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DIGITALLY VERIFIED RECORD

2331/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

Omshakthy Homes Pvt Ltd, Ch-32

- 7 MAR 2023

CW 581385
V.BEDHARAJAN
Stamp Vendor
L.No: 12144/B1/96
Ekkattuthangal, Ch-32
Mobile No: 9710019475

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 13th DAY OF March, 2023

KNOW ALL MEN BY THESE PRESENTS THAT We, **M/s.OMSHAKTHY AGENCIES (MADRAS) PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, assessed to Income Tax vide PAN-AAACO 3722E, having its registered office at No.N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai – 600 032, represented herein by its Authorized Signatory Mr.P.S.SIVAKUMAR (Aadhar No.471188349177) son of Mr.Surendiran, Indian, Hindu, aged about 50 years, hereinafter called the **PRINCIPAL.**

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2023 of Book 1
Contains 18 Sheets 1 Sheet

Registering Officer

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.OMSHAKTHY HOMES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, assessed to Income Tax vide PAN - AAACO2140C, having its registered office at No.N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai-600 032, represented by its Authorized Signatory, **Mr.P.S.SIVAKUMAR,** (Aadhar No.4711 8834 9177) son of Mr.Surendren, Hindu, aged about 50 years, hereinafter called the **AGENT** as our Power of Attorney agent to do, execute and carry out the following acts deeds or things, among other acts and deeds and things for and on my behalf in respect of the schedule mentioned property which will be binding on me.

WHEREAS the Principal is the absolutely owned, enjoyed and possessed of and/or is well and sufficiently entitled to all that piece and parcel of the Lands comprised in

Survey Nos.	Extent in Acre.Cents	Extent in Hec.Ares	Sale Deed Doc.No.	Sale Deed Date	At SRO	Patta No.
385/3	0.78	0.31.5	36/2000	13.01.2000	Padappai	65
385/4	0.78	0.31.5	37/2000	13.01.2000	Padappai	65
386/2	1.05	0.42.5	38/2000 &Rectification deed Doc.No.2531/2015	13.01.2000 & 06.04.2015	Padappai	65
404/1	1.56	0.62.0	41/2000 & 42/2000	13.01.2000	Padappai	345
403	1.50	0.60.5	2813/2001	13.12.2001	Padappai	540
405/2	0.57	0.23.0	39/2000	13.01.2000	Padappai	345
Total	**6.24**					

situated THIRUMUDIVAKKAM VILLAGE, Kundrathur Taluk (Old Sriperumpudur Taluk), Kanchipuram District, more fully described in the SCHEDULE PROPERTY.

WHEREAS, the Schedule Property is absolutely free from all encumbrances, charges, mortgages, liens, third party rights & interests, etc of any kind whatsoever and that the same is not subject matter of any acquisition or requisition proceedings, lis-pendens, court attachments, revenue recovery proceedings, arrears of tax, levy or rent due to the Government or Local Body land acquisition proceedings under Land Acquisition Act or any other Act, violation of any of the provisions of any land ceiling statute, litigations, attachments, maintenance, claims, will or subsisting

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 233 of 2022

Contains 18 Sheets 2 Sheet

Registering Officer

WHEREAS, the Principal herein due to its various activities is not in a position to maintain, develop or to sell the schedule mentioned property and in the circumstances it has become necessary for the Principal to appoint an Agent and accordingly the Principal herein doth hereby appoints and retains the aforesaid **M/s.OMSHAKTHY HOMES PRIVATE LIMITED,** as the Agent 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 manage, administer and to develop the said properties to fetch more income there from;

2. To negotiate on terms for and to agree to sell the Schedule properties morefully described in the schedule hereunder to any intending purchaser/purchasers at such price or prices, to agree upon and to enter into any agreement or agreements for such sale or sales and or to cancel and to repudiate the same. To sell the properties either as whole or part to any intending purchaser or purchasers and to effect necessary sale deed in their favour;

3. Upon such receipt of the entire sale consideration to sign, execute, and deliver any deed or deeds of sale or sales, conveyance or conveyances of any one or more of the said properties in favour of the purchaser or purchasers;

4. To sign and to execute all other deeds, instruments, assurances and petitions which agent shall consider necessary for the purpose of conveying the said properties;

5. To present any such deed or deeds of sale, conveyance or conveyances or other documents for registration when executed by them, to admit thereof on receipt of consideration before the concerned office of registration;

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2023 of Book 1

Contains 18 Sheets 3 sheet

Registering Officer

6. To negotiate with tenants, lessees with a view to rent or lease the property whether vacant or with building and structures of future constructions if any, made on the Schedule Property to sign such tenancy or lease agreements, receive advance and rent from such tenants/lessees, to handover possession to such tenants/lessees and give valid discharge to such tenants/lessees under the respective agreement.

7. To apply for and obtain such certificates and other permissions and clearances, including, certificates and/or permissions from the Urban Land Ceiling Authorities, the Land Conversion Authorities and other authorities as may be required for sanction of the layout and/or architectural plans, building plan(s) and execution of the project on the Schedule Property.

8. To sign in applications or petitions for mutation of necessary patta to and in favour of the purchaser or purchasers;

9. To appear before the concerned revenue authority or officer authorized to that effect, Local Panchayat, Panchayat Union, and other Quasi-Judicial authorities, Electricity Board, Water Board, Municipal Corporations and all other appropriate authority or body or corporation in respect of the properties in the event of necessity arise to do so;

10. To correspond with any one in any matter relating to the Schedule Property.

11. To receive all registered and unregistered letters, summons, notices, etc., addressed to Principal by any one pertaining to the Schedule property, from the Postal Authorities or any other Authorities or anyone else and to acknowledge receipt thereof.

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2022 of Book 1
Contains 18 Sheets 4 Sheet

Registering Officer

12. To appoint, substitute and/or terminate Advocate(s)/ Auditor(s)/ Architects /Contractors/Advisers/Service Providers or Consultants for any matter relating to the Scheduled Property, if the Agent feels it necessary, and to pay their fees and expenses.

13. To issue legal notice, reply, and rejoinder in any matter relating to the Schedule Property. To compromise, compound and withdraw cases, whenever the Agent shall think proper to do so and to sign necessary papers for the said purposes.

14. To appear before the Court of Law or other Tribunals in respect of the said properties if it is constrained to do so.

15. To raise funds on the security of the Schedule Property, either by way of equitable mortgage or registered mortgage or MODT or any other mode, with banks, financial institutions, companies, etc., for and for the said purpose to sign/execute necessary papers/deeds including pronote/s and if necessary to register the mortgage deed/s by presenting the same before the competent registering authority on admitting the execution thereof, to handover the original title deeds, to receive money and acknowledge receipt thereof, to repay the loan amount/s together with interest, and to acknowledge receipt thereof.

16. To appear before the C.M.D.A., or DTCP or Municipality or before any other competent Local authority to present applications/petitions for regularization of land or sub-division of the said house plots, and to obtain plan approval for construction of buildings consisting of flats or independent houses. To prepare plan in respect of the proposed building construction and send the same to concerned authority for getting approval;

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2022 of Book 1
Contains 18 Sheets 15 Sheet

Registering Officer

17. To appoint skilled, semi-skilled and non-skilled persons or all other personnel as may be necessary for the development and/or sale of Schedule property and for construction thereon and to pay salary or wages to the concerned persons as per the prevailing trend;

18. To cause necessary advertisements or invite the general public by way of any legitimate mode for the purpose of selling the divided or undivided share of land or to allot the residential flats/houses proposed to be constructed;

19. To render proper true and correct accounts with regard to the properties mentioned herein as and when we require to do so;

20. To do all other things and acts which are all necessary and incidental to perform the deeds, things and acts as stated supra;

21. To delegate, nominate and appoint sub-agents, substituted agents, any other person or persons for any specific purpose by executing and registering necessary deed(s) to carry out all or any of the above said objects.

22. No consideration has been passed for executing this Deed of General Power of Attorney and no transfer of rights and interests has taken place in any manner by this Deed of General Power of Attorney;

And I do hereby agree to ratify and confirm all and whatever other act or acts my said agent shall lawfully do, execute or perform or cause to be done executed or performed in connection with the properties described in the schedule hereunder.

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2022 of Book 1
Contains 18 annex. 6 Sheet

Registering Officer

SCHEDULE OF PROPERTY

All that piece and parcel of Lands comprised in

Sl.No	Survey Nos.	Extent in Acre.Cents	Extent in Hec.Ares	Patta No.
1	385/3	0.78	0.31.5	65
2	385/4	0.78	0.31.5	65
3	386/2	1.05	0.42.5	65
4	404/1	1.56	0.62.0	345
5	403	1.50	0.60.5	540
6	405/2	0.57	0.23.0	345
	Total	**6.24**		

situated in THIRUMUDIVAKKAM VILLAGE, Kundrathur Taluk (Old Sriperumpudur Taluk), Kanchipuram District, situated within the Registration District of South Chennai and Sub-Registration District of Padappai.

IN WITNESS WHEREOF THE PRINCIPAL HEREIN HAVE EXECUTED THIS DEED OF GENERAL POWER OF ATTORNEY HAVE SIGNED THE DAY, THE MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

AGENT

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

PRINCIPAL

WITNESSES:

1. M.RAGUNANTHAN S/o.Muthusamy
(Aadhar No.3946 6126 3844)
Plot No.49, Devi Karumari Amman Nagar,
Nandambakkam Village,
Kundrathur Taluk,
Kanchipuram District – 600 069.

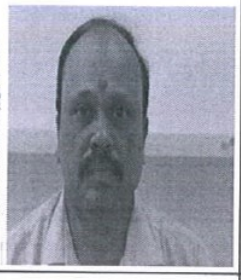
2 M.SANTHAKUMAR S/o.Muthu
(Aadhar No.5373 9092 9395)
D.No.17/33, 40th Street,
Ashok Nagar, Chennai – 600 083



Drafted by: **R.RAMESH**, Advocate, Roll No.2300/2003,
N-1, Jawaharlal Nehru Salai, Ekkattuthangal,
Chennai -600 032.

Document No. 2281 of 2023 of Book 1
Contains 18 Sheets 7 Sheet
Registering Officer

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 10,410/- paid at 11:20 AM on the 13/03/2023 by

Left Thumb  	P J Sivakumar 9445001440 Additions as per recitals of document	
Execution admitted by Left Thumb  	P J Sivakumar Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:346666adbecb720e9a4ed29137a26c79b9c8c4 **(Details from UIDAI : Sivakumar P S S/O: Surendran, 08-12-1972, xxxxxxxx9177)**	
Claim admitted by Left Thumb  	P J Sivakumar Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:708907cd298258abdd4c60b8c04aa7c5ab6f36 **(Details from UIDAI : Sivakumar P S S/O: Surendran, 08-12-1972, xxxxxxxx9177)**	

13th day of March 2023

SRINIVASAN SK
Sub Registrar
SUB REGISTRAR
PADAPPAI
Padappai

Document No. 2331 of 2023 of Book 1
Contains 18 Sheets 8 Sheet
Registering Officer

Registered as Number **R/Padappai/Book-1/2331/2023**.

Date: 13/03/2023
Padappai

SRINIVASAN. S
Sub Registrar

SUB REGISTRAR
PADAPPAI

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

SUB REGISTRAR
PADAPPAI

Document No. 2331 of 2023 of Book 1
Contains 18 Sheets 9 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : திருமுடிவாக்கம் பட்டா எண் : 65

உரிமையாளர்கள் பெயர்

1. .... ஓம் சக்தி ஏஜென்சீஸ் லிட்

2. ராமகிருஷ்ணன் மகன் ராமச்சந்திரன் (மேனேஜிங் டைரக்டர்)

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	
385	3	--	--	0 - 31.50	2.73	--	--	---- -- 14-06-2001
385	4	--	--	0 - 31.50	2.73	--	--	---- -- 05-06-2007
386	2	--	--	0 - 42.50	3.66	--	--	---- -- 07-04-2007
408	1A	--	--	0 - 21.00	2.98	--	--	---- -- 04-12-2006
408	2A	--	--	0 - 7.00	0.99	--	--	---- -- 04-12-2006
414	1	--	--	0 - 43.50	6.18	--	--	---- -- 07-11-2005
447	4	--	--	0 - 15.00	2.12	--	--	---- -- 07-04-2007
449	1A	--	--	0 - 29.50	4.15	--	--	---- -- 01-04-2005
449	1B	--	--	0 - 1.50	0.22	--	--	---- -- 01-04-2005
478	3	--	--	0 - 19.50	2.78	--	--	2016/0103 /03/011462---- -- 04-08-2016
				2 - 42.50	28.54			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேடுகளிலிருந்து பெறப்பட்டவை. இவ்விவரங்களை https://eservices.tn.gov.in என்ற இணைய தளத்தில் 03/14/080/00065/9009 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-03-2023 அன்று 03:22:41 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 2351 of 2020 Contains 19 Sheets Scanning Office

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : திருமுடிவாக்கம் பட்டா எண் : 345

உரிமையாளர்கள் பெயர்

1. .... மெஸர்ஸ் ஓம் சக்தி ஏஜன்சீஸ் (சென்னை) பி.லிட்

2. .... ராமச்சந்திரன் (மேனேஜிங் டைரக்டர்)

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	
404	1	--	--	0 - 62.00	5.38	--	--	4-5/6795--- -- 31-05-2007
405	2	--	--	0 - 23.00	2.00	--	--	4-5/6795/3--- -- 28-01-2005
451	1C	--	--	0 - 16.50	2.32	--	--	4-5/6795/1--- -- 07-04-2007
				1 - 1.50	9.70			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/080/00345/60092** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-03-2023 அன்று 03:23:12 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2023 of Book 1
Contains 18 Sheets 11 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : திருமுடிவாக்கம் பட்டா எண் : 540

உரிமையாளர்கள் பெயர்

1. .... மெஸர்ஸ் ஓம் சக்தி ஏஜென்சீஸ் (சென்னை) பி.லிட்

2. .... டைரக்டர். ஆர்.மணிகண்டன்

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	
403	-	--	--	0 - 60.50	5.30	--	--	4-5/6652/5--- -- 19-01-2005
450	2C2	--	--	0 - 8.50	1.22	--	--	4-5/6652/1--- -- 05-06-2007
				0 - 69.00	6.52			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/080/00540/80049** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-03-2023 அன்று 03:23:41 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2331 of 2023 of Book 1 Contains 18 Sheets 12 Sheet

Sub Registrar Officer

OMSHAKTHY AGENCIES (MADRAS) PRIVATE LIMITED

CERTIFIED THAT THE BELOW EXTRACT IS A TRUE COPY OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OMSHAKTHY AGENCIES (MADRAS) PRIVATE LIMITED AT THE REGISTERED OFFICE OF THE COMPANY ON FRIDAY, THE 10th DAY OF JULY, 2020.

"**RESOLVED THAT** the Board Authorised **Mr. P.S.Sivakumar, Deputy General Manager - Sales** of the Company **Aadhaar No : 4711 8834 9177**) residing at No.35/16, Paripoorna Vinayagar Koil Street, Mylapore, Chennai – 600 004, to sign all Agreements for Sale / Sale Deed / Purchase deed / Deed of Exchange / Gift deed / Rectification of Deed / Memorandum for Deposit of Title Deeds and any other deeds for and on behalf of the Company viz., Omshakthy Agencies (Madras) Private Limited in respect of all properties, and to pay necessary charges and to admit execution of Registration of any Document on behalf of the Company and to receive the documents from any Sub Registrar office after registration, within the State of Tamil Nadu.

"RESOLVED THAT any one of the Directors of the Company be and is hereby authorised to sign a copy of this resolution as a certified true copy thereof and furnish the same to whomsoever concerned."

For Omshakthy Agencies (Madras) Private Limited

R.RAMACHANTHRAN
DIRECTOR

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Regd. & Corp. Off : Omshakthy Tower - II, TS - 65, SIDCO Industrial Estate, Ekkattuthangal, Chennai - 600 032.
CIN : U52599TN1991PTC021932 T : 2225 3355 F : +91-44-2225 3357 E: 5pmshakthy32@gmail.com W : www.omshakthy.net

Document No. 2573 of 2020
Contains 18 Sheets 13 Sheet
Registering Officer

OMSHAKTHY HOMES PRIVATE LIMITED

Certified True copy of the Resolution Passed at the Meeting of the Board of Directors of **OMSHAKTHY HOMES PRIVATE LIMITED** held at 11.30 am on this the 12th day of December, 2022 at the Registered office at No. N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai – 600 032.

Authorization to Sign

The Managing Director explained to the Board the need of delegation of powers for smooth and regular business of the company and in particular to enter into Joint Venture Agreements, Agreements for Purchase of Land, Bank Agreements, Agreement for Sale, Construction Agreements, Tripartite Agreement, Sale Deeds, Rectification Deeds, Ratification Deeds, and other Agreements, deeds and documents as may be required. The board passed the following resolution after some discussion.

"RESOLVED THAT the board hereby authorize any one of the below:

1. **Mr.P.S.SIVAKUMAR**, S/o.Surendran, (Aadhar No.4711 8834 9177) General Manager – Business Development of the Company, residing at No.35/16, Paripoorna Vinayagar Kovil Street, Mylapore, Chennai – 600 004,
2. **Mr.S.VASANTHA KUMAR** S/o.Samuel Iyyadurai, AGM – Admin (Aadhar No.4949 7713 5036), residing at No.1A-1, 2nd Floor, DABC Gokulam Phase – 4, Sriram Nagar, Main Road, Nolambur, Tiruvallur District – 600 095,

to sign, to Execute/Receive Deeds, agreements and documents like Joint Development Agreement, Agreements for Sale, Purchase Deed, Purchase Agreement, Mortgage Deed, Indenture of Mortgage, Hypothecation Deed, Hypothecation Agreement, Memorandum of Deposit of Title Deeds, Construction Agreement, Tripartite Agreements, Sale Deeds, Rectification Deeds, Ratification Deeds, Investment Agreements, Cancellation of Deeds and Agreements, Memorandum of Understanding, Power of Attorney, General Power of Attorney,

Document No. 2331 of 2023 of Book 1
Contains 18 Sheets 14 Sheet

Regd. & Corp. Off :Omshakthy Tower - II, TS - 65, SIDCO Industrial Estate, Ekkattuthangal, Chennai - 600 032.
GSTIN : 33AAACO2140C1ZA, CIN : U70101TN1996PTC36759 T : +91-44-2225 3355/6 +91 [illegible] 2253 3357
E : customercare@omshakthy.net, W : www.omshakthy.net

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

to create and execute Mortgage Deeds and Agreements, to present the signed Documents before the concerned/Jurisdictional Sub -- Registrar Office, to discharge the same, to appoint agents execute all loan documents in favour of Bank or any financial institution and such other deeds/documents as may be required for the above said purposes".

"RESOLVED FURTHER THAT

1. **Mr.P.S.SIVAKUMAR**, S/o.Surendran,
2. **Mr.S.VASANTHA KUMAR** S/o.Samuel Iyyadurai,

Severally authorize to engage advocate, sign vakalat, verify and sign plaints, written statements, counter and give evidence, deposit and withdraw amounts from and out of all statutory authorities including civil courts, quasi-judicial authorities, settle and dispute and enter into compromise and to deal with all or any matters connected with any dispute if any arising with reference to any property of the company and further authorised to deal with administrative bodies of Government, firms, companies, investors, State and Quasi-Government Authorities and represent the Company in all matters in connection with or incidental thereto."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

//Certified True Copy//

For M/s.OMSHAKTHY HOMES PRIVATE LIMITED

N.R.MANIGANTAN
Managing Director

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
OM SHAKTHY AGENCIES MADRAS PRIVATE LIMITED
30/12/1991
Permanent Account Number
AAACO3722E
26112013


இந்திய அரசாங்கம்
Government of India
சிவகுமார் ப சு
Sivakumar P S
பிறந்த நாள் / DOB : 08/12/1972
ஆண்பால் / Male
4711 8834 9177
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி: த/பெ: சுரேந்திரன்,
35/16, பரிபூரண விநாயகர்
கோயில் தெரு, மயிலாப்பூர்,
மயிலாப்பூர், சென்னை,
மயிலாப்பூர், தமிழ் நாடு, 600004
Address: S/O: Surendran, 35/16,
PARIPOORNA VINAYAGAR
KOVIL STREET, MYLAPORE,
Mylapore, Chennai, Mylapore,
Tamil Nadu, 600004
4711 8834 9177
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

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Contains 18 Sheets 16 Sheet

Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
OMSHAKTHY HOMES PRIVATE LIMITED
14/10/1996
Permanent Account Number
AAACO2140C


இந்திய அரசாங்கம்
Government of India
சிவகுமார் ப ச
Sivakumar P S
பிறந்த நாள் / DOB : 08/12/1972
ஆண்பால் / Male
4711 8834 9177
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி: த/பெ: சுரேந்திரன், 35/16, பரிபூரண விநாயகர் கோயில் தெரு, மயிலாப்பூர், மயிலாப்பூர், சென்னை, மயிலாப்பூர், தமிழ் நாடு, 600004
Address: S/O: Surendran, 35/16, PARIPOORNA VINAYAGAR KOVIL STREET, MYLAPORE, Mylapore, Chennai, Mylapore, Tamil Nadu, 600004
4711 8834 9177
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

Document No. 2231 of 2023 of Book 1
Contains 18 Sheet 17 Sheet

Registering Officer



Government of India

ரகுநந்தனன் மு
Ragunanthanan M
பிறந்த தாள்/DOB: 22/07/1976
ஆண்/ MALE

Download Date: 25/01/2020

Issue Date: 09/01/2020

3946 6126 3844

VID : 9102 7924 3512 3414

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
C/O முத்துசாமி, பிளாட்எண் 49 தேவி,
கருமாரியம்மன் நகர், குன்றத்தூர்.
காஞ்சிபுரம்,
தமிழ் நாடு - 600069

Address:
C/O Muthusamy, PLOT NO 49 DEVI,
karumariyamman nagar, KUNDRATHUR,
Kancheepuram,
Tamil Nadu - 600069

3946 6126 3844

VID : 9102 7924 3512 3414

1947 | help@uidai.gov.in | www.uidai.gov.in

M

भारत सरकार
Government of India

சாந்தகுமார்
Shanthakumar
जन्म तिथि/DOB: 20/05/1984
पुरुष/ MALE

Issue Date: 17/01/2014

5373 9092 9395

VID : 9102 7976 1325 4702

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: मुत्थु, 17/ 33, 40वा तेरु, अशोक नगर, अशोकनगर, चेन्नई,
तमिल नाडु - 600083

Address:
S/O: Muthu, 17/ 33, 40TH STREET, ASHOK NAGAR, Ashoknagar, Chennai,
Tamil Nadu - 600083

Download Date: 03/05/2022

5373 9092 9395

VID : 9102 7976 1325 4702

1947 | help@uidai.gov.in | www.uidai.gov.in

For OMSHAKTHY HOMES PVT. LTD.

Authorised Signatory

For OM SHAKTHY AGENCIES (MADRAS) PVT. LTD.

Authorised Signatory

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Registering Officer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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