Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

TP/19475945 9/2024 21372/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

05 JUN 2024 DC 115905

R. SHANMUGAVALLI

STAMP VENDOR L/No. 1099/B4/CH(C) 202

62 / 107, Rama Street, Nungambakkam,

Chennai - 600 034. Mobile: 9444536144

Emerald Haven Realty Limited
Chennai

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT,

We, **TVS Emerald Limited**, (formerly known as Emerald Haven Realty Limited), (CIN: U45200TN2010PLC075953), (PAN: AACCH4288E), a Company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, Ispahani Centre, Door Nos 123 and 124, Nungambakkam High Road, Nungambakkam, Chennai-600034, represented herein by its Authorized Signatory, **Mr. SUDHAKAR MUTHUSWAMI,** (Aadhaar No.3126 3815 6877), son of Mr.K.S.Muthusamy, aged 47 years, duly authorised vide, Board Resolution dated 23.07.2024 passed by its Board of Directors (which term wherever the context so requires or permits shall mean and include its administrators, executors, successors-in-interest, permitted assignors), (hereinafter referred to as "the Principal")

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

ATTORNEY

Document No. 21372 of 2024 of Book 1 Cont. 24 sheets 1 sheet

Registering officer

PRINCIPAL

doth hereby irrevocably constitute, nominate, appoint and retain

Emerald Haven Housing Private Limited, a Company incorporated under the Companies Act, 2013, (CIN:U68100TN2023PTC161250), (PAN : AAHCE6201B), having its office at registered office at "Ispahani Centre", 4th Floor, Door No.123 & 124, Nungambakkam High Road, Nungambakkam, Chennai-600034, represented by its Authorised Signatories **1. Mr. P. SARAVANAN,** (Aadhaar No. 3960 9759 2135), aged 38 years, son of Mr. Palaniyandi and **2. Mr. N. RAMESH,** (Aadhaar No. 4210 1578 9620), aged 45 years, son of Mr. M. Nataraj, as our Attorney Agent, duly authorised vide, Board Resolution dated 23.07.2024 passed by its Board of Directors (hereinafter referred to as "the Attorney"), to do the following acts, deeds and things in respect of and pertaining to all that piece and parcel of the vacant land measuring **1.836 Acres**, comprised in Survey numbers 16/1A1A part, 16/1A1B part, 16/1A1C part, 18/2A part, 18/3 part, and 20 part, (as per Patta now assigned New Survey Numbers. 16/1A1A1, 18/2A1, 18/3A and 20/1B), of **Thaiyur 'A' Village**, Thiruporur Taluk, Chengalpattu District, (more fully detailed in the Schedule hereunder written and hereinafter referred to as the "Schedule Property") on our behalf and in our names:

WHEREAS the Principal herein is the absolute and sole owner of the Schedule Property under the **sale deed dated 25.09.2017 registered as document number 10118 of 2017 on the file of Sub Registrar of Thiruporur.**

WHEREAS the Principal is in peaceful possession and quiet enjoyment of the Schedule Property with clear, valid, subsisting, unimpeachable and marketable title to the same.

WHEREAS the Principal being desirous of developing the Schedule Property into multi-storied building, and in terms of which, the Principal, doth hereby, appoints and retains the aforesaid Emerald Haven Housing Private Limited, as the Attorney of the Principal, to do the following acts, deeds and things pertaining to the Schedule Property on behalf of and in the name of the Principal:-

1) To look after, manage, administer, develop, market and sell the Schedule Property or part thereof, together with building or part thereof, to be constructed thereon in accordance with the terms agreed between the Principal and Attorney.
2) To obtain plans for developing the Schedule Property into multi-storied Apartments and sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for obtaining sanction for development from the competent authorities, to pay necessary fees, to obtain the

For Emerald Haven Housing Private Limited

Authorised Signatory

ATTORNEY

For TVS EMERALD LIMITED

Authorized Signatory

PRINCIPAL

Document No. 21372 of 2024 of Book 1 Contains 94 sheets 8 sheet

Registering Officer

required approvals for development and acknowledge the receipt and to do all acts and deeds necessary for obtaining approvals.

3) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for obtaining sanction for construction of new multistoried building/s over the Schedule Property, as a whole or in phases, as the Attorney deems fit and also for modification, addition, alteration, etc., to the said building/s, to the competent planning authorities, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authority/ies, appear personally before the said authority/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.

4) To apply for revised approvals/sanctions/ permits or renewals thereof for construction of the building/s over the Schedule Property as the case may be, and to sign all papers/documents necessary for the same and submit the same to the competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof.

5) To apply to any other competent authorities for the necessary approvals and sanctions including No Objection Certificate/s pertaining to the Schedule Property for the development, sale and marketing of the same.

6) To furnish indemnities/securities, in favour of competent authorities as and when required by the competent planning authorities and any other competent authorities and to sign, submit necessary applications and avail approvals, as the Attorney deems fit, to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities, appear personally before the said authority(ies), if necessary, to receive the refund and issue receipt thereof.

7) To apply for copies of documents, any papers, etc. with any department, body, authority, Court, tribunal, municipality, etc., relating to the Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof;

8) To make use of all the subsisting approvals, plans, licenses, No objection certificates, orders in relation to the Schedule Property obtained by the Principal and to approach the competent authorities for all related purposes including renewals and to obtain all relevant approvals/certificates from Tamil Nadu Real Estate Regulatory Authority and other competent authorities for the purpose of sale

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

ATTORNEY

PRINCIPAL

Document No 21372 of 2024 of Book 1 Contains 84 sheets 3 sheet

Registering officer

and marketing of the Schedule Property together with built-up area, to be constructed.

9) To enter into and sign Sale Agreement(s)/Construction agreements/Memorandum of Understanding/Agreement/s for the sale of the Schedule Property or as undivided shares together with/without built-up area, with prospective purchaser/s and register the same with the competent registering authority, if necessary, to approve draft sale deed/s, to execute sale deed/s with necessary covenants, assurances, indemnity clauses, etc., pertaining to the Schedule Property hereunder, either as a whole or as undivided shares together with/without built-up area, in favour of the prospective purchaser/s, to execute and register sale deed/ratification/rectification/cancellation/or any other deed/s pertaining to the Schedule Property, present the said documents before the competent registering authority, admit execution thereof and to sign patta/s forms and all other papers necessary for conveying the Schedule Property to the prospective purchaser/s in all respects, and to hand over possession of the Schedule Property or part thereof together with built-up area to the prospective purchaser/s, to receive back the documents from the registering authorities on completion of the registration formalities and to acknowledge receipt thereof, to receive consideration pertaining to the Schedule Property in the name of Attorney and to issue receipt thereof.

10) To execute Deed of Indemnity/tripartite agreements, if any required, in favour of the prospective purchaser/s or bankers pertaining to the title in respect of the Schedule Property.

11) In case of default in payment by the prospective purchaser/s or breach of terms and conditions, cancel the agreement/s for sale/or any other agreements entered into with the prospective purchaser/s by executing and registering termination/cancellation deeds, or take re-conveyance deed/s executed and registered in favour of the Principal herein and for the said purpose to do all acts, deeds and things, to refund the consideration paid by the prospective purchaser/s after deducting agreed amount therefrom.

12) To execute necessary Agreements relating to the Schedule Property with the Banks when the prospective purchaser/s avail housing loan from Banks, as requested by the Banks concerned.

13) To apply for permission to competent authorities to make available in the buildings which may be constructed over the Schedule Property, electricity, water, drainage and other service connections, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay fees/charges/deposits to the

For Emerald Haven Housing Private Limited

Authorised Signatory

ATTORNEY

For TVS EMERALD LIMITED

Authorized Signatory

PRINCIPAL

Document No.91378 of 2024 of Book 1 Comm. 94 sheets 4 sheet

Registering officer

authorities, and to engage and enter into contracts with third parties for the provision of such connections and for incidental matters and to pay such amounts as may be required in connection therewith.

14) To obtain No Objection Certificate and other certificate/s including but not limited to DTCP/Local Body/any other competent authority/ies for obtaining temporary/permanent power connection/s, to apply for temporary power connection, completion certificate/occupancy certificate/sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the construction of the building/s, if applicable.

15) To correspond with anyone in any matter relating to the Schedule Property.

16) To receive all registered and unregistered letters, summons, notices, etc., addressed by anyone to the Principal, pertaining to the Schedule Property, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof.

17) To appoint, substitute and/or terminate Architects/ Contractors or Consultants for any matter relating to the development of the Schedule Property, if the Attorney deems it fit, and to pay their fees and expenses.

18) To issue legal notice, reply notice, and rejoinder in any matter relating to the Schedule Property.

19) To initiate, institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court/Tribunal/Body/any Competent Authority pertaining to the Schedule Property and for the said purpose to sign including but not limited to vakalath, to sign and verify plaints, written statements, affidavits, counters, petitions, pleadings and all other connected papers necessary for the said purposes and to appear before any Court/Tribunal/Competent Authority on behalf of the Principal and to do all the necessary acts, deeds and things including execution of orders/decree and filing of appeals.

20) To obtain refund or repayment of Court fees or any other sums. To adduce evidence - both documentary and oral before the competent authority. To apply to Courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.

21) To apply for inspection of and to inspect judicial and other public records.

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

ATTORNEY

Document No 21372 of 2024 of Book 1 Contains 24 sheets 5 sheet

Registering Officer

PRINCIPAL

22) To compromise, compound and withdraw cases whenever the Attorney shall think proper to do so and to sign necessary papers for the said purposes.

23) To appoint Architects, Surveyors, Engineers, Contractors, and other professional agencies as may be necessary for the development of Schedule Property and for construction thereon.

24) To appear personally before including but not limited to any Municipal Authority, Local Body, TANGEDCO, Water and Sewerage Board, Department, CMDA, DTCP, SEIAA, TNPCB, TNRERA or any competent authority, institution, for any purpose relating to development and sale of the Schedule Property, whenever the Attorney feels necessary, and to do all acts and deeds necessary for the purpose/s.

25) To apply and obtain all licenses, quotas for cement, bricks, steel, sand, building materials, etc., in the name of the Attorney and to endorse such licenses, quotas in favour of its nominee/s to enable it to take delivery of the articles and issue receipt thereof.

26) To deal with including but not limited to ULT Authorities, Tahsildar(s), planning authorities, Chennai Metropolitan Water and Sewerage Board, TANGEDCO, DTCP, Municipality, Local Body, Government Departments/Authorities/ Body(ies), District Collector, Revenue Authority/ies, Government of Tamil Nadu, Boards, Departments of Government of India, Tamil Nadu Real Estate Regulatory Authority (TN RERA), and any Competent Authority, etc., for any purpose pertaining to development and sale of the Schedule Property or for any other purposes and apply and obtain necessary NoCs/letters/permits /approval/sanctions, etc. from any authority/body wherever necessary.

27) To re-classify, carry out reconstitution, amalgamation and consolidation, sub-division of the Schedule Property and to obtain necessary approvals, permits, planning permission, plans, etc., for such reconstitution or amalgamation or sub-division or re-classification of the Schedule Property for the purpose of development of the Schedule Property and also execute necessary deed/s of reconstitution, affidavits, declarations, indemnities, forms and all other necessary papers as may be required. The Attorney is fully empowered to do all further and other acts and deeds necessary for the aforesaid purposes.

28) To sign and apply to the authorities concerned for refund of Court fee/stamp duty and to appear before such authorities on behalf of the Principal, to receive the refund, acknowledge and issue receipt thereof.

29) To apply for and obtain No Objection Certificates or permission/approval/ certificates, consent, etc., necessary for the development of the Schedule Property

For Emerald Haven Housing Private Limited

Authorised Signatory

ATTORNEY

For TVS EMERALD LIMITED

Authorized Signatory

PRINCIPAL

Document No. 213792 of 2024 of Book 1 Contains 24 sheets 6 sheet

Registering Officer

and/or transfer the land in the Schedule Property or in portions and/or in undivided shares from any competent authority including Income Tax Department and for the said purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof.

30) To apply for and obtain No Objection Certificate/s, completion certificate/s, etc., from the competent authority and acknowledge receipt thereof.

31) To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule Property.

32) To provide the Schedule Property as security and to create charge on the same either by way of equitable mortgage or registered mortgage or MoDT or any other mode and for the said purpose to sign/execute necessary papers/deeds and wherever necessary to register the mortgage deed/s, Memorandum of Deposit of Title Deed/s (MoDT/s) and/or any other Deeds/Agreements 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 raise funds by way of debt and receive money in the name of the Attorney and acknowledge receipt thereof, to repay the loan amount/s together with interest and receive back all the original documents, to get Receipt executed and registered discharging the loan/MoDT and to acknowledge receipt thereof. 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 Attorney. The Attorney is solely and personally liable and responsible for the repayment of such debt liabilities. It is made clear that the Attorney is not empowered to raise any loan or facility from any person including Banks/Financial Institutions for and on behalf of the Principal excepting to offer the Schedule Property as security for any loans/borrowings for the purposes of development of the Schedule Property by the Attorney as stated hereinabove.

33) To bring into the Schedule Property such equipment, tools, implements, machines and vehicles or other machinery or article or item or thing required for development of the Schedule Property, putting up construction or for any other incidental purpose and also put up any type of construction thereon.

34) To apply for revisions, regularizations, etc., to the Competent Authority/ies and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear

For Emerald Haven Housing Private Limited

Authorised Signatory

ATTORNEY

For TVS EMERALD LIMITED

Authorized Signatory

PRINCIPAL

Document No 21372 of 2024 of Book 1 Comm 94 sheets 7 sheet

Registering officer

before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the building constructed /regularized, as the case may be, as per procedures and to receive the approval and to issue receipt thereof.

35) To execute and register necessary gift deed/s and/or other deeds to gift/transfer land under OSR Rules, play area, roads and all other common areas in the Lay-out, Sub- Division, roads, road widening, or any purpose related to Lay-out Plan Approval and building plan approval, etc., in the Schedule Property, to the competent authority/ies, to hand over possession of the said land to the said authority/ies, to receive back the document/s from the registering authority on completion of the registration formalities and to issue receipt thereof.

36) To pay all future taxes or fees pertaining to the Schedule Property to the competent authority and to receive receipt thereof.

37) The Attorney is also hereby specifically permitted and authorized to delegate the entire powers hereby granted to deal with the Schedule Property to any person as the Attorney may deem fit to do all or any of the above acts, deeds and things, to execute further Power/s of Attorney or other documents for the said purpose and to present the said documents for registering before the competent registering authority and to admit execution thereof. Such delegation of powers to any person as the Attorney shall also be done by necessary Resolution/s of the Attorney herein and the same shall be informed in writing to the Principal.

38) The Attorney shall maintain proper accounts and the same shall be rendered to the Principal as and when required.

39) This power of attorney is irrevocable until the terms and conditions agreed between the Principal and Attorney are complied with.

40) The Attorney shall bear the Stamp Duty and Registration Fees as may be applicable to register this General Power of Attorney.

Both the Parties state that no consideration is passed on under this General Power of Attorney.

And generally, to do all other and further acts, deeds and things necessary for and incidental to the above and also to do all other and necessary acts, deeds and things for the development of the Schedule Property.

And the Principal doth hereby agree and undertake to ratify and confirm all and whatsoever the Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

For Emerald Haven Housing Private Limited

Authorised Signatory

ATTORNEY

For TVS EMERALD LIMITED

Authorized Signatory

PRINCIPAL

Document No.21378 of 2024 of Book 1 Contains 24 sheets 8 sheet

Registering officer

SCHEDULE OF PROPERTY

All that piece and parcel of the vacant residential land admeasuring **1.836 Acres**, comprised in Survey numbers 16/1A1A part, 16/1A1B part, 16/1A1C part, 18/2A part, 18/3 part, and 20 part, (as per Patta now assigned New Survey Numbers. 16/1A1A1, 18/2A1, 18/3A and 20/1B), of **Thaiyur 'A' Village**, Thiruporur Taluk, Chengalpattu District, bounded on the;

North by : Survey Nos. 15 and 21 of Thaiyur A Village;

South by : Survey Nos. 16/1A1A part, 16/1A1B part, 16/1A1C part, 18/2A part, 18/3B, 20/1C & 20/1D;

East by : Survey Nos. 15 and 16/1A2A of Thaiyur A Village; and

West by : Rajiv Gandhi Salai (OMR) and Survey No.18/3B;

Within the limits of Thaiyur Panchayat and under the Jurisdiction of sub registrar of Thiruporur.

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

Document No.213792 of 2024 of Book 1 Contains 24 sheets 9 sheet

Registering officer

ATTORNEY

PRINCIPAL

IN WITNESS WHEREOF the Principal and Attorney have signed this General Power of Attorney at Thiruporur on this the 05th day of October, 2024.

For Emerald Haven Housing Private Limited

Authorised Signatory

ATTORNEY

For TVS EMERALD LIMITED

Authorized Signatory

PRINCIPAL

WITNESSES:-

1.

Mr. S. Ilanchezhian, S/o. Mr. Somasundaram

No.136, Kamaraj Nagar 5th East Street,

Thiruvanmiyur, Chennai – 600041.

Aadhaar No.8169 7648 1031, Mobile No.7358034084.

2.

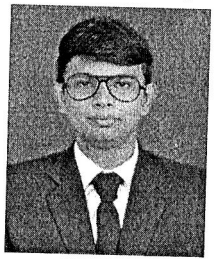
M Manimaran, S/o. Mr. S.K. Manickam,

No.16/187, Canal Bank Road, Gandhi Nagar,

Adyar, Chennai - 600020.

Aadhaar No. 4566 3848 9475, Mobile No.6380818793.

Drafted by:



Guru Rajan S, Advocate,
Ispahani Centre, 4th Floor, Door No. 123 & 124,
Nungambakkam High Road, Chennai - 600034.
Roll No. MS.4263/2022
Mobile No.8925812129.

Document No. 21378 of 202.4 of Book
1 Contains 24 sheets 10 sheet
Registering officer

Statement under Rule 3(1) of the Tamil Nadu Stamp (Prevention of Under valuation of Instruments rules) 1968

S.No	Survey No	Extent (In Acre)	Nature	Market value as per executant's assesment
1	16/1A1A1	1.183	Land	17,00,77,850
2	18/2A1	0.259	Land	3,72,72,066
3	18/3A	0.264	Land	3,79,12,507
4	20/1B	0.130	Land	1,86,48,477
	Total Extent	**1.836**	**Total Value**	**Rs. 26,39,10,900/-** (Rupees Twenty Six Crores Thirty Nine Lakhs Ten Thousand Nine Hundred Only)

Document No.21372 of 202.4 of Book ...I.....Contains...24.....sheets...11.....sheet

Registeri...

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

ATTORNEY

PRINCIPAL

R/Thiruporur/Book-1/21372/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 17489 of 2024

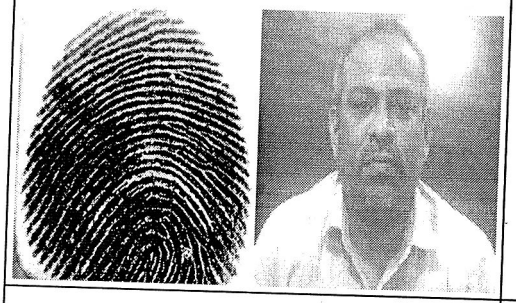
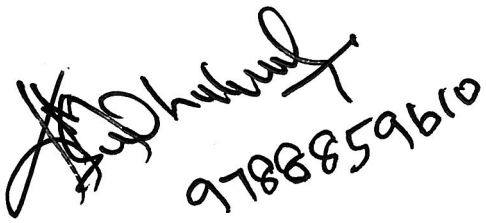
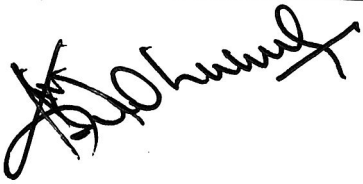
I hereby certify that a sum of ₹ 26,39,416/- (Rupees Twenty Six Lakh Thirty Nine Thousand Four Hundred and Sixteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சுதாகர் முத்துசாமி residing at Ispahani Centre123, 124, Nungambakkam High Road, Chennai, 600034, Nungambakkam[URBAN], Egmore, Chennai, Tamil Nadu, India, 600034.

Sub Registrar: Thiruporur
Date: 05/10/2024

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

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 26,43,526/- paid at 12:32 PM on the 05/10/2024 by

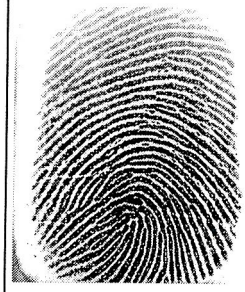
Left Thumb 	 Additions as per recitals of document	
Execution admitted by Left Thumb 	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3609599cdd534a4f9543e6ba6c0b2e4f88d468 **(Details from UIDAI : M SUDHAKAR S/O,K S Muthusamy, 12-07-1977, xxxxxxxx6877)**	

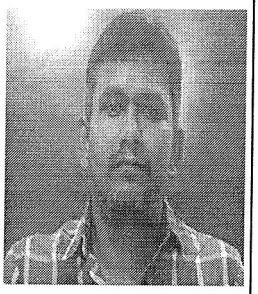
Document No.21372...of 202.4.of Book ...1....Contains...24...sheets...12.....sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

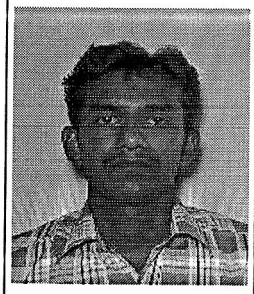
Claim admitted by
Left Thumb



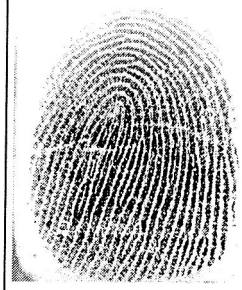


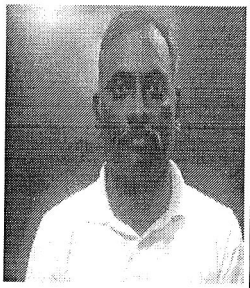
9943191862

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:647558797fed1447754623aed1e6a035120e57 **(Details from UIDAI : P Saravanan S/O: Palaniandi, 07-05-1986, xxxxxxxx2135)**



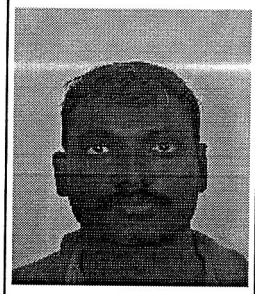
Claim admitted by
Left Thumb





9900156836

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:70039935eeb0d6b1d6465294127bfc3dec8815 **(Details from UIDAI : Ramesh N S/O: Late Nataraj M, 01-07-1978, xxxxxxxx9620)**



5th day of October 2024

KRISHNAMOORTHY M
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/21372/2024**.

Date: 05/10/2024
Thiruporur

KRISHNAMOORTHY M
Sub Registrar

SUB REGISTRAR
THIRUPORUR

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No.21372 of 2024 of Book 1 Contains 24 sheets 13 sheet

Registering officer

58213919

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Central Processing Centre

Manesar, Plot No. 6,7, 8, Sector 5, IMT Manesar, Gurgaon, Haryana, 122050, India

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): **U45200TN2010PLC075953**

I hereby certify that the name of the company has been changed from EMERALD HAVEN REALTY LIMITED to TVS EMERALD LIMITED with effect from the date of this certificate and that the company is Company limited by shares.

Company was originally incorporated with the name HARITA REALTY PRIVATE LIMITED

Given under my hand at ROC, CPC this TWENTY SEVENTH day of SEPTEMBER TWO THOUSAND TWENTY FOUR

Document No. 81372 of 2024 of Book
1 Contains 24 sheets 14 sheet
Registering Officer

Document certified by DS CPC 1
<VIVEK.MEENA@GOV.IN>
Digitally signed by
DS CPC 1
Date: 2024.09.28 04:40:51 IST

Brijesh Kain
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
Central Processing Centre

Note: The corresponding form has been approved by Brijesh Kain, Central Processing Centre, and this order has been digitally signed by the Registrar of Companies through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

TVS EMERALD LIMITED

Ispahani Centre, 4th Floor, Door No. 123,124, Nungambakkam High Road, NA, Chennai, Chennai- 600034, Tamil Nadu, India

Note: This certificate of incorporation is in pursuance to change of name by the Company and does not affects the rights and liabilities of stakeholders pursuant to such change of name. It is obligatory on the part of the Company to display the old name for a period of two years along with its new name at all places wherever a Company is required to display its name in terms of Section 12 of the Act. All stakeholders are advised to verify the latest status of the Company and its Directors etc. and view public documents of the Company on the website of the Ministry www.mca.gov.in/MCA21

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EMERALD HAVEN REALTY LIMITED HELD ON TUESDAY, 23RD JULY 2024 THROUGH VIDEO CONFERENCING

REDEFINITION OF POWERS CONFERRED ON DIRECTORS / OFFICIALS OF THE COMPANY FOR ATTENDING THE DAY-TO-DAY OPERATIONS OF THE COMPANY

"RESOLVED THAT in supersession of all earlier resolutions passed by the board of directors, the powers conferred on directors / officials of the Company for the purpose of carrying out the day-to-day operations of the Company and complying with the applicable requirements under various statutes, from time to time be and are hereby redefined, as per statement presented before the meeting, and that the said redefinition of powers shall be effective 23rd July 2024.

RESOLVED FURTHER THAT the authorised signatories of the Company shall be severally empowered to sign either physically or electronically for and on behalf of the Company as per the authorization provided in the statement placed before the meeting and shall continue to be in force irrespective of their change in designations.

RESOLVED FURTHER THAT a certified copy of the above resolution be forwarded to all statutory or other authorities as and when required".

S.No	Powers	Name of the Officials (M/s.)
1	- To negotiate for purchase of immovable properties and to enter into an agreement for sale/MOU/LOI of the said properties. - To fix the consideration and also the advance portion thereof and to pay advance and purchase consideration for the immovable properties and to obtain due discharge therefor. - To join in the execution of sale deeds to and in favour of the Company in relation to the properties as purchaser, as also affidavits, petitions, applications and other documents in regard to the properties and to present the same for registration documents in regard to the properties and to present the same for registration - To admit the execution of the sale deeds . - To make a declaration and to sign and verify under the Indian Stamp Act and for mutation of name in the official records consequent upon the sale. - To sign such documents, forms and declarations and do any other acts, deeds and things for and on behalf the Company for the purpose of completing the sale transactions in relation to the properties.	Sriram Subramanian Iyer A Rajaraman P Vishal Anand Achal Kumble Sudhakar Muthuswami

THE SEAL OF THE SUB REGISTRAR

Document No. 8379 of 2024 of Book 1
Contains 84 sheets 15 sheet
Registering officer

Emerald Haven Realty Limited
Registered Office : Ispahani Centre, 4th Floor, No. 123, 124, Nungambakkam High Road, Nungambakkam, Chennai – 600 034, **T :** (91) 44- 2436 1261, **E-** corpsec@tvsemerald.com, **W :** www.tvsemerald.com,
CIN : U45200TN2010PLC075953, **GSTIN:** 33AACCH4288E1ZQ

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

S.No	Powers	Name of the Officials (M/s.)
	- To apply for mutation of the revenue records and execute such documents as may be required for this purpose and to sign and execute applications/ agreements / indemnity bonds required by the Government authorities/local bodies/ statutory authorities etc. - To enter into Joint Venture/Joint Development Agreements with the land owners for the development of the Land and appear before the registration authorities and execute such other documents including Powers of Attorny, as may be required for this purpose and to sign and execute any other documents for the development of the Property - To enter into agreement for lease/sub-lease or rent or hire of movable / immovable properties for use of the company and to appear before the registration authorities and execute such documents as may be required for this purpose and to sign and execute agreements / indemnity bonds in favour of TNEB for the EB Connection. - To enter into Joint Venture/Joint Development Agreements with the developer company for development of land and appear before the registration authorities and execute such other documents including Powers of Attorney, as may be required for this purpose and to sign and execute any other documents for the development of the Property	

/CERTIFIED TRUE COPY/
EMERALD HAVEN REALTY LIMITED

SUKUMAR SUKANYA
Digitally signed by SUKUMAR SUKANYA
Date: 2024.09.19 17:19:08 +05'30'

S SUKANYA
COMPANY SECRETARY
MEMBERSHIP NO. A57153

Document No. 21372 of 2024 of Book
1 Contains 24 sheets 16 sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUVOTTIYUR

Emerald Haven Realty Limited
Registered Office : Ispahani Centre, 4th Floor, No. 123, 124, Nungambakkam High Road, Nungambakkam, Chennai – 600 034, **T :** (91) 44- 2436 1261, **E-** corpsec@tvsemerald.com, **W :** www.tvsemerald.com,
CIN : U45200TN2010PLC075953, **GSTIN:** 33AACCH4288E1ZQ

For Emerald Haven Housing Private Limited
Authorised Signatory

For TVS EMERALD LIMITED
Authorized Signatory

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EMERALD HAVEN HOUSING PRIVATE LIMITED HELD ON TUESDAY, 23RD JULY 2024 THROUGH VIDEO CONFERENCING

REDEFINITION OF POWERS CONFERRED ON DIRECTORS / OFFICIALS OF THE COMPANY FOR ATTENDING THE DAY-TO-DAY OPERATIONS OF THE COMPANY

"RESOLVED THAT in supersession of all earlier resolutions passed by the board of directors, the powers conferred on directors / officials of the Company for the purpose of carrying out the day-to-day operations of the Company and complying with the applicable requirements under various statutes, from time to time be and are hereby redefined, as per statement presented before the meeting, and that the said redefinition of powers shall be effective 23rd July 2024.

RESOLVED FURTHER THAT the any one of the authorised signatories from Group 1 and Group 2 respectively shall be jointly empowered to sign either physically or electronically for and on behalf of the Company as per the authorization provided in the statement placed before the meeting and shall continue to be in force irrespective of their change in designations.

RESOLVED FURTHER THAT a certified copy of the above resolution be forwarded to all statutory or other authorities as and when required".

S.No	Powers	Name of the Official (M/s.)	Group
1	- To apply for mutation of the revenue records and execute such documents as may be required for this purpose and to sign and execute applications/ agreements / indemnity bonds required by the Government authorities/local bodies/ statutory authorities etc. - To enter into Joint Venture/Joint Development Agreements with the land owners for the development of the Land and appear before the registration authorities and execute such other documents including Powers of Attorney, as may be required for this purpose and to sign and execute any other documents for the development of the Property - To enter into agreement for lease/sub-lease or rent or hire of movable / immovable properties for use of the company and to appear before the registration authorities and execute such documents as may be required for this purpose and to sign and execute agreements / indemnity bonds in favour of TNEB for the EB Connection.	Sriram Subramanian Iyer A Rajaraman P Vishal Anand Achal Kumble Sudhakar Muthuswami P Saravanan	Group 1
		N Ramesh G Rajagopal	Group 2

/CERTIFIED TRUE COPY/
EMERALD HAVEN HOUSING PRIVATE LIMITED

S. Sriram

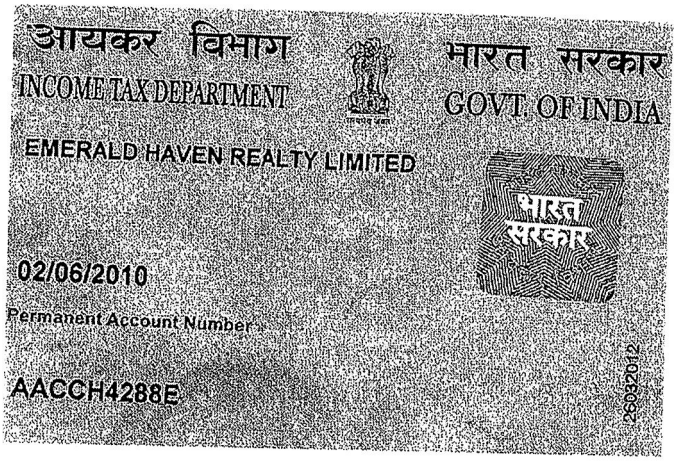
SRIRAM SUBRAMANIAN IYER
DIRECTOR
DIN: 06967858

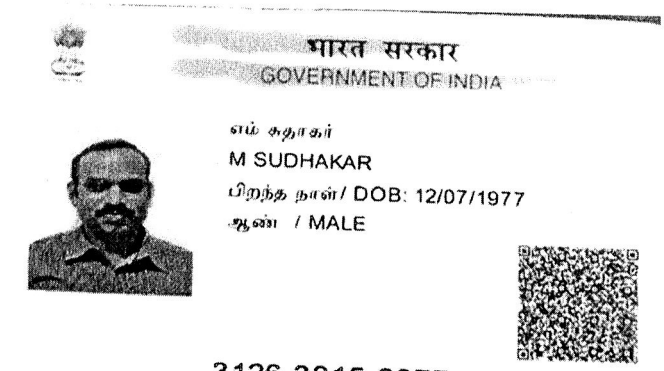
Document No. 21372 of 2024 of Book 1 Contains 24 sheets 17 sheet
Registering officer

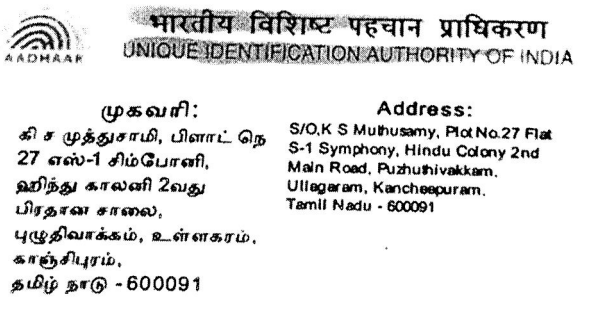
Emerald Haven Housing Private Limited
Registered Office: Ispahani Centre, 4th Floor, No. 123, 124, Nungambakkam High Road, Nungambakkam, Chennai - 600 034. T: (91) 44-2436 1261, E: corpsec@tvsemerald.com, W: www.tvsemerald.com , CIN: U68100TN2023PTC161250

For Emerald Haven Housing Private Limited
Authorised Signatory

For TVS EMERALD LIMITED
Authorized Signatory


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
EMERALD HAVEN REALTY LIMITED
02/06/2010
Permanent Account Number
AACCH4288E
भारत सरकार
23032012


भारत सरकार
GOVERNMENT OF INDIA
எம் சுதாகர்
M SUDHAKAR
பிறந்த நாள்/ DOB: 12/07/1977
ஆண் / MALE
3126 3815 6877
ஆதார் -சாதாரண மனிதனின் அதிகாரம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
கி ச முத்துசாமி, பிளாட் நெ 27 எஸ்-1 சிம்போனி, ஹிந்து காலனி 2வது பிரதான சாலை, புழுதிவாக்கம், உள்ளகரம், காஞ்சிபுரம், தமிழ் நாடு - 600091
Address:
S/O,K S Muthusamy, Plot No.27 Flat S-1 Symphony, Hindu Colony 2nd Main Road, Puzhuthivakkam, Ullagaram, Kancheepuram, Tamil Nadu - 600091
3126 3815 6877
Aadhaar-Aam Admi ka Adhikar

Document No...2/13789...of 202..4...of Book ...1.....Contains.....94.....sheets.....18.....sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCE6201B

नाम / Name
EMERALD HAVEN HOUSING PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation/Formation
12/06/2023

இந்திய அரசாங்கம்
Government of India



ப சரவணன்
P Saravanan
பிறந்த நாள் / DOB : 07/05/1986
ஆண்பால் / Male

3960 9759 2135

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: பழனியாண்டி, 2/80, திண்டமங்கலம் புதூர், திண்டமங்கலம், திண்டமங்கலம், நாமக்கல், தமிழ் நாடு, 637207

Address: S/O: Palaniandi, 2/80, THINDAMANGALAM PUTHUR, Thindamangalam, Thindamangalam, Namakkal, Tamil Nadu, 637207

3960 9759 2135

1947

help@uidai.gov.in

www.uidai.gov.in

Document No.913/2024 of 2024 of Book I Contains 24 sheets 19 sheet

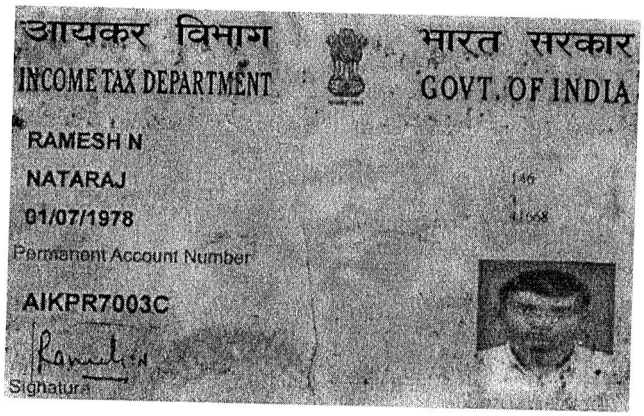
Registering officer

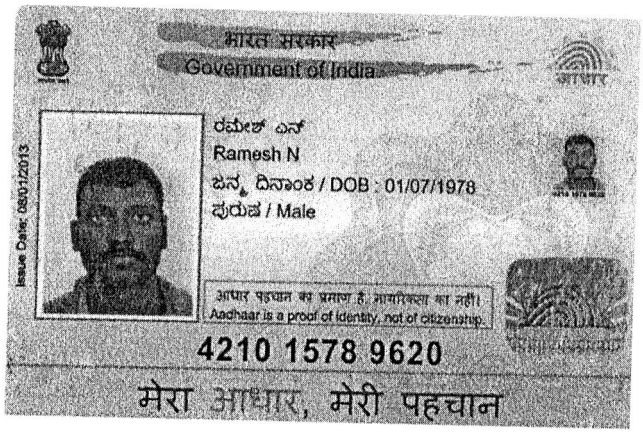
For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAMESH N
NATARAJ
01/07/1978
Permanent Account Number
AIKPR7003C
Signature


भारत सरकार
Government of India
Issue Date: 09/01/2013
ರಮೇಶ ಎನ್
Ramesh N
ಜನ್ಮ ದಿನಾಂಕ / DOB : 01/07/1978
ಪುರುಷ / Male
आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.
4210 1578 9620
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Print Date: 26/05/2023
ವಿಳಾಸ: S/O: ದಿವಂ ನಟರಾಜ್ ಎಮ್, # 83
ಹರಿಕ ನಿಲಯ 2ನೇ ಕ್ರಾಸ್ ಎ ಬ್ಲಾಕ್, ಕೃಷ್ಣ
ಗಾರ್ಡನ್, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ, ಬೆಂಗಳೂರು,
ಕರ್ನಾಟಕ, 560059
Address: S/O: Late Nataraj M, # 83 Harika
Nilaya 2nd Cross A Block, Krishna Garden,
Bangalore South, Bangalore, Karnataka,
560059
4210 1578 9620
1947 help@uidai.gov.in www.uidai.gov.in



Document No.21378...of 2024 of Book
....I.....Contains.....24.....sheets.....90.....sheet
Registering Officer

For Emerald Haven Housing Private Limited
Authorised Signatory

For TVS EMERALD LIMITED
Authorized Signatory


भारत सरकार
Government of India
Issue Date: 19/05/2017
மா மணிமாறன்
M Manimaran
பிறந்த நாள் / DOB: 23/11/1982
ஆண் / MALE
4566 3848 9475
मेरा आधार, मेरी पहचान


Government of India
சோ இளஞ்செழியன்
S Ilanchezhian
பிறந்த நாள்/DOB: 27/05/19
ஆண்/ MALE
8169 7648 1031
VID : 9123 5682 0099 6287
எனது ஆதார்


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
முகவரி: தந்தை / தாய் பெயர்;
மாணிக்கம், 16 / 187, கெனால்
பேங்க் ரோடு, காந்தி நகர்,
அடையாறு, சென்னை, தமிழ் நாடு,
600020
Address: S/O: Manickam, 16 / 187, CANAL
BANK ROAD, GANDHI NAGAR, Adyar,
Chennai, Tamil Nadu, 600020
Print Date: 12/1/2020
4566 3848 9475
1947 help@uidai.gov.in www.uidai.gov.in


Unique Identification Authority of India
முகவரி:
S/O சோமசுந்தரம், 28/2 பிளாட் எண் 2 சாய்
பிளாட்ஸ் கீழ் தளம், பிள்ளையார் கோயில்
தெரு, கானகம், டி.டி.டி.ஐ தரமணி, சென்னை,
தமிழ் நாடு - 600113
Address:
S/O Somasundaram, 28/2 Flat No 2 Sai Flats
Ground floor, Pillaiyar koil street, Kanagam,
TTTI Taramani, Chennai,
Tamil Nadu - 600113
8169 7648 1031
VID : 9123 5682 0099 6287
1947 | help@uidai.gov.in | www.uidai.gov.in

Document No.21372....of 202..4of Book
....I.....Contains...24.....sheets...24.....sheet
Registering officer

For Emerald Haven Housing Private Limited
Authorised Signatory

For TVS EMERALD LIMITED
Authorized Signatory

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : தையூர் அ

பட்டா எண் : 3756

உரிமையாளர்கள் பெயர்

1. ... ... தி/ல் எமரால்டு ஹேவன் ரியாலிட்டி லிமிடெட்

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	
16	11	--	--	0 - 0.71	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
16	12	--	--	0 - 0.71	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
16	1A1A1	--	--	0 - 49.67	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
16	7	--	--	0 - 0.71	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
17	2B	--	--	0 - 0.60	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
17	2O	--	--	0 - 0.35	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
18	2A1	--	--	0 - 12.79	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
18	2A3	--	--	0 - 1.75	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
18	2A4	--	--	0 - 2.19	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
18	3A	--	--	0 - 11.31	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023

Document No. 2/2024 of 2024 of Book 1 Contains 8+1 sheets 29 sheet

Registering officer

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

18	3B	--	--	0 - 1.69	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
20	1B	--	--	0 - 5.25	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
20	1C	--	--	0 - 3.35	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
20	1D	--	--	0 - 2.08	2.00	--	--	2023/0105/35/449693--2023/35/11/002322SD --மனை----- 05-10-2023
				0 - 93.16	28.00			

குறிப்பு :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/046/03756/50671** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 05-10-2024 அன்று 09:17:10 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

Document No.91372...of 202.4..of Book ...1.....Contains....84....sheets.....23....sheet

Registering officer

September 23rd 2024

To
The Sub-Registrar
Thiruporur Sub-Registrar Office,
Thiruporur, Chengalpattu District

Dear Sir/Madam,

We hereby confirm that the original Sale Deed bearing Document No. 10118/2017, on the file of office of Sub-Registrar-Thiruporur, along with other documents relating thereto are deposited with Tata Capital Limited, mentioned as part of Mortgage deed dated 02.02.2024 bearing Document No.2178 of 2024, SRO Thiruporur, executed by Emerald Haven Realty Limited in favour of Tata Capital Limited.

Thanking you.

Yours sincerely,

TATA CAPITAL LIMITED CHENNAI

R. Prasanna

(Authorised Signatory)

Document No. 01378 of 2024 of Book
1 Contains 04 sheets 04 sheet
Registering officer

For Emerald Haven Housing Private Limited

Authorised Signatory

For TVS EMERALD LIMITED

Authorized Signatory

TATA CAPITAL LIMITED
Corporate Identity Number U65990MH1991PLC060670
Centennial Square 1st Floor 6A Dr Ambedkar Salai Kodambakkam Chennai 600 024
Tel 91 44 6692 7800 Web www.tatacapital.com
Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 0

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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