALUR
நாவலூர்

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 1024/2025

ஆவண எண் : R/ Navalur/ BOOK-1/ 948 / 2025

திருமதி கவிதா அசோக் அவர்களிடமிருந்து ₹ 66,610 (ரூபாய் அறுபத்தாறாயிரத்து அறுநூற்று பத்து மட்டும்) [இணைய வழி: REG202509017663355 ₹ 10, REG202509017662147 ₹ 66600] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	50,000
2	பதிவுக் கட்டணம்	15,000
3	கணினிக் கட்டணம்	1,500
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	66,610

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

நாவலூர் அலுவலகம்

நாள்: 02/09/2025

91508 18333

சார் பதிவாளர்
நாவலூர்

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Thirukumaran@1997 (குடிமக்கள்)	Thirukumaran M	9500026498	01-09-25 04:34:47 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

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
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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
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- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.