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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DR 868615

D. 30.01.2026 100/-
P.R. Jaiprakash
Mathigiri

K.A. KRISHNA MOORTHY
STAMP VENDOR
D. Dis. No. 734/21/2003
HOSUR - 635 109

**INDEMNITY BOND (For TNRERA)**

**This Indemnity Bond is executed on this 05TH day of FEBRUARY 2026**

**BY**

I, **Mr. P. R. Jai Prakash**,
Son of Mr. Ramachandran,
Residing at No.14, Kamala Nivas, Rayakotta to TVS Road, Mathigiri,
H.C.F Post, Hosur – 635110, Krishnagiri District, Tamil Nadu,

Hereinafter called the "Indemnifier / Promoter", which expression shall unless repugnant to the context include my heirs, legal representatives, successors and assigns.

NOTARY
K. ANANDA KUMAR
Krishnagiri District
Regd. No. 17475
GOVT. OF INDIA

P.R. Jaiprakash

**IN FAVOUR OF**

**Tamil Nadu Real Estate Regulatory Authority (TNRERA)**
Office Address:
No. 284, Anna Salai, Nandanam, Chennai – 600035.

**SUBJECT: TNRERA REF NO: TNPLI57312025 & APPLCATION No: TNRERA/PLI/0263/2026 Dated: 12.01.2026 (TNRERA/PLI/8902/2025 Dated:06-11-2025.**

**WHEREAS**

1. I am the Promoter of the real estate project known as "JayPee WaySide – Phase II", HNTDA (Hosur New Town Development Authority) Approved No:45/2025 situated at Achettipalli Village, Hosur Taluk, Krishnagiri District, Tamil Nadu.

2. The project land details are comprised in the following Survey Numbers: Survey No. 1191/A1, 1191/B1B, 1192/A2, 1192/B1A, 1196/3A & 1196/3B, Achettipalli Village.

3. I have submitted an application / declaration / documents before Tamil Nadu Real Estate Regulatory Authority (TNRERA) under the Real Estate (Regulation and Development) Act, 2016.

4. The highest level of the layout is 878.2 m and the lowest level of the layout is 868.4 m
(Contour map attached for your kind reference).

5. As per the approved plan, adequate Storm Water Drain (SWD) facilities are provided within the layout to ensure proper drainage of rainwater.

6. Rainwater from the layout will be discharged only through the approved Storm Water Drain system.

7. In the layout Storm Water Drain (SWD) on the road as well as the other storm water drains have been gifted to the local body. (Gift Deed enclosed Doc.No.5432/2025 for your kind reference)

NOTARY
K. ANANDA KUMAR
Krishnagiri District
Regd No. 17475
GOVT. OF INDIA

P.R. Jain

**NOW THIS INDEMNITY WITNESSETH THAT**

I hereby agree to indemnify and keep indemnified TNRERA, its officers and employees from and against any loss, damages, claims, liabilities or legal proceedings arising due to incorrect information, suppression of facts, title disputes or non-compliance of the Act.

**DECLARATION**

I declare that all details furnished are true and correct to the best of my knowledge.

**IN WITNESS WHEREOF**

I have hereunto set my hand and signature on the date mentioned above.

P.R. Jai Kg

**Signature of Promoter:**
Name: Mr. P. R. Jai Prakash
Place: Hosur
Date: 05.02.2026

**Witness 1:**
H.S. Shamakrishna
S/o. T.H. Shivaramaiah

**Witness 2:**
M. Suresh Rao, M. Suresh Rao, No. 34/3, OH Medigin, Hosur – 635110.

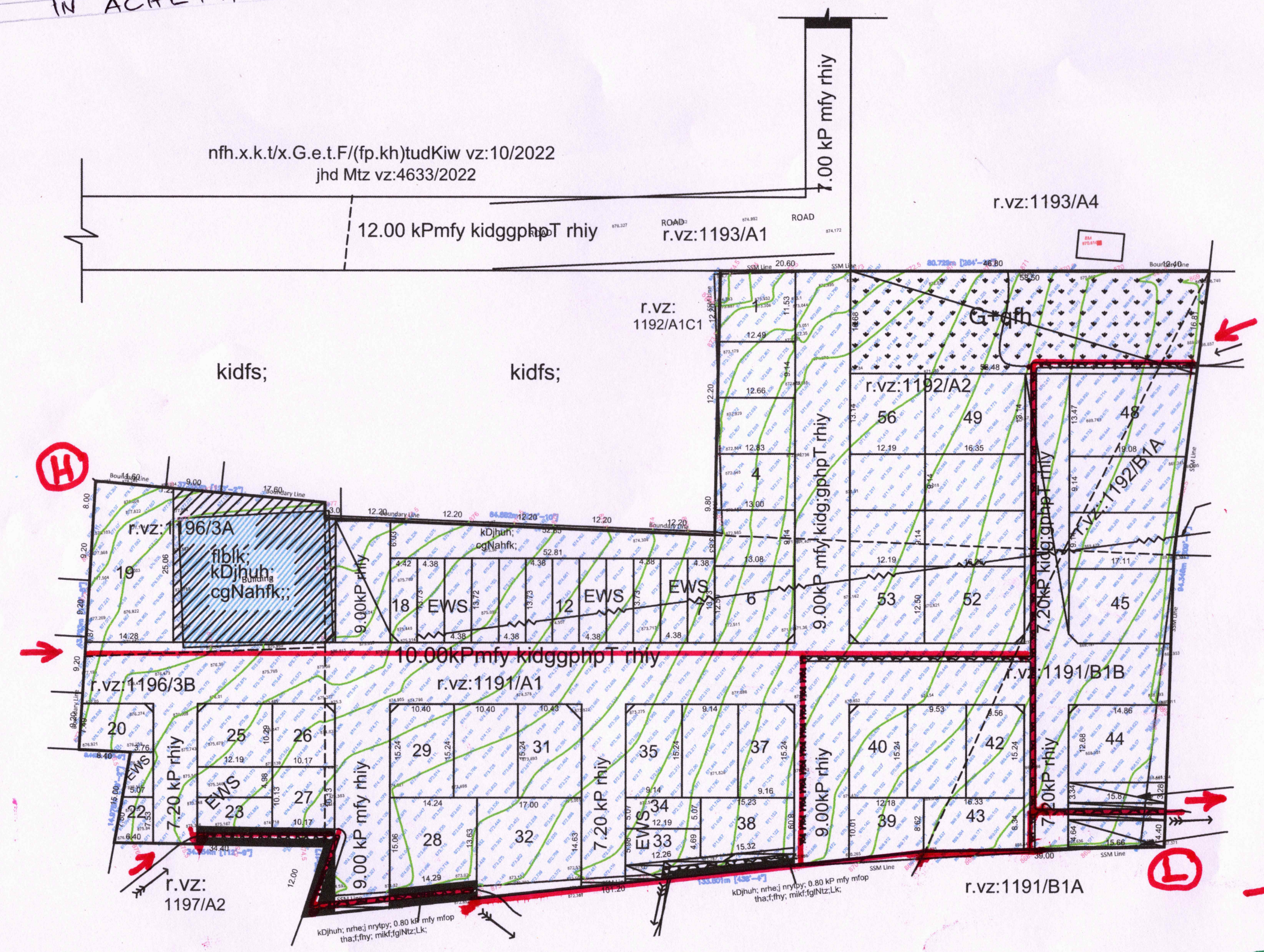
NOTARY
K. ANANDA KUMAR
Krishnagiri District
Regd No. 17475
GOVT. OF INDIA

EXECUTED / SIGNED BEFORE ME

K. ANANDA KUMAR, LL.B., M.S...
Advocate & Notary Public (Govt. of ...
Regd. No. 17475, Enrollment No. 565/1...
No. G1 & G2, AVS Towers, Opp. Court Com...
Hosur - 635 109, Krishnagiri District.

PLAN SHOWING THE PROPOSED STORM WATER DAIN LAYOUT AT "JAY PEE WAYSIDE - PHASE II

IN ACHETTIPALLI VILLAGE & PANCHAYAT, HOSUR TALUK, KRISHNAGIRI DT.




NOTE:-

H Highest Lvl: 878.2

L Lowest Lvl: 868.4.

Diff in Lvl: 9.8m (32'-0")

STORM WATER DRAIN.

CONTOUR LINE WITH LEVELS.

E 900 E 950 E 1000 E 1050 E 1100 E 1150 E 1200 E 1250 E 1300 E 1350

N 2100 N 2050 N 2000 N 1950 N 1900 N 1850 N 1800

N

TBM-01
91.676M

SITE AREA

Fence Line

Bore Well

STP

Compound Wall

Pit

Stump

Building

Shed

Tree Line

Mango Tree

House

Tank

Cottage Building

Beacon Baptist Seminary

Bamboo Trees

Retaining Wall

Pond

Gate

Mud Road

Asphalted Road

To Hosur

To Kelamangalam

Culvert

Low Tension Line

Note:-

1. Boundary Show by Client
2. All Dimensions in Meter

| Site Area Statement in Varies Type Measurements | | | |
|---|---|---|---|
| Re Marks | Area Sq.mt | Sq. feet | Acre |
| TOTAL AREA | 21279.097 | 229046.294 | 5.2582 |

-:TITLE:-

TOPOGRAPHICAL & BLOCK LEVELS SURVEY

AT SVY. NO. 1191 TO 1197 OF ACHETTIPALLI VILLAGE,

HOSUR TALUK, KRISHNAGIRI, TAMIL NADU- 635109

Scale 1:1000 | DRG NO./TN-HOSUR/20220509/01


SURVEYED BY :-

GRB SURVEY ENGINEERING CONSULTANCY

SURVEY & DRAWINGS SERVICES

#182, 2nd Floor, 2nd Stage, Madhuranagar Hostel, Varthur, Bangalore - 560 087

Mobile: 8747094449, 8088378278

E-mail: grbsurveyconsultancy@gmail.com, giribabu.dsec@gmail.com

# பதிவுத்துறை

## இரசீது - ஆவணப்பதிவு

இரசீது எண் : 6102/2025

ஆவண எண் : R/ Kelamangalam/ BOOK-1/ 5432 / 2025

திரு P.R. JAI PRAKASH அவர்களிடமிருந்து ₹ 8,710 (ரூபாய் எட்டாயிரத்து எழுநூற்று பத்து மட்டும்) [இணைய வழி: REG202506024706848 ₹ 8710] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

| வ.எண் | விவரம் | தொகை (₹) |
|---|---|---|
| 1 | பதிவுக் கட்டணம் | 100 |
| 2 | கணினிக் கட்டணம் | 900 |
| 3 | உட்பிரிவுக் கட்டணம் | 7,600 |
| 4 | குறுந்தகடுக் கட்டணம் | 100 |
| 5 | ஆவண எழுத்தர் நலநிதி | 10 |
| | செலுத்தப்பட்ட மொத்தத் தொகை | 8,710 |

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

SUB-REGISTRAR
KELAMANGALAM

கெலமங்கலம் அலுவலகம்

நாள்: 02/06/2025

பதிவு அலுவலர் கையொப்பம்

| உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள் | | | |
|---|---|---|---|
| பயனர் பெயர் | முழுப் பெயர் | கைப்பேசி எண் | உருவாக்கப்பட்ட நாள் |
| venkateshhsr (குடிமக்கள்) | Venkatesh Krishnappa | 9940705454 | 01-06-25 05:37:57 PM |

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

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

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

5432/2025 TP/22144499/2025




தமிழ்நாடு तमिलनाडु TAMILNADU

AW 159128

K.A. KRISHNA MOORTHY
STAMP VENDOR
D. Dis. No. 734/B1/2003
HOSUR - 635 109

Of: 31.05.2025 50%.

The Governor –
Government of Tamilnadu
Chennai

## GIFT DEED

**THIS DEED OF GIFT IS MADE AND EXECUTED AT KELAMANGALAM ON THIS 2ND DAY OF JUNE 2025 BY :-**

**Mr. P.R. JAI PRAKASH, S/o. Late.Shri.P.M.Ramachandran, aged about 57 years, residing at Door No.14, "Kamala Nivas" Rayakottai - Attibele Road, Mathigiri Village, H.C.F Post, Hosur Taluk, Krishnagiri District, Tamil Nadu. AADHAAR No.3421 5405 7137 PAN: AFZPJ5868F, Mobile: 9843262299**

**(Hereinafter called the DONOR") which term shall mean and include their successors, assigns and representatives in interest of the ONE PART.**

**(DONOR)**

P.R. Jai Pk

Document No. 5432 of 2025 of Book I Contains 18 Sheets 1 Sheet.

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

**"AND IN FAVOUR OF"**

**THE GOVERNOR GOVERNMENT OF TAMILNADU AND HIS REPRESENTATIVES THE SPECIAL OFFICER ACHETTIPALLI VILLAGE PANCHAYAT THE BLOCK DEVELOPMENT OFFICER HOSUR PANCHAYAT UNION HOSUR TALUK, KRISHNAGIRI DISTRICT, TAMILNADU.**

**(Hereinafter called "the DONEE") which term shall mean and include his/its successors in office, assigns and representatives in interest of the OTHER PART.**

**WHEREAS the DONOR is the Sole and absolute owner of the lands in Survey No.1191/A1, 1191/B1B, 1192/A2, 1192/B1A, 1196/3A & 1196/3B morefully described in the schedule belongs to DONOR, under a registered Sale Deed Document No.2944/2023 of Book 1, dated 18TH March 2023 and another Sale Deed Document No.3139/2023 of Book 1, datedf 18th March 2023 both the sale deeds were registered in the office of the Sub Registrar Kelamangalam and also by way of Patta Nos.6329, 6330, 6380 & 6394 also stands in the name of DONOR and thus the DONOR is legally and lawfully entitled the schedule mentioned property in his own right and the same is in his continuous possession and enjoyment without any interruption and paying revenue taxes to the Government in his own rights.**

**The DONOR has formed a Residential Layout in the above said lands as per attached Sketch – vide its Roc.No.VN060ARI/2025/TCP dated 30.05.2025 as per the Order/Letter attached herewith.**

Document No...5432....of 2025 of Book ....1..Contains...18...Sheets.....2..Sheet.

Registering Officer
Kelamangalam.

**(DONOR)**

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

**The DONOR have directed by the Director of Town and Country Planning Department to Gift Roads & Local Body area in the above mentioned Layout – as per the above mentioned Order/Letter vide its Roc.No.VN060ARI/2025/TCP dated 30.05.2025**

**And thus the DONOR have been decided to gift the roads Splay Area, Park Area & local body area in the above said layout for public usage for public purpose of the residents of the layout and the schedule mentioned properties are demarcated for roads & local body area which has no market value and the said lands are required as public amenities to the residents of the locality and whereas the Donee had also accepted to maintain and also to develop the roads.**

**NOW THIS GIFT DEED WITNESSETH AS FOLLOWS:**

**That the DONOR do hereby give convey, transfer and assigns and the Donee does hereby accepts the same all that piece and parcel of land demarcated for road and splay area & local body area more fully described in the schedule hereunder as part and parcel of appurtenances thereto unto the use of the Donee. The DONOR do hereby declare and covenant with the Donee that there is no encumbrance on the schedule mentioned properties in any manner.**

**(DONOR)**

P. R. Jacky

Document No.....5432...of 2025 of Book ...I...Contains ...18...Sheets...3...Sheet.

Registering Officer
Kelamangalam.

**The DONOR do hereby declare and covenant with the Donee that not withstanding anything hereto before the Donee or suffered by them to become to the contrary, the DONOR have good and perfect right title and authority to convey the said properties to the Donee in the aforesaid manner and that the DONOR has not knowing suffered by any act or thing whereby the said title or otherwise or whereby therefore hindered from granting, conveying and transferring the said properties to the Donee in the manner aforesaid.**

**The DONOR do hereby declare and covenant with the Donee that the DONOR has part the Donee in possession of the properties this day and the Donee shall and may peacefully enjoy the said properties without any let hindrance, interruption or disturbance from the DONOR or any to other person claiming under them.**

**The DONOR do hereby declare and covenant with the Donee that the DONOR shall at all time execute or cause to be done or executed all such further acts, deeds and assurance as may be lawfully and reasonably required by the Donee for the better and further effectuating the conveyance hereby made.**

**This piece of lands is being used as a public purpose roads, Splay Area, Park Area & Local body common area etc., hence this gift is made and executed in favour of the Donee for public purpose only.**

Document No..5432.....of 2025 of Book
.....I.....Contains....18...Sheets.....4...Sheet.

Registering Officer
Kelamangalam.

(DONOR)

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

**The DONOR have relinquished their all rights on the below mentioned gifted properties through this deed and surrendered the possession of the same to the Donee, the DONOR have given is sole consent to transfer all the revenue records/patta in the name of the Donee in respect of the scheduled mentioned properties.**

## SCHEDULE OF PROPERTY

**In ACHETTIPALLI VILLAGE of Hosur Taluk and attached to Hosur Sub Registration District, Krishnagiri Registration District, Krishnagiri District and also within the Panchayat limits Achettipalli and Union Council of Hosur.**

**(1)Survey No.1191/A subdivided as Survey No.1191/A1 Dry Extent 0-62.32 Hectare, Asst. in Rs.0.39**

**(2)Survey No.1191/B1 subdivided as Survey No.1191/B1B Dry Extent 0-13.76 Hectare, Asst. in Rs.0.10**

**(3)Survey No.1192/A2 Dry Extent 0-33.0 Hectare, Asst. in Rs.0.21 Full Extent**

**(4)Survey No.1192/B1 subdivided as Survey No.1191/B1A Dry Extent 0-04.05 Hectare, Asst. in Rs.0.10**

**(5)Survey No.1196/3 subdivided as Survey No.1196/3A Dry Extent 0-09.80 Hectare, Asst. in Rs.0.10**

**(6)Survey No.1196/3 subdivided as Survey No.1196/3B Dry Extent 0-10.20 Hectare, Asst. in Rs.0.10**

**have been converted into Residential Layout, Out of which the following Roads Area, Splay Area, Park Area, Local Body & Grass Land Area are being Gifted to the Donee and bounded as follows :-**

(DONOR)

Document No....5432....of 2025 of Book 1
....2....Contains....18....Sheets....5....Sheet.

Registering Officer
Kelamangalam.

**Road No.1-1 (North to South) : comprised in Survey No.1191/A1 & Sy.No.1192/A2 bounded by :-**

**East by : Plots Area and Park Area**

**West by : Plots Area**

**North by : Existing 12.00 Meter Common Layout Road (HNTDA/Regularization No.10/2022)**

**South by : Road No.3-3**

**Within these boundaries measuring :-**

| | | |
|---|---|---|
| **East to West on the North side** | **:** | **9.00 Meter** |
| **East to West on the South side** | **:** | **9.00 Meter** |
| **North to South on the East side:** | | **60.61 Meter** |
| **North to South on the West side:** | | **60.61 Meter** |
| **Total** | **:** | **545.49 Square Meter** |
| **Splay Area on South side** | **:** | **2.25 Square Meter** |
| **Total** | **:** | **547.74 Square Meter** |

**Road No.2-2 (North to South) : comprised in Sy.No.1191/A1, Sy.No.1191/B1B, Sy.No.1192/A2 & Sy.No.1192/B1A and bounded by :-**

**East by : Plots Area**

**West by : Plots Area**

**North by : Park Area**

**South by : Road No.3-3**

**Within these boundaries measuring :-**

| | | |
|---|---|---|
| **East to West on the North side** | **:** | **7.20 Meter** |
| **East to West on the South side** | **:** | **7.20 Meter** |
| **North to South on the East side:** | | **43.92 Meter** |
| **North to South on the West side:** | | **43.92 Meter** |
| **Total** | **:** | **316.22 Square Meter** |
| **Splay Area on South side** | **:** | **2.25 Square Meter** |
| **Total** | **:** | **318.47 Square Meter** |

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

Document No. 5432 of 2025 of Book I ...Contain 18 Sheets ...b... Sheet

Registering Officer
Kelamangalam.

**Road No.3-3 (East to West) : comprised in 1191/A1, 1191/B1B, Sy.Nos.1196/3A & Sy.Nos.1196/3B, bounded by :-**

**East by** : **Survey No.1191/B1A**

**West by** : **House sites in Sy.No.1196/1F1I, Sy.No.1196/1F1J**

**North by** : **Plots Area, Owners Use Building, Road No.9-9 Plots Area, Road No.1-1, Plots Area, Road No.2-2 and Plots Area**

**South by** : **Plots Area, Road No.8-8, Plots Area, Road No.7-7, Plots Area, Road No.6-6, Plots Area, Road No.5-5, Plots Area, Road No.4-4, Plots Area**

**Within these boundaries measuring :-**

| | |
|---|---|
| **East to West on the North side :** | **176.99 Meter** |
| **East to West on the South side :** | **177.27 Meter** |
| **North to South on the East side:** | **10.00 Meter** |
| **North to South on the West side:** | **10.00 Meter** |
| **Total :** | **1771.3 Square Meter** |

**(DONOR)** P. R. Jacky

Document No.....5432.....of 2025 of Book ...I...Contains ...18.....Sheets ...7.....Sheet.

Registering Officer
Kelamangalam.

**Road No.4-4 (North to South) : comprised in Sy.No.1191/B1B bounded by :-**

**East by : Plots Area, Local body common utility Area, Grass Land Area (2.8 wide) & TANGEDCO common allotment plot**

**West by : Plots Area**

**North by : Road No.3-3**

**South by : Sy.No.1191/B1A**

**Within these boundaries measuring :-**

**East to West on the North side : 7.20 Meter**

**East to West on the South side : 7.20 Meter**

**North to South on the East side: 23.46 Meter**

**North to South on the West side: 23.61 Meter**

**Total : 169.45 Square Meter**

**Splay Area on North side : 2.25 Square Meter**

**Total : 171.70 Square Meter**

**Road No.5-5 (North to South) : comprised in Sy.No.1191/A1 and bounded by :-**

**East by : Plots Area**

**West by : Plots Area and Grass Land Area (2.8 wide)**

**North by : Road No.3-3**

**South by : Sy.No.1191/A2**

**Within these boundaries measuring :-**

**East to West on the North side : 9.00 Meter**

**East to West on the South side : 9.00 Meter**

**North to South on the East side: 25.24 Meter**

**North to South on the West side: 26.19 Meter**

**Total : 231.44 Square Meter**

**Splay Area on North side : 2.25 Square Meter**

**Total : 233.69 Square Meter**

Document No. 5132 ...of 2025 of Book I ...Contains ...18...Sheets...8...Sheet.
Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

**Road No.6-6 (North to South) : comprised in Sy.No.1191/A1 and bounded by :-**

**East by : Plots Area and Grass Land Area (2.8 wide)**

**West by : Plots Area**

**North by : Road No.3-3**

**South by : Sy.No.1191/A2**

**Within these boundaries measuring :-**

| | | |
|---|---|---|
| **East to West on the North side** | **:** | **7.20 Meter** |
| **East to West on the South side** | **:** | **7.20 Meter** |
| **North to South on the East side:** | | **29.08 Meter** |
| **North to South on the West side:** | | **29.84 Meter** |
| **Total** | **:** | **212.11 Square Meter** |
| **Splay Area on North side** | **:** | **2.25 Square Meter** |
| **Total** | **:** | **214.36 Square Meter** |

**Road No.7-7 (North to South) : comprised in Sy.No.1191/A1 and bounded by :-**

**East by : Plots Area & Grass Land Area (2.8 wide )**

**West by : Plots Area & Grass Land Area (2.8 wide ) and Remaining owner land )**

**North by : Road No.3-3**

**South by : Sy.No.1191/A2**

**Within these boundaries measuring :-**

| | | |
|---|---|---|
| **East to West on the North side** | **:** | **9.0 Meter** |
| **East to West on the South side** | **:** | **9.0 Meter** |
| **North to South on the East side:** | | **33.03 Meter** |
| **North to South on the West side:** | | **34.09 Meter** |
| **Total** | **:** | **302.04 Square Meter** |
| **Splay Area on North side** | **:** | **2.25 Square Meter** |
| **Total** | **:** | **304.29 Square Meter** |

Document No.5432...of 2025 of Book ...I...Contains..18.....Sheets....9...Sheet.

Registering Officer
Kelamangalam

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

P. R. Jaikumar

**Road No.8-8 (North to South) : comprised in Sy.No.1196/3B and bounded by :-**

**East by : Plots Area & Grass Land Area (2.8 m wide)**

**West by : Plots Area**

**North by : Road No.3-3**

**South by : Sy.No.1197/A2**

**Within these boundaries measuring :-**

| | | |
|---|---|---|
| **East to West on the North side** | **:** | **7.2 Meter** |
| **East to West on the South side** | **:** | **7.2 Meter** |
| **North to South on the East side:** | | **22.88 Meter** |
| **North to South on the West side:** | | **22.78 Meter** |
| **Total** | **:** | **164.38 Square Meter** |
| **Splay Area on North side** | **:** | **2.25 Square Meter** |
| **Total** | **:** | **166.63 Square Meter** |

**Road No.9-9 (North to South) : comprised in Sy.No.1191/A1 and bounded by :-**

**East by : Plots Area & Owner's usage land**

**West by : Owners Useage Building**

**North by : House site in Sy.No.1192/A1D1 & House site in Sy.No.1192/A1D2**

**South by : Road No.3-3**

Document No..5432.....of 2025 of Book 1 ...Contains ...18.....Sheets ...1...Sheet

Registering Officer
Kelamangalam

**Within these boundaries measuring :-**

| | | |
|---|---|---|
| **East to West on the North side** | **:** | **9.00 Meter** |
| **East to West on the South side** | **:** | **9.00 Meter** |
| **North to South on the East side:** | | **19.76 Meter** |
| **North to South on the West side:** | | **20.13 Meter** |
| **Total** | **:** | **179.51 Square Meter** |
| **Splay Area on South side** | **:** | **2.25 Square Meter** |
| **Total** | **:** | **181.76 Square Meter** |

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

**(DONOR)**

**Local body common utility Area an extent of 52.67 Square Meter comprised in Sy.No.1191/BIB and bounded as follows :-**

**East by : Private property Sy.No.1191/B1A**

**West by : Road No.4-4**

**North by : Plots Area**

**South by : Grass Land Area**

**Within these boundaries measuring :-**

**East to West on the North side : 15.98 Meter**

**East to West on the South side : 15.87 Meter**

**North to South on the East side: 3.28 Meter**

**North to South on the West side: 3.34 Meter**

**Total : 52.67 Square Meter**

**Park Area comprised in Sy.No.1192/A2 & Sy.No.1192/B1A and bounded by :-**

**East by : Private property Sy.No.1192/B1B**

**West by : Road No.1-1**

**North by : Existing Layout Park Area Sy.No.1193/A4**

**South by : Plots Area, Road No.2-2 and Plots Area**

**Within these boundaries measuring :-**

**East to West on the North side : 58.50 Meter**

**East to West on the South side : 56.48 Meter**

**North to South on the East side: 16.81 Meter**

**North to South on the West side: 16.68 Meter**

**Total : 959.02 Square Meter**

P. R. Jacky

Document No.....5432...of 2025 of Book I.....Contains....18...Sheets...1.1..Sheet

Registering Officer
Kelambakkam.

| | | | |
|---|---|---|---|
| Road Area and Splay Area | : | 3909.93 Square Meter | |
| Local body common usage Area | : | 52.67 Square Meter | |
| Park Area | : | 959.02 Square Meter | |
| 1.00 Meter Pulveli construction Restricted Area (1+2+3+4+5+6+7+8) | : | 261.40 Square Meter | |
| Total Area | : | 5183.02 Square Meter | |

**Altogether Road Area, Splay Area, Local body common utility Area, Park Area & 1.00 Meter Pulveli construction Restricted Area making total extent of 5183.02 Square Meter of land has been gifted to Donee for Public purpose is covered under this deed of Gift.**

**The Nominal Value of the Property is Rs.100/-**

**IN WITNESSES WHERE OF THE DONOR HAVE SIGNED THIS DEED OF GIFT ON THIS DAY MONTH AND YEAR FIRST ABOVE WRITTEN.**

P. R. Jos

**(DONOR)**

**WITNESSES:-**

(1) S. Vimal Kumar. **Mr.S.VIMALKUMAR, S/o.Mr.Subramani, Plot No.19, Jubilee Homes, Athipalli – TVS – Kelamangalam - Rayakotta Main Road, Mathigiri Town, H.C.F – 635 110, Hosur Taluk, Krishnagiri District, T.N. Aadhaar : 821426492085**

(2) M. **Mr.M.Ambaresh, S/o.Mr.Munirajachari Door No.1/16, Batavarapalli Village Belathur Post, Hosur Taluk, Krishnagiri District, T.N. Aadhaar : 4534 7521 6086**

Document No.....5432.....of 2025 of Book .1....Contains....18....Sheets..12...Sheet.

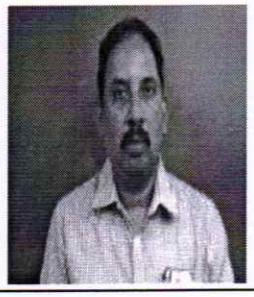
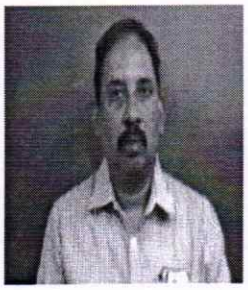
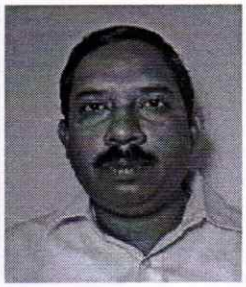
Registering Officer Kelamangalam

**DRAFTED BY:**



**(K.VENKATESH, B.Com.,)**
**Document Writer, License No.B-870/KSG/1993**
**Door No.11/16, Ramar Koil Street,**
**HOSUR – 635 109, Krishnagiri District, T.N.**
**Cell No. +91 9362311033**

Presented in the office of the Sub Registrar of Kelamangalam and fee of ₹ 8,710/- paid at 12:00 PM on the 02/06/2025 by

| | | |
|---|---|---|
| Left Thumb   | P. R. Jaichy<br>Additions as per recitals of document | |
| Execution admitted by<br>Left Thumb   | P. R. Jaichy<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:07337228dc10f7f55d343daa474f32033679c09<br>**(Details from UIDAI : Jai Prakash P R S/O,P M Rama Chandran, 20-06-1968, xxxxxxxx7137)** |  |

2nd day of June 2025

Perumalraja L
Sub Registrar
Kelamangalam

Registered as Number **R/Kelamangalam/Book-1/5432/2025**.

Date: 02/06/2025
Kelamangalam

Perumalraja L
Sub Registrar

Document No....5432....of 2025 of Book 1....Contains....18....Sheets....13....Sheet.
Registering Officer
Kelamangalam.

**Town and Country Planning Department**
Krishnagiri,639 001

(Road Pattern)

ROC No. VNO6OARI/2025/TCP Date : 5/30/25 12:22 PM

To

P.R.Jayaprakash ,
D.No 14,Kamalanivas,
R.K .Road ,HCF Post,
Mathigiri
Hosur - 6351101

Sir/ Madam,

Sub

Layout DTCP – Krishnagiri District – Hosur Taluk – Hosur New Town Development Authority – Achettipalli Panchayat and Village – S.F.No.1191/A1, 1191/B1B, 1191/A2, 1192/B1A, 1196/3A, 1196/3B, in Extent – 13313.00 Sq.m (or) 3.29 acre– Layout Road Pattern approval – reg.

Ref:
1. The Layout proposal received through online vide reference No. VNO6OARI /2025/ KD Dated :24.05.2025.
2. DTCP Circular No.24282/2005LA2 Dated:04.05.2006.
3. G.O.(Ms.)No18, MA&WS department dated:04.02.2019 and
4. G.O.(Ms.)No.16, MA&WS Department, Dated:31.01.2020.
5. G.O.(Ms.)No.181, Housing and Urban Development Department, Dated:09.12.2020.
6. DTCP Circular No.19799/2020/T Dated:24.12.2020.

1. The proposal received through online under reference 1st cited above. seeking approval for the formation of Residential layout in the land bearing S.F.No 1191/A1, 1191/B1B, 1191/A2, 1192/B1A, 1196/3A, 1196/3B, in Extent 13313.00 Sq.m (or) 3.29 acre at Achettipalli Village and Panchayat Hosur Taluk, Krishnagiri District, was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads ,area meant for public purpose for local body (0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars Under references 2 to 6 cited above

2. In the reference 4th cited, it has been ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR - 2019 and to ensure the lands earmarked for park and roads, and public purpose to be gifted by the applicant(s) and Gift Deed registered in the name of the authorities concerned viz, Local Body TANGEDCO.

3. You are therefore, requested to handover the park and road space, area and the PP-1 site (Reserved Local Body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered Gift Deed. A copy of the Road Pattern Map showing the road space, and the PP-1 & PP-2 sites with area details which have to be handed over to the respective authorities viz. Local body / TANGEDCO with gift deed format are enclosed.

4. It would be highly appreciated if you could transfer an amount of Rs.10,000 /- to the Flag Day Fund by way of taking onlin in favour of Armed Force Flag Day Fund "and the same Could be sent to this office by post

5. On receipt of the registered Gift Deed in original, the approved plan will be sent to the for sanctioning of the layout.

AD/DD I/C
DTCP-Hosur

Copy to:

1. Special officer,
Achettipalli village and
panchayat
Hosur

2.Block Development officer,
Hosur Panchayat Union

Document No. 5432 of 2025 of Book - I Contains 18 Sheets 14 Sheet
Registering Officer
Kalamangalam.

Hosur

2.Sub Registrar,
Kelamangalam Registrar Office, .

3.TANGEDCO.
Krishnagiri District.

Encl: Road Pattern Map

Copy to:
1. Local body
2. TANGEDCO
District Town and Country Planning

Encl: Road Pattern Map

Copy to:
1. Local body
2. TANGEDCO

District Town and Country Planning

Document No. 5432 ...of 2025 of Book 1 ....Contains ..18.....Sheets 15 .....Sheet

Registering Officer
Kelamangalam.

Signature valid
Signed by: Deputy Director
Location: Kelamangalam
Date: 2025.10.[illegible] 22:23

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
ஓசூர் புதுநகர் வளர்ச்சி குழுமம்,
கிருஷ்ணகிரி மாவட்டம்.

கிருஷ்ணகிரி மாவட்டம், ஓசூர் வட்டம் (ம) ஊராட்சி ஒன்றியம், அச்செட்டிப்பள்ளி ஊராட்சி (ம) கிராமம் புல எண்கள்:1191/A1, 1191/B1B, 1192/A2, 1192/B1A, 1196/3A, 1196/3B-ல் அமையும் குடியிருப்பு மனைப்பிரிவின் சாலை அமைப்பு வரைபடம்.

அளவு : 1 அங்குலம் 66 அடி = (1:700)
இணையதள விண்ணப்ப எண் :VNO6OARI/2025

குறிப்பு:

| | | |
|---|---|---|
| மனைப்பிரிவின் பரப்பு | : | 1.33.13 ஹெக்டர் (ம) 13313.00ச.மீ |
| மனைப்பிரிவின் சாலை பரப்பு | : | 3909.93 ச.மீ |
| மனைப்பிரிவின் பரப்பு (சாலை பரப்பு நீங்கலாக) | : | 9403.07 ச.மீ |
| மனைப்பிரிவின் எல்லை | : | |
| நிலையிலுள்ள சாலை | : | |

பொது உபயோகம் :

ஊராட்சிக்கு தானமாக ஒப்படைக்கப்பட வேண்டியவை:

| | | |
|---|---|---|
| மனைப்பிரிவின் சாலை பரப்பு | : | 3909.93 ச.மீ |
| ஊராட்சிக்கான பொது உபயோகம் | : | 52.67 ச.மீ 0.56% |
| பூங்கா | : | 959.02 ச.மீ 10.20 % |
| 1.0 மீ அகல புல்வெளி கட்டாயம் தவிர்க்கப்பட்ட பகுதி (1+2+3+4+5+6+7+8) | : | 261.40 ச.மீ |

தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகத்திற்கு தானமாக ஒப்படைக்கப்பட வேண்டியவை:

| | | |
|---|---|---|
| தமிழ்நாடு மின் உற்பத்தி மற்றும் மின் பகிர்மான கழகத்திற்கான துணைமின் நிலையம் | : | 71.03 ச.மீ 0.75% |

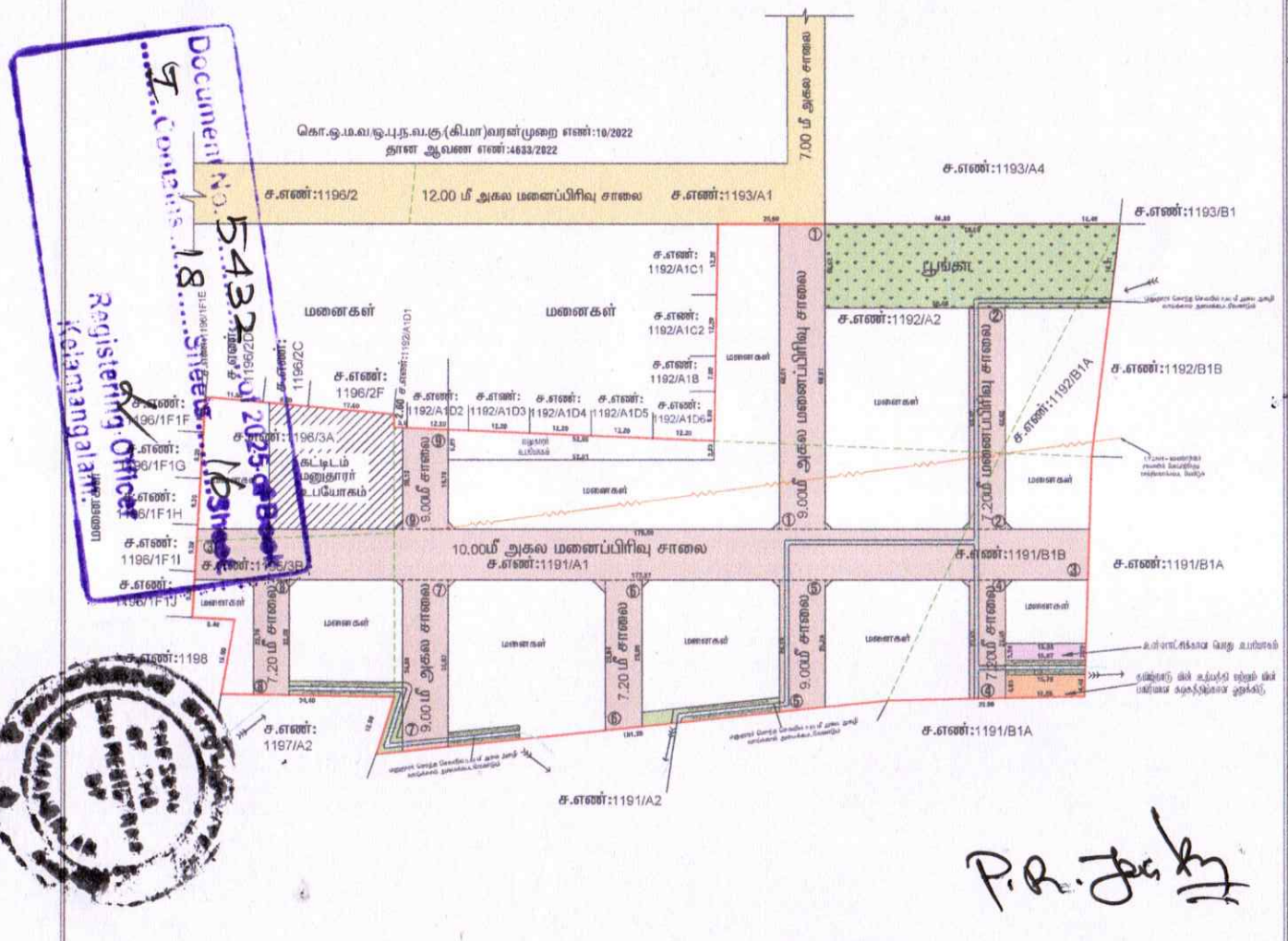
நிலை மேட்டம் : 12.00 மீ அகல சாலை வரை 1.50 x 1.50 இடப்பகுதி வேண்டும்.

சிறப்புகள்:

1 அரசாணை எண்: 181 மீ.சு (ம) ந.மு.க.நகர நகர் நாள்:09.12.2020-ன் படி நடைமுறை பின்பற்றப்பட வேண்டும்.

சாலை பரப்பு விபரம்

| வ.எண் | சாலை விவரம் | | | | | மூலைமுடக்கு (ச.மீ) | | | | மொத்தம் பரப்பு (ச.மீ) |
|---|---|---|---|---|---|---|---|---|---|---|
| | சாலையின் பெயர் | நிலையம் | | அகலம் (மீ) | பரப்பு (ச.மீ) | வ.கோ | கிழக்கு | தெற்கு | மேற்கு | |
| | | தன்மை | தகவல் | | | | | | | |
| 1 | (1-2) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 80.61 | 9.00 | 545.49 | - | - | 2.25 | - | 547.74 |
| | | மேற்கு | 80.61 | | | | | | | |
| 2 | (2-3) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 43.92 | 7.20 | 316.22 | - | - | 2.25 | - | 318.47 |
| | | மேற்கு | 43.92 | | | | | | | |
| 3 | (3-4) - (கிழக்கு - மேற்கு சாலை) | வட்டம் | 175.59 | 10.00 | 1771.30 | - | - | - | - | 1771.30 |
| | | தெற்கு | 177.27 | | | | | | | |
| 4 | (4-5) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 23.46 | 7.20 | 169.45 | 2.25 | - | - | - | 171.70 |
| | | மேற்கு | 23.61 | | | | | | | |
| 5 | (5-6) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 26.24 | 9.00 | 231.44 | 2.25 | - | - | - | 233.69 |
| | | மேற்கு | 26.19 | | | | | | | |
| 6 | (6-7) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 29.06 | 7.20 | 212.11 | 2.25 | - | - | - | 214.36 |
| | | மேற்கு | 29.84 | | | | | | | |
| 7 | (7-1) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 33.83 | 9.00 | 302.04 | 2.25 | - | - | - | 304.29 |
| | | மேற்கு | 34.09 | | | | | | | |
| 8 | (8-9) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 22.66 | 7.20 | 164.38 | 2.25 | - | - | - | 166.63 |
| | | மேற்கு | 22.78 | | | | | | | |
| 9 | (9-8) - (தெற்கு - வடக்கு சாலை) | அடுக்கு | 19.78 | 9.00 | 179.51 | - | - | 2.25 | - | 181.76 |
| | | மேற்கு | 20.13 | | | | | | | |
| மொத்தம் | | | | | | | | | | 3909.93 |




Signature valid
Signed by: Deputy Director
Location: Krishnagiri
Date:2025.12.18 12:12:58

உதவி இயக்குநர்/துணை இயக்குநர்(பொ),
ஓசூர் புதுநகர் வளர்ச்சி குழுமம்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கிருஷ்ணகிரி மாவட்டம்.

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00275/39074

To
ஜெய் பிரகாஷ் பி ஆர்
Jai Prakash P R
S/O,P M Rama Chandran
No.14, Kamala Nivas
Rk Road To Tvs Road Opp
Hosur Taluk
Jubilee Homes H C F Post
Mathigiri
Hosur Cattle Farm
Krishnagiri Tamil Nadu - 635110
9843262299

Download Date: 29/12/2020

Issue Date: 01/06/2016

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**3421 5405 7137**

**VID : 9198 8185 2526 1709**

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



ஜெய் பிரகாஷ் பி ஆர்
Jai Prakash P R
பிறந்த நாள்/DOB: 20/06/1968
ஆண் / MALE

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**3421 5405 7137**

**VID : 9198 8185 2526 1709**

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

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

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரச மற்றும் அரச சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
பி எம் ராம சந்திரன், எண் 14, கமலா நிவாஸ், ஆர் கே ரோடு டு டவ்விஸ் ரோடு எதிரில், ஜூப்லி ஹோம்ஸ் எச் சி எப் போஸ்ட், ஒசூர் தாலுக், மத்திகிரி, கிருஷ்ணகிரி, தமிழ் நாடு - 635110

**Address:**
S/O,P M Rama Chandran, No.14, Kamala Nivas, Rk Road To Tvs Road Opp, Jubilee Homes H C F Post, Hosur Taluk, Mathigiri, Krishnagiri, Tamil Nadu - 635110

**3421 5405 7137**

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P. R. Jai Kp

Document No. 5432 of 2025 of Book
1 Contains 18 Sheets 17 Sheet
Registering Officer
Kelamangalam.

Government of India

விமல்குமார் சுப்பிரமணி
Vimalkumar Subiramani
பிறந்த நாள்/DOB: 29/08/1994
ஆண்/ MALE



Download Date: 25/12/2020

Issue Date: 16/12/2020

8214 2649 2085
VID : 9191 4830 8571 7082

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O: சுப்பிரமணி, 099, 107 குட்டப்பள்ளி,
கொடிப்பள்ளி, கிருஷ்ணகிரி,
தமிழ் நாடு - 635115

**Address:**
S/O: Subiramani, 099, 107 KUTTAPALLI,
Kodipalli, Krishnagiri,
Tamil Nadu - 635115

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இந்திய அரசாங்கம்
Government of India

Amaresh Munirajaachari
Father: Munirajachari
DOB: 04/06/1997
Male



4534 7521 6086

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Contains 18 Sheets 18 Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

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**
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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.