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DIGITALLY VERIFIED RECORD

16684/2025

TP/2H0541318/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DG 914947

25/11/25

M/S. SUMANGALI REALTY LLP

S. SARATHA
STAMP VENDOR
L.NO.11071/B2/2014
3D, J.R.S. 5th STREET,
AVADI, CHENNAI-54

GENERAL POWER OF ATTORNEY

THIS DEED OF GANERAL POWER OF ATTORNEY, ON THIS 25th DAY OF NOVEMBER 2025,

BY

M/s. RAGHAVA FOUNDATIONS PRIVATE LIMITED, (PAN-AAGCR0556F), a Private Limited Company, having its office at No.116/132, Rangarajapuram Main Road, Kodambakkam, Chennai 600024, represented by its Director, **Mr.S.VENKATA SIDDARTHA, (Aadhar No.5081 7580 6909),** aged about 30 years, Son of Mr.S.Nageswara Rao, residing at Flat 3A, KG-NTR Heritage, 116/132, Rangarajapuram Main Road, Kodambakkam, Chennai 600024, hereinafter called the herein after referred to as the **PRINCIPAL.**

For SUMANGALI REALTY LLP

Designated Partner

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Book 1 ..... Contains 28 Sheets ..... Sheet

Sub Registrar

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

TO AND IN FAVOUR OF

M/S. SUMANGALI REALTY LLP, a Registered Partnership Company having its office at No.1st Floor, P.C.-7, TNHB, Avadi, Chennai 600054, represented by its Partner **Mr.CHETHAN SHARMA, (Pan No.AANPS3103K, Aadhar No.9313 2782 5353),** S/o. Poonam Chand Sharma, aged about 37 years, residing at No.205, N.M.Road, Avadi, Chennai 600054. Avadi Taluk, Thiruvallur District, hereinafter called the referred to as the **POWER AGENT.**

(which expression shall unless the context requires otherwise mean and include his nominees, successors and assigns) to be my lawful attorney in my name and on my behalf to do anyone or all of the following acts, deeds and things, namely: -

WHEREAS THE PRINCIPAL is the sole and absolute owner of the land, Measuring an Extent of Acre 0.46½ Cents, Comprised in Survey No.33/1 Part, Measuring an Extent of Acre 0.40½ Cents, Comprised in Survey No.34/2 Part, Measuring an Extent of Acre 0.32 Cents, Comprised in Survey No.34/3, Measuring an Extent of Acre 0.18 Cents, Comprised in Survey No.35/3 Part, Measuring an Extent of Acre 0.35 Cents, Comprised in Survey No.36/2, Measuring an Extent of Acre 0.07 Cents, Comprised in Survey No.36/3 Part, **In total extent of Acres 1.79 Cents, Situated at Old No.124, New No.21, AANGADU VILLAGE, Ponneri Taluk, Thiruvallur District**, The **PRINCIPAL** having purchased from Mrs. U.Prema wife of Late.A.G.Ulaganathan, under a **SALE DEED** was registered as **Document No.6310/2022, Book 1, dated 14.05.2022, in the office of the Sub-Registrar of Redhills,** and the above said Principal is in absolute and uninterrupted possession and in enjoyment of the above said property ever since from the date of purchase.

For SUMANGALI REALTY LLP

Document No. 16684 of 2026

Book 1 Contains 28 2 Sheets Signed

Sub Registrar

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

WHEREAS the PRINCIPAL has subsequently obtained Patta in her name as the absolute owner thereof wherein the **Patta No.5722 as per Patta New Survey Nos.34/3, 36/2, and Patta No.5716 as per Patta New Survey No.34/2B, 35/3A2, and Patta No.5732 as per Patta New Survey No.36/3A.**

THAT the **PRINCIPAL** herein has Clubbed and divided the lands into housing plots and obtained Chennai metropolitan Development Authority P.P.D.LO.No.176/2023, File No.Layout-1/0219/2022, dated.21.06.2023, Planning Permit No.15491, Named the layout as **"SUMANGALI GOLDEN CITY PHASE-IV" into Plot No.4 in total extent of 768 sq.ft., Vacant Plot**

AND WHEREAS the PRINCIPAL have decided to sell the aforesaid vacant plots for their personal necessities, hence they have realized that it is difficult for them to attend, all the matters relating to the development and sale personally, in respect of schedule mentioned property and they have therefore thought it fit and necessary to appoint and retain **M/S. SUMANGALI REALTY LLP, a Registered Partnership** Company having its office at No.1st Floor, P.C.-7, TNHB, Avadi, Chennai 600054, represented by its Partner **Mr.CHETHAN SHARMA, (Pan No.AANPS3103K, Aadhar No.9313 2782 5353),** S/o. Poonam Chand Sharma, aged about 37 years, residing at No.205, N.M.Road, Avadi, Chennai 600054. on whom they have complete confidence, to do the following acts, deeds and things, that is to say:-

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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Now this deed of Power of Attorney executed empowering and authorizing the Power Agent as follows:

1. To appear, prepare and submit plans for sub-division of the land plot or reunion of the same, for construction of buildings in respect of the schedule mentioned property before the Chennai Metropolitan Development Authority, Avadi Municipal Offices and any other local or Government Authorities/Quasi Judicial Authorities etc.
2. To sign and verify all affidavits, indemnities, documents and papers necessary for such proposed development.
3. To fix the terms and conditions for sale of the Schedule mentioned property either in whole or in parts or in undivided share or shares to the several purchaser or purchasers.
4. To enter in to an agreement or agreements for Sale in respect of the Schedule mentioned property and to execute the same, if necessary, for and on behalf of the PRINCIPAL, to receive all payments under the agreement or agreements and issue all lawful and effective receipts.
5. To execute **Sale Deed or deeds** in favour of the prospective buyer or buyers in respect of the Schedule mentioned property in one lot or for the undivided share of the lands and present each of the **Sale Deed or Deeds for registration,** to admit execution thereof and to receive all payment under the sale Deed.

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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6. To sign and deliver all patta transfer form/forms under the Urban Land Ceiling and Regulations Act and other forms required to be signed before the registering authority, to do all acts, deeds and things till registration of the sale deed or deeds is completed in every respect.

7. To deliver vacant possession of the Schedule mentioned property so said by Attorney to the purchasers, to make available for inspection of all documents of title relating to the Schedule mentioned property and to deliver Xerox copies of the documents to the Purchaser(s).

8. To enter in to all contracts towards the construction if the flat or flats on the schedule property containing all clauses and covenants with regard to such construction of the flats and to the flat or flats in several stages and to pass effective and proper receipts.

9. To engage a contractor, necessary staff and all other workmen, coolies, electrical contractors, private constructors and other contractors at several stages for the construction completion of the flats in every aspect, to pay them all payments due and payable.

10. To apply for and obtain necessary sanction from the concerned authorities and municipalities or corporations with regard to the construction of the flats and in that connection sign, execute all applications, agreements, indemnity bonds that are required to be signed and delivered by the appropriate planning authority for sanctioning the plan for construction of the flats and in that may incur in the execution of the works mentioned above.

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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11. To apply for electricity connection, drainage connection, water connection by signing and submitting for and on behalf of the PRINCIPAL, necessary application, to the respective authorities for the purpose of obtaining the connection to the flat or flats and to make all necessary and proper payments for and on behalf of the PRINCIPAL for obtaining the connection.

12. To approach all authorities for and on behalf of the PRINCIPAL and to appear before them form time to time and to do all acts, deeds and things that are necessary for the construction of the flat or flats in every aspect and respect, to obtain permission/sanction from time to time on behalf of the PRINCIPAL.

13. To engage advocate or advocates for the purpose of taking all legal proceedings for and on behalf of the PRINCIPAL with regard to enforcement of the agreement with the parties entered in to from time to time and in that connection sign and deliver vakalath, plaints, pleadings, statements, written statements, affidavits, counter statements and all legal papers from time to time for taking all necessary steps and further empowered to file appeal, revision, writ petitions and the legal proceedings before the court of law, sign deposition, to make compromise and to effectively discharge all legal functions.

14. To obtain Income Tax Certificate/Certificates for and on behalf of the PRINCIPAL with regard to the sale of the undivided share of the land that may arise necessary in respect of the schedule mentioned property and in that connection empowered to appoint auditor or auditors and empowered to sign necessary forms, papers in that regard.

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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15. To pay the advocates or auditors and all professionals with regard to the construction of the flats and other legal proceedings.
16. To do all things necessary and essential for proper management of the Schedule mentioned property.
17. To execute any deeds, modifying, rectifying or canceling any deeds of conveyances or other documents or instruments already executed if the agent deems it necessary.
18. The powers granted to the Agent herein may exercise by any of his sub-agents, i.e., the Agent herein is empowered to delegate all the above said powers to any of his sub-agents.
19. To submit applications and make declarations before the competent authority and any other authority appointed under the Tamil Nadu Urban Land (Ceiling and Regulations) Act, the Tamil Nadu Town and Country Planning Act and Tamil Nadu District Municipalities Act.
20. To receive, from time to time, money from the parties and who wish to engage the service of the owner of the land as contractor for the construction of the flats.

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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Sub Registrar

The PRINCIPAL hereby state that they have not received any consideration from the Attorney for executing this Deed of General power of Attorney. The Attorney shall maintain proper accounts and to produce the same as and when required by the PRINCIPAL and the PRINCIPAL reserves all rights to cancel or alter this General Power of Attorney Deed and also to sell the same to any third party. And generally to do or cause to be done and performed any other act, deed, matter or whatsoever ought to be done, executed, performed or which in the opinion of the Attorney ought to be done, executed or performed as fully and effectively for all intents and purpose as the PRINCIPAL could have done in their name and in their own presence or looking after, managing and supervision and selling of the Schedule mentioned property.

The PRINCIPAL hereby undertake to ratify and confirm all acts, deeds and things that the above said Attorney shall lawfully do or cause to be done for him by virtue of the Power of Attorney hereby given in respect of the Schedule mentioned property.

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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Sub Registrar

SCHEDULE OF PROPERTY

All that piece and Parcel of Vacant Land bearing **Plot No.4 measuring to an extent of 768 SqFt., Comprised in old Survey No.**34/2 Part, extent of Acre 0.40½ Cents, Survey No.34/3 Part, extent of Acre 0.32 Cents, Survey No.35/3 Part, extent of Acre 0.18 Cents, Survey No.36/2, extent of Acre 0.35 Cents, Survey No.36/3 Part, extent of Acre 0.07 Cents, in Total extent of Acres 1.32.5 Cents, **Patta No.5722 as per Patta New Survey Nos.34/3, 36/2, and Patta No.5716 as per Patta New Survey No.34/2B, 35/3A2, and Patta No.5732 as per Patta New Survey No.36/3A, Situated at Old No.124, New No.21, AANGADU VILLAGE, Ponneri Taluk, Thiruvallur District**, Chennai metropolitan Development Authority P.P.D.LO.No.176/2023, File No.Layout-1/0219/2022, dated.21.06.2023, Planning Permit No.15491, in the approved layout Named as **"SUMANGALI GOLDEN CITY PHASE-IV"** Limits within the Sholavaram Panchayat Union.

Bounded on the:-

North By	:	Survey No.35/3B
South BY	:	7.2 Meter Wide Road
East BY	:	Plot No.5
West BY	:	9.0 Meter Wide Road

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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Measuring on the:-

Northern Side	:	7.16 meter
Southern Side	:	6.1 meter
Eastern Side	:	9.9 meter
Western Side	:	8.73 meter + Splay 2.1 meter

An admeasuring Total Extent **768 Sq.Ft., (71.37 Sq.Mtr)** and situated within the Registration District of Thiruvallur and Registration Sub-District of Redhills.

The Guideline Value of the property is **Rs.3,84,000/-**

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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Sub Registrar

IN WITNESS WHEREOF THE PRINCIPAL and the AGENT have set their respective hands and signatures to this deed at Chennai on the day, month and year first above written.

For SUMANGALI REALTY LLP

Designated Partner

GENERAL POWER AGENT

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

PRINCIPAL

WITNESSES

1. (Rajan) S/o Shanmugam. No:16, 6th Cross St Thiruninravur - 602024.

2. (Velmurugan) S/o. Chinnadurai. No: 28, G3, Ramalingam 2nd cross St, Avadi, Ch-54

Drafted BY:



T. Kathiresan, M.A.M.L (Advocate
ENRoll No. 2245 / 2007
No.52/59, Ist Floor, Basha Street
Choolaimedu, Chennai - 94.

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R/ரெட் ஹில்ஸ்/புத்தகம்-1/16684/2025

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2025ம் ஆண்டு வரிசை எண் 13169

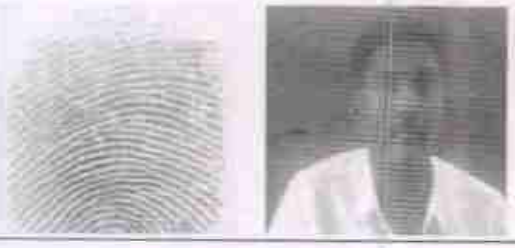
Flat 3A, KG-NTR Heritage, 116/132, Ranganayakuram Main Road, Kodambakkam, Chennai 600024, சென்னை, தமிழ்நாடு, இந்தியா, 600024-ல் வசிக்கும் திரு S.VENKATA SIDDARTHA என்பவரிடமிருந்து ₹ 3,850/- (ரூபாய் மூன்றாயிரத்து எண்ணூற்று ஐம்பது மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் ரெட் ஹில்ஸ்
நாள்: 25/11/2025

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2025 ஆம் ஆண்டு நவம்பர் மாதம் 25ம் தேதி பி.ப. 03:16 மணியளவில் ரெட் ஹில்ஸ் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 5,760/- செலுத்தியவர்.

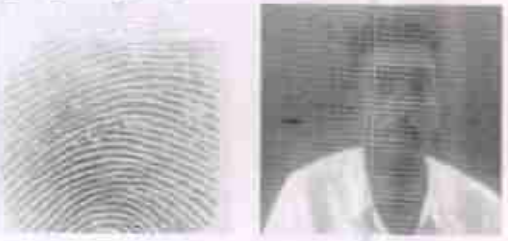
இடது பெருவிரல்



8790773410

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி.

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:31894339d6ac2b13a87481e93aa1e6f94768986 (Details from UIDAI : Setty Venkata Siddartha S/O: Setty Nageswara Rao, 18-11-1996, xxxxxxxx5909)



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R/ரெட் ஹில்ஸ்/புத்தகம்-1/16684/2025

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண்
UKC:92120827ec06ec0346346b09e026dc2b32fd7b9
(Details from UIDAI : Chethan Sharma S/O: Poonamchand Sharma, 06-10-1987, xxxxxxxx6353)



2025 ஆம் ஆண்டு நவம்பர் மாதம் 25ம் நாள்

கோமல இருஷ்ணன்
சார்பதிவாளர்
ரெட் ஹில்ஸ்

R/ரெட் ஹில்ஸ்/புத்தகம்-1/16684/2025 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள்: 25/11/2025
ரெட் ஹில்ஸ்

கோமல இருஷ்ணன்
சார்பதிவாளர்

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

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : பொன்னேரி

வருவாய் கிராமம் : ஆங்காடு பட்டா எண் : 5716

உரிமையாளர்கள் பெயர்

1. - - RAGHAVA FOUNDATIONS PRIVATE LIMITED

புல எண்	உட்பிரிவு	நன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
34	2B	0 - 16.40	0.91	--	--	--	--	2022/0105/01/414319-2022/01/04/00014050 Digitally signed:Rajnikanth S Tahsildar 28/05/2022 08:41:35 PM
35	3A2	0 - 7.30	0.50	--	--	--	--	2022/0105/01/414319-2022/01/04/00014050 Digitally signed:Rajnikanth S Tahsildar 28/05/2022 08:41:35 PM
		0 - 23.70	1.41					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/01/04/124/05716/60409 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 24-11-2025 அன்று 07:09:58 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி வேர்ஷன்களில் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : பொன்னேரி

வருவாய் கிராமம் : ஆங்காடு பட்டா எண் : 5722

உரிமையாளர்கள் பெயர்

1. - ... RAGHAVA FOUNDATIONS PRIVATE LIMITED

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
34	3	0 - 13.00	0.72	--	--	--	--	2022/0103/01/270802- -- ------ Digitally signed:Srinivasan S Zonal Deputy Tahsildar 07/06/2022 08:53:02 AM
35	2	0 - 14.00	0.96	--	--	--	--	2022/0103/01/270802- -- ------ Digitally signed:Srinivasan S Zonal Deputy Tahsildar 07/06/2022 08:53:02 AM
		0 - 27.00	1.68					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/04/124/05722/60466** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 24-11-2025 அன்று 07:15:46 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. ஸ்மார்ட்போன் வைத்துள்ளோர் 2D barcode படிப்பானை மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

Document No.....16684.....of 2025 of

Book. I.....Contains.....28.....Sheets..15..Sheet

Sub Registrar

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : பொன்னேரி

வருவாய் கிராமம் : ஆங்காடு பட்டா எண் : 5732

உரிமையாளர்கள் பெயர்

1. VENKATA SIDDARTHA ... RAGHAVA FOUNDATIONS PRIVATE LIMITED

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
36	3A	0 - 2.47	0.17	--	--	--	--	2022/0103/01/276192-2022/01/04/0001395D Digitally signed:Srinivasan S Zonal Deputy Tahsildar 04/07/2022 06:16:21 PM
		0 - 2.47	0.17					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/04/124/05732/60467** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 24-11-2025 அன்று 07:17:18 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

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Sub Registrar

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15491

Date of Permit 1.06.2023

PPD / LD NO. 176 / 2023

M/s. Raghava Foundation Pvt. Ltd. rep by Thiru. Setty Venkata Siddartha, No. 116/132, Ranganayakapuram Main Road, Kodambakkam, Chennai - 600024

File No Layout-1/0219/2022

Name of Applicant with Address

Date of Application 08.11.2022

Nature of Development : Layout/Sub-division of Land/Building construction/ Change in use of Land/Building

Proposal for Laying out of house sites

Site Address in S.Nos. 34/2B, 3, 35/3A2, 36/2 & 3A of Angadu Village, Ponnan Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit

Division No.

Development Charge paid Rs. 25,000/- Challan No. C-102155 Date 24.5.2023

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh Planning Permission application has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules, Planning permit will not be renewed.

For MEMBER SECRETARY

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

Document No. 16684 of 2025 of

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Sub Registrar

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.Layout-1/0219/2022 Dated:21.06.2023

To

The Commissioner
Sholavaram Panchayat Union,
Sholavaram - 600 067,
Tiruvallur District.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for Laying out of house sites in S.Nos.34/2B, 3, 35/3A2, 36/2 & 3A of Angadu Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union Limit – Approved – Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0219/2022 dated 08.11.2022.
2. Applicant letter dated 26.12.2022.
3. This office letter even No. dated 06.01.2023 addressed to the CE, WRD, Chennai Region.
4. This office letter even No. dated 06.01.2023 addressed to the applicant.
5. Applicant letter dated 22.02.2023 & 09.03.2023.
6. The CE, WRD, Chennai Region in letter No.DB/TS(3)/F.NOC/F.0450 - Angadu village 02395/2023/ dated 17.04.2023.
7. Applicant letter dated 19.04.2023.
8. This office letter even No. dated 02.05.2023 addressed to the SRO, Redhills.
9. The SRO, Redhills in letter No.188/2023 dated 12.05.2023.
10. G.O.(Ms).No.181, Housing and Urban Development (UD4(1)) Department dated 09.12.2020.
11. This office DC Advice letter even No. dated 19.05.2023 addressed to the applicant.
12. Applicant letter dated 26.05.2023 enclosing the receipt for payments.
13. This office letter even No. dated 02.06.2023 addressed to the applicant enclosing the layout plan.
14. Applicant letter dated 16.06.2023 enclosing original Gift deed for Road area registered as Doc.No.9102/2023 dated 15.06.2023 @ SRO, Redhills.
15. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
16. G.O. Ms.No.112, H&UD Department dated [illegible]
17. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for layout of house sites in the land comprised in S.Nos.34/2B, 3, 35/3A2, 36/2 & 3A of Angadu Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before initiating any development, Chennai Metropolitan Development Authority

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Sub Registrar

For SUMANGALI REALTY LLP
Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED
DIRECTOR

regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

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

3. The applicant has remitted the following charges / fees in the reference 12th cited as called for in this office letter 11th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,796/-	CMDA/PP/Ch/8987/2022 dated 08.11.2022
Development charge	Rs.25,000/-	C-102155 dated 24.05.2023
Layout Preparation charge	Rs.16,000/-	
Regularization charge	Rs.1,65,000/-	
OSR charge	Rs.2,10,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 176/2023 dated 21.06.2023.** Three copies of layout plan and planning permit **No. 15491** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 16th & 17th cited.

7. The original Gift Deed registered as Doc.No.9102/2023 dated 15.06.2023 @ SRO, Redhills as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 10th cited and Government letter in the reference 15th cited.

Yours faithfully,

for Senior Planner, Layout

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate (with the direction not to use the logo of CMDA in the layout plan since the same is registered)
3. Original Gift Deed Doc.No.9102/2023 dated 15.06.2023 @ SRO, Redhills.

Copy to: 1. M/s.Raghava Foundations Pvt. Ltd. rep. by Thiru.Setty Venkata Siddartha, No 115/132, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024.

Document No.....166848.....of 2025 of Book Contains 28 Sheets 19 Shee

Sub Registrar

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 6th cited).

4. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040. (w.o.e).

5. .TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Stock file /Spare Copy.

For SUMANGALI REALTY LLP

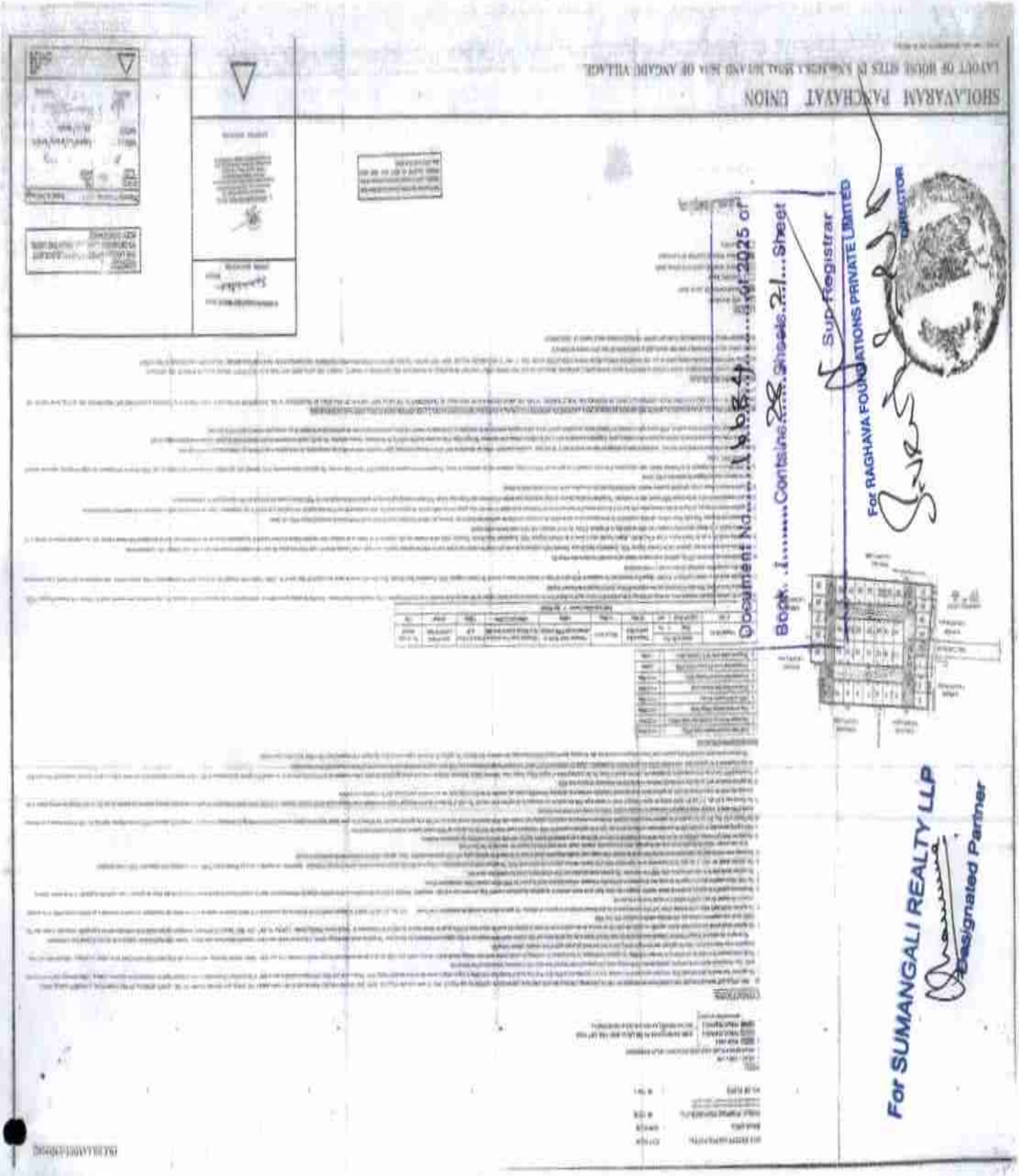
Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

Document No.....1.6.0.8.4.....of 2025 of
Book. .I.....Contains.....28.....Sheets.....2.8.....Sheet

Sub Registrar


SHOLAVARAM PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN SURAMMA NAGAR AND ANNA OF ANCHAD VILLAGE
Document No. 1868/2025 of
Book 1 Contains 28 Sheets 2 to 1 Sheet
Sub Registrar
For RAGHAVA FOUNDATIONS PRIVATE LIMITED
DIRECTOR
For SUMANGALI REALTY LLP
Designated Partner

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: **ACC-4577**

The Permanent Account Number (PAN) of the LLP is **AFBFS7795A***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **CHES70945A***

It is hereby certified that SUMANGALI REALTY LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this ELEVENTH day of AUGUST TWO THOUSAND TWENTY THREE

Signature Not Verified
Digitally signed by
DS MINISTRY OF CORPORATE AFFAIRS 10
Date: 2023.08.11 22:38:38 IST

Kuldeep Singh
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on mca.gov.in

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

No. 1, PC7 60 Feet Road,TNHB Avadi,Avadi,T6 AVADI POLICE STATION,Ambattur,Tiruvallur-600054,Tamil Nadu,India

*as issued by Income tax Department

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Book. I.....Contains 28 Sheets.....22.....Sheet
Sub Registrar

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR







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Book. I.....Contsin 28...Sheets 23 Sheet

Sub Registrar

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

SUMANGALI REALTY LLP

PC- 7, 1ST FLOOR, 60TH FEET, TNHB AVADI, CHENNAI – 600054.

GMAIL ID: sumangalirealtyllp@gmail.com

EXTRACTS OF RESOLUTION PASSED IN THE MEETING OF COMPANY PARTNERS OF ON **SUMANGALI REALTY LLP** THE 1ST DAY OF NOVEMBER 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT NO. PC- 7, 1ST FLOOR, 60TH FEET, TNHB AVADI, CHENNAI – 600054.

GENERAL AUTHORIZATION TO BUY LAND ON BEHALF OF THE COMPANY:

"**RESOLVED** THAT in supersession to the earlier resolution, the consent of the company be and is hereby given to buy / sell/ dispose/mortgage or otherwise deal with the properties, in the normal courses of business

FURTHER RESOLVED THAT either Mr.Bharath Sharma or Mr.Chethan Sharma, Partners of the Company, jointly and severally be authorised to execute necessary Sale deeds, documents, agreements, mortgage, power of attorney, purchase agreement in favour of the prospective buyers and do all such acts and deeds for giving effect to the above resolutions."

"RESOLVED FURTHER THAT Mr.Bharath Sharma or Mr.Chethan Sharma Partners, be and are hereby severally authorized to cancel the power of attorney, sale deeds, agreements, mortgage as and when required on behalf of company

/CERTIFIED TRUE copy/

For **SUMANGALI REALTY LLP**

Mr. P. BHARATH SHARMA

Mr. CHETHAN SHARMA

For SUMANGALI REALTY LLP

Designated Partner

Document No.....1bb84.....of 2025 of

Book. .I.....Contains 38 Sheets 2 Sheet

Sub Registrar

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AFBFS7795A
SUMANGALI REALTY LLP
11/08/2023

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

Document No.....16684.....of 2025 of

Book. I.....Contains 28 Sheets 25 Sheet

Sub Registrar







Document No. 10687 ....of 2025 of
Book - I ....Comparison Sheet ..2b..Sheet

Sub Registrar

For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR









For SUMANGALI REALTY LLP

Designated Partner

For RAGHAVA FOUNDATIONS PRIVATE LIMITED

DIRECTOR

Document No.....16684.....of 2025 of

Book .1.....Contains.....28.....Sheets.....27.....Sheet

Sub Registrar



Designated Partner

6310/2022

TP/120020746/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 15000

FIFTEEN THOUSAND RUPEES

पन्द्रह हजार रुपये

Rs. 15000

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 13 MAY 2022

B 746246

RAGHAVA FOUNDATIONS PRIVATE LIMITED

M.Sc.,
Chennai - 60.
9841 76330

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI on this 14th day of May 2022 by **Mrs. U.PREMA (PAN.BUAPP8413R AADHAAR CARD No.7344 2939 0649)** Wife of Late A.G.Ulaganathan, aged about 52 years, residing at New No.51, Old No.48, 3rd West Cross Street, Pulla Avenue, Shenoy Nagar, Chennai-600 030, hereinafter called the **'VENDOR'** which term shall wherever the context so admits shall mean and include her legal heirs, legal representatives, executors, administrators, and assigns of the **ONE PART:-**

TO AND IN FAVOUR OF

M/s. RAGHAVA FOUNDATIONS PRIVATE LIMITED, (PAN. AAGCR0556F) a private limited company, represented by its Director, Mr. S. Venkata Siddartha, (AADHAAR No.5081 7580 6909), aged about 23 years, S/o. S. Nageswara Rao, having registered office at 116/132, Rangarajapuram Main Road, Kodambakkam, Chennai-600024, hereinafter called the

24.5.22

15/6/22

18/7/22

for RAGHAVA FOUNDATIONS PRIVATE LIMITED

S. Venkata Siddartha DIRECTOR

Uprema

Document No. 6310 of 2022 of Book 1 Containing 19 Sheets 1 Sheet

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.