Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

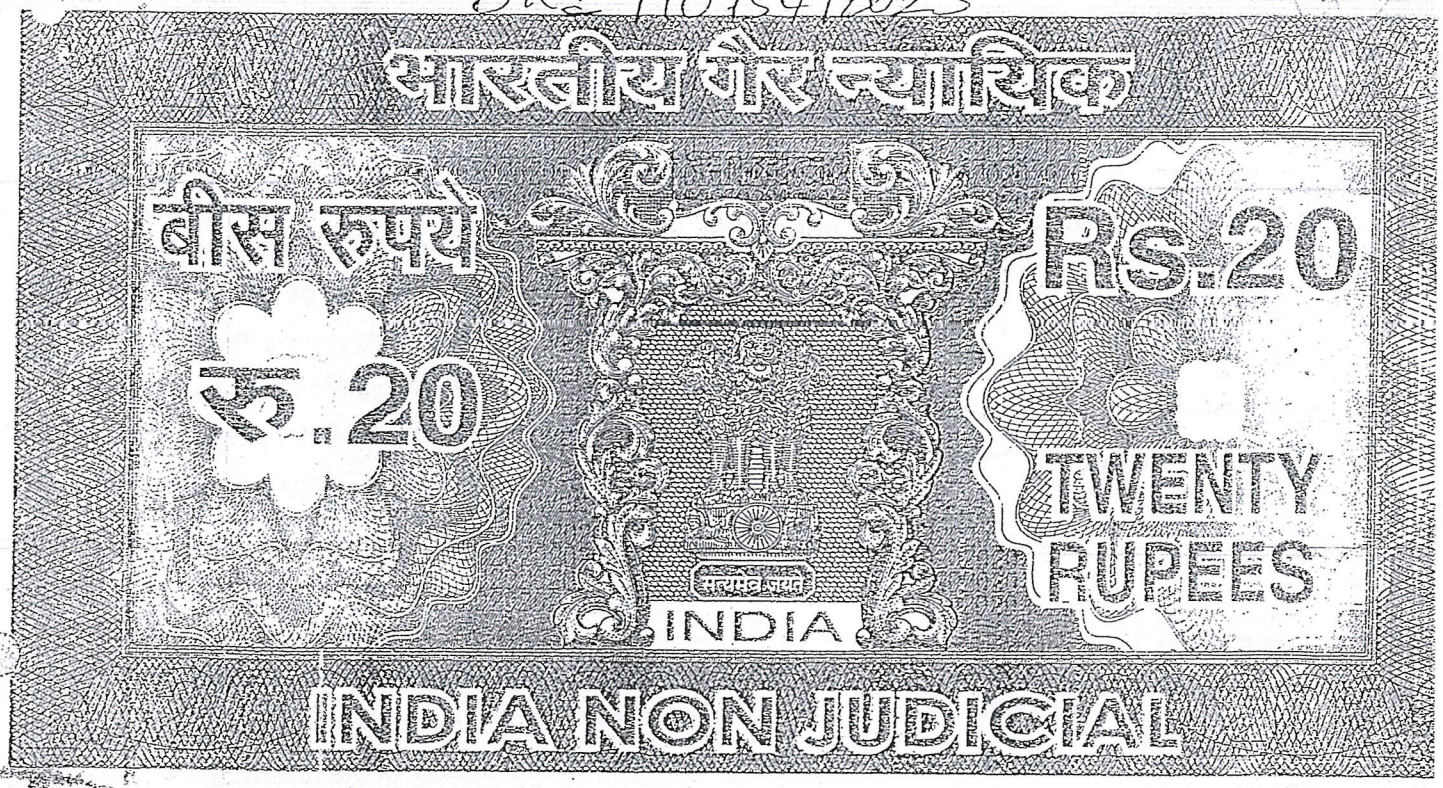
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

TP/1674635 78/2023

BKT/10954/2023



தமிழ்நாடு TAMIL NADU 6375 25AC 053046

Kgeyes Residency Pvt Ltd 25/10/2023
Chennai-28

K. SARAVANAN, B.C
STAMP VENDOR
LIC NO:10/BK/CH/2018

GIFT DEED

(For Road Widening)

THIS DEED OF INDENTURE made this 23rd day of November, 2023 between **M/S. KGEYES RESIDENCY PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956, having its office at No.10, "SRUSSTISSTHAL", 2nd Cross Street, Raja Annamalaipuram, Chennai-600028, represent herein by its Authorised Signatory Mr.V.Selvakumar son of Mr.Veerasamy (AADHAAR No:4382 5291 8499) hereinafter call the "**DONOR**" of the one part and the **KUNDRATHUR PANCHAYAT** represented by Member Secretary, **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY,** hereinafter called the "**DONEE**" on the other part.

For KGEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

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

10954 2023 of Book 1
12 Sheets

CMDA has been authorized to obtain gift of Road Widening portion from the Developer and compulsorily transfer it to the Local Body designated by it free of cost for the use of said Road Widening portion for public purpose vide Rule No.35(25) Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government of Tamil Nadu in the G.O.(Ms) No.16 MAWS Department dated 31.01.2020 and notified in the Tamil Nadu Government Gazette Extraordinary No.41 Part III – Section 1(a) dated 31.01.2020

WHEREAS the "DONOR" is absolute owner of the property bearing Survey No.52/1A2, 52/2A and 52/3 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, submitted a proposal for construction of Residential Building in the above survey number 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 for the purpose of Road Widening unto the "DONEE" who hereby accepts the same on behalf of Greater Chennai Corporation / Local Body all that land as mentioned in the schedule below on behalf of Local Body.

THE SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF LAND MEASURING 32.17 SQ.MTS. MARKED IN GREEN COLOUR IN THE SKETCH ENCLOSED HEREIN SITUATED IN S.No.52/1A2 Part of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, bounded :

On the north by : Survey No. :52/1B

On the south by : Survey No. :52/1A3

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

10954 2023 of Book 1
12 2 sheets

Registering Officer

For KGEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

On the east by : Survey No. : 52/1A2 part

On the west by : Multi Nagar, Main road Survey No. : 52/1A1

AND WITHIN THE SUB-REGISTRATION DISTRICT OF PAMMAL AND REGISTRATION DISTRICT OF CHENNAI SOUTH IN WITNESS WHEREOF THE ABOVE PARTIES HAVE PUT THEIR SIGNATURE, THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF:

For KGEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

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

DONOR

WITNESS:

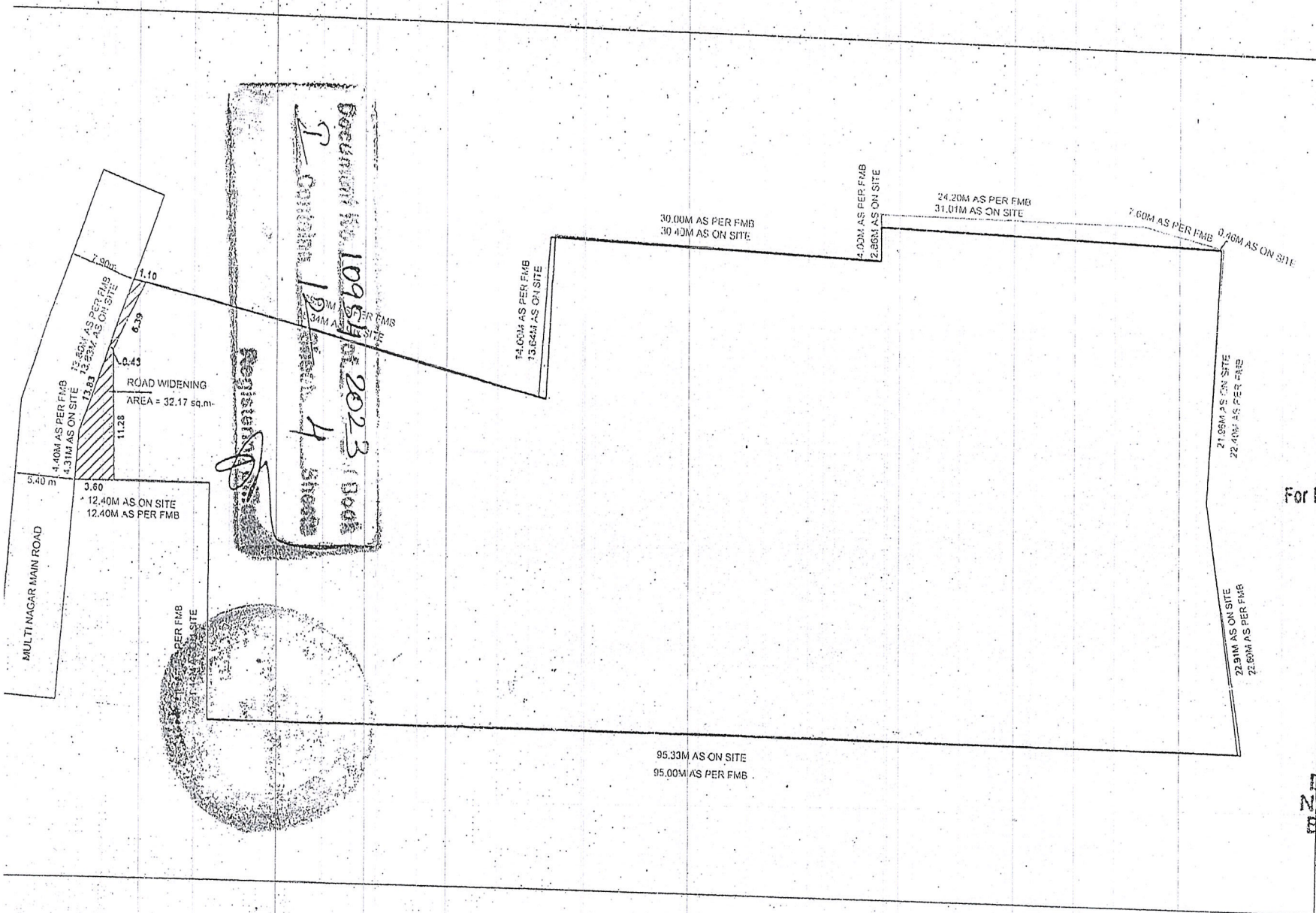
1. R. SRINIVASAN S/o. M. Arumugam
No. 10 2nd Cross Street
RA Puram Ch. 28.

2. P. Mageshan S/o Paranthaman
10, 2nd Cross Street
R. A. Puram
Ch - 28

Drafted By

SURESH.I.M
ADVOCATE
Roll No.Ms.388/2003
18B/2, Arumugam Nagar, Bharani St
Velachery, Chennai 600 042
Cell No. 80567 83740

Document No. 10954/2023 Book 1
Scanned 12 Sheets 3 Sheets
Registering Officer



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY	
SKETCH SHOWING THE PROPOSED ROAD WIDENING PORTION GIFTED AND HANDED OVER TO CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, COMPRISED IN SURVEY No. 52/1A2, OF GERUGAMBAKKAM VILLAGE WITHIN THE KUNDRATHUR PANCHAYAT UNION LIMIT.	
AREA STATEMENT	
PLOT EXTENT	AREA IN SQ.M
AS PER DOCUMENT	3947.97
AS PER PATTA	3948.00
ROAD WIDENING PORTION GIFTED & HANDED OVER TO CMDA	32.17

LEGEND

SITE BOUNDARY

EXISTING ROAD

ROAD WIDENING AREA

ALL DIMENSIONS ARE IN METERS
NOT TO SCALE

For K GEETA RESIDENCY PRIVATE LIMITED

Authorised Signatory

DONOR

MEMBER-SECRETARY DONEE

VIDE LETTER NO. CMDA/APPR/PC/0004/2023 DATED 10.01.2023

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

FOR CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

N W E S

CMDA

R/Pammal/Book-1/10954/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7749 of 2023

I hereby certify that a sum of ₹ 20/- (Rupees Twenty only) on account of deficit stamp duty has been lev under section 41 of the Stamp Act in respect of this instrument from Mr. வீ செல்வகுமார் residing No.10,SRUSHTISSTHAL, 2nd Cross Street, R.A.Puram, Chennai, Tamil Nadu, India, 600028.

Sub Registrar: Pammal
Date: 14/12/2023

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

SUB REGISTRAR PAMMAL

Presented in the office of the Sub Registrar of Pammal and fee of ₹ 730/- paid at 04:53 PM on the 14/12/20 by

Left Thumb





V.S.L.

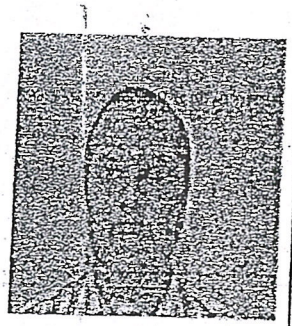
87544 87915

Additions as per recitals of document

Execution admitted by

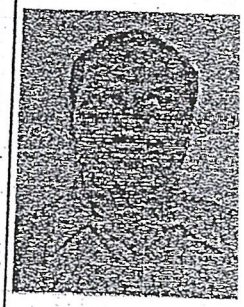
Left Thumb





V.S.L.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1374583af5e94c93364c2dba9094785c950b55 (Details from UIDAI : V Selvakumar S/O: Veerasamy, 1972, xxxxxxxx8499)



14th day of December 2023

Document No.10954 of 2023 of Book 1 Contains 12 Sheets 5 Sheets

Registering Officer

SUB REGISTRAR PAMMAL

GUGANANDAM R
Sub Registrar
Pammal

Registered as Number R/Pammal/Book-1/10954/2023.

Date: 14/12/2023
Pammal

GUGANANDAM
Sub Registrar
SUB REGISTRAR
PAMMAL

Document No. 10954 of 2023 of Book I
Contains 12 Sheets 6 Sheets
Registering Officer

KGEYES™

"SRUSHTISSTHAL"
10, II Cross Street,
Raja Annamalaipuram,
Chennai - 600 028. India
Tel. : +91 44 2431 3939 (8 lines)
www.kgeyes.com
CIN : U45201TN1993PTC025171

KGEYES RESIDENCY PRIVATE LIMITED

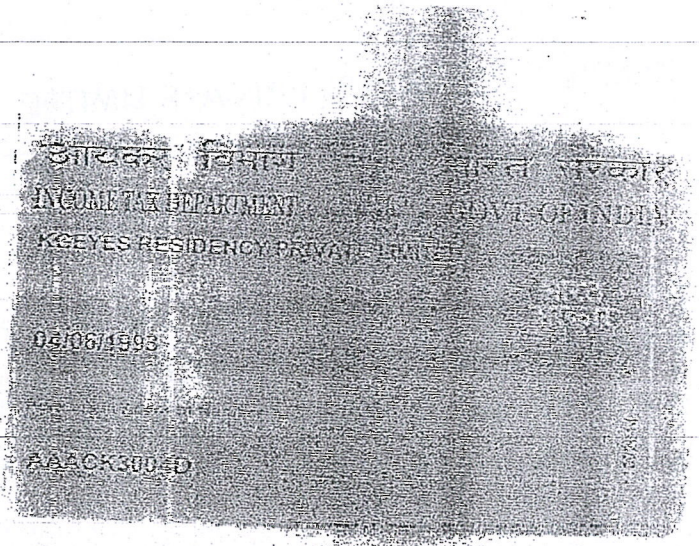
Extract from the Minutes of the Meeting of the Board of Directors of **M/s KGEYES RESIDENCY PRIVATE LIMITED**, "Srushtissthal", No.10, Second Cross Street, Raja Annamalai Puram, Chennai – 600 028, held at 10 A.M on 2nd November 2023 at its registered office;

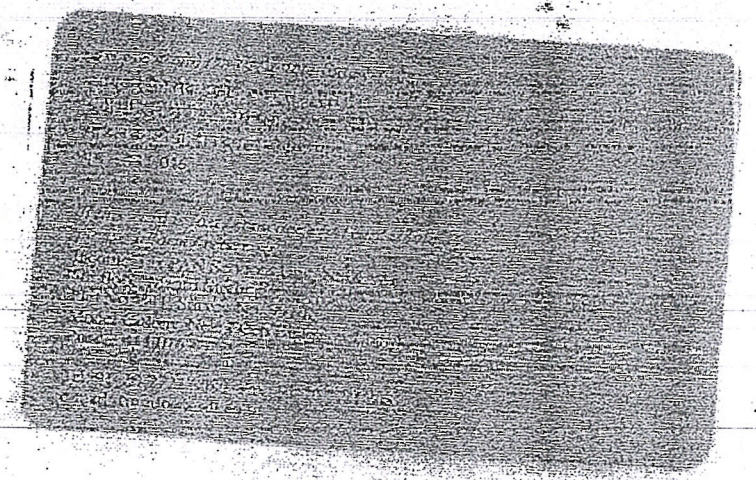
RESOLVED THAT **Mr. V.SELVAKUMAR**, son of Mr K.Veerasamy, Public Relation Officer of the company, is hereby authorized on behalf of the Company **TO PRESENT AND EXECUTE** Gift Deed, before the Sub Registrar, Pammal, in respect of land comprised in Survey No. 52/1A2, measuring an extent of 32.17 sq.mts. situated at Industrial Main Road, Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District.

// Certified true copy //

S. Venkatasubramanian
Managing Director.

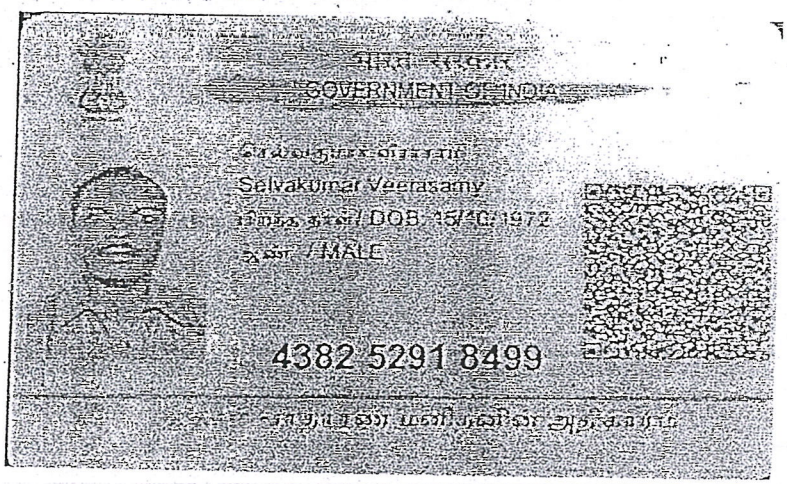
Document No. 10954 of 2023 of Book I
Contains 12 Sheets 7 Sheets
Registering Officer

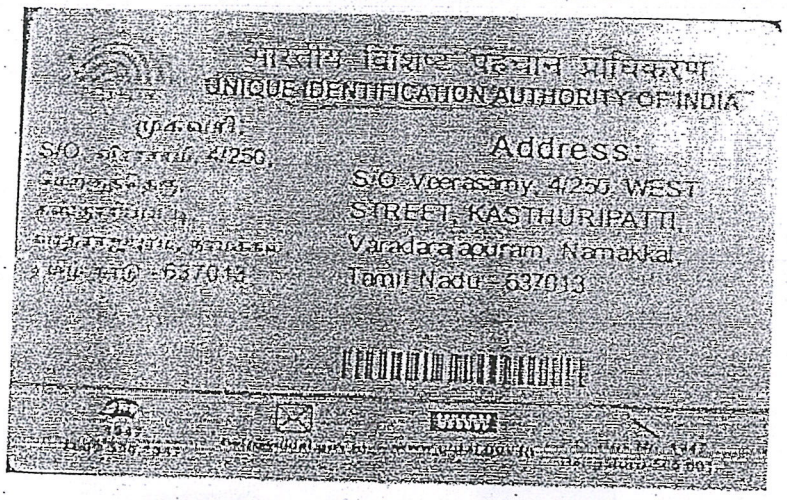




Document No. 10954 of 2023 of Book 2
Contains 12 Sheets 8 Sheets

Registering Officer





V.S.

Document No. 10954 / 2023 of Book I
Contains 12 Sheets 9 Sheets
Registering

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண் / Enrollment No. : 2017/30064/01050

To
A Srinivasan
S/O: M Arumugam
3/542
MGR NAGAR
PALAVAKKAM
Palavakkam
Tiruvannilvur, Kancheepuram
Tamil Nadu - 600041
9840596085

25/11/2014

KH0890823223FT

8902822

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9597 2671 7569

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

A Srinivasan

DOB: 25/07/1986
Male

9597 2671 7569

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Document No. 10954 of 2023 of Book I
I Contains 12 Sheets 10 Sheets

Registering





Document No 10954 2023 Book 2 Contains 12 11 Sheets

Registering

Anshul Mishra I.A.S.
Member - Secretary
No.1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

CMDA
Chennai Metropolitan
Development Authority

Phone : 044-2841 43
Fax : 044-2854 8[illegible]6
E-mail : mscmda@tn

Letter No. PP/NHRB/C/0480/2021, dated: 01.12.2023

To

The Sub-Registrar,
O/o. The Sub Registrar,
Sub-Registration District of Pammal and
Registration District of Chennai South.

Sir,

Sub: CMDA – Area Plans Unit – NHRB (Central) – Planning Permission Application is for the proposed construction of Stilt part / Ground floor part + 4 floors + 5th floor part Residential building with 138 dwelling units(Affordable Housing) at Multi Nagar Main Road, Gerugambakkam, Chennai comprised in S.No.52/1A2, 52/2A & 52/3 of Gerugambakkam Village within the limits of Kundrathur Panchayat Union – Registration of Gift deed for **Road widening portion** – Reg.

Ref: G.O.Ms.No.52/CT & RE Dept., dated 01.02.1995.

****

I am sending herewith the original gift deed duly executed by the Donors M/s. KGEYES Residency Private Limited Rep by Thiru. V. Selvakumar and signed by me in connection with the gifting of Road widening Portion Comprised in S.No.52/1A2 part of Gerugambakkam Village.

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. cited in the reference.

Yours faithfully,

1/12/23

Member Secretary

Encl: As above

Document No. 10954 of 2023 of Book 1
Contains 12 sheets 12 sheets
Registering Officer

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.