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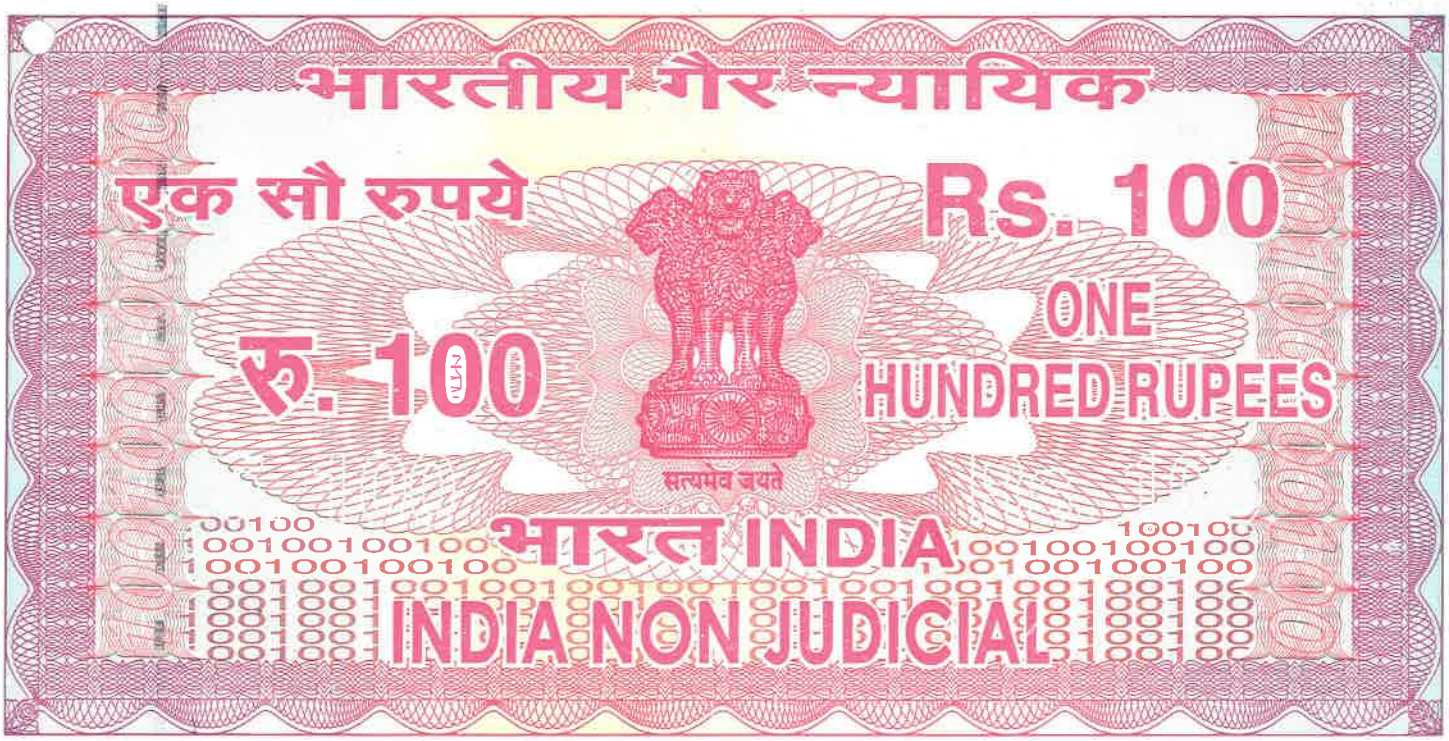
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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



418/2024 TP/17835146l/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 208412

T. SARAVANAN
STAMP VENDOR
No. 227, Vanniyar Street,
Padi, Chennai-600 050.
Licence No. 1 / 2010 / Padi

18-2-2024 Brigade Enterprises Ltd

GIFT DEED - OSR

THIS INDENTURE made on this the 27th day of March 2024 between **M/s. BRIGADE ENTERPRISES LTD** (PAN No. AAACB7459F) having its Registered office at No. 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, No. 26/1, Dr. Rajkumar Road, Malleswaram – Rajaji Nagar, Bangalore – 560055, having its Chennai office at No. 5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai – 600096, represented by its **Authorised Signatory Mr. R. Thirumanan,** s/o. Mr. V. Rajappa, (Aadhaar No. 344266602228) aged about 55 years, duly constituted vide Board Resolution dated 18.06.2020, hereinafter called the **DONOR** of the One Part.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

3/4

DONEE

DONOR

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

Document No. 418 of 2024 of Book 1 contains 16 Sheets 1 sheet

Registering Officer

AND

GREATER CHENNAI CORPORATION, represented by **Member Secretary, CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**, having its office at No.1, Gandhi Irwin Road, Egmore, Chennai - 600008, hereinafter called the **DONEE** of the other part.

Chennai Metropolitan Development Authority (CMDA) has been authorized to receive gift of Open Space Reserve (OSR) Area from the DONOR and compulsorily transfer it to the Local Body designated by it free of cost for the use of said OSR area for public purpose as per Rule No.41 of Tamilnadu Combined Development and Building Rules 2019 approved by the Government of Tamilnadu in G.O. Ms.No.18 MAWS Dept dated 04.02.2019 and notified in TN Govt.Gazette Ex-Ordinary issue No.43, Part III Section 1(a) dated 04.02.2019.

Whereas the **"DONOR"** is the absolute owner of the property measuring an extent of **18130.34 Sq.mt** comprised in R. S.No. 322/1, in Block – 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District, situated at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New No. 180, Mount Road, (Anna Salai), Chennai - 600002 and the property measuring an extent of **810.57 Sq.mt** comprised in R.S.No. 321/3, in Block No. 10 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District, situated at Door No. 8/16, Smith Road, Royapettah, Chennai 600002, totaling in all measuring and extent of **18,940.91 Sq.mt** and having acquired the same by a Sale Deed dated 22.02.2023, bearing Doc.No.315/2023, registered in the office of the Sub-Registrar, Triplicane, and have submitted a proposal for construction of High Rise Group Development consisting of Extended 1st Basement floor for **Block 1 & 3, Block 1**: Ground Floor + 1st Floor (Utility Block), **Block 2:** Ground Floor + 1st Floor (Utility Block) & **Block 3:** Extended Triple Basement Floors + Combined Ground Floor (Commercial Shops, Supermarket, Retail & Restaurant in

For BRIGADE ENTERPRISES LTD

4/14

Authorised Signatory

DONEE **DONOR**

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

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contains 16 Sheets 2 sheet

Registering Officer

Front Part & Residential Lobby with Multipurpose Hall, Indoor Games, Electrical Room, AV Room in the Residential Rear Part) + Mezzanine Floor (Two Wheeler Parking) + Combined 1st Floor (Commercial Retail Shops in the Commercial front Part & Parking area in the Residential Rear Part) + Combined 2nd Floor (Commercial Retail Shops in the Commercial front part & Parking area in the Residential Rear Part) + Combined 3rd Floor (Multipurpose pavilion, Restaurant, cafeteria, & Office Space in the Commercial Front Part and 2 Residential Dwelling units with Gym, Swimming Pool, Spa in the Residential Rear Part) + 4th floor to 18th Floor (Office space with Refuge Area in 5th, 8th , 11th, 14th & 17th floor in the Commercial Front Part) & 4th Floor to 38th Floor (Residential Rear Part with 198 Dwelling units & Refuge Area in 17th, 26th & 35th Floor) Totally 200 Dwelling Units for the purpose of Commercial / Residential building.

Now this Indenture witnesseth that the " **DONOR** " doth hereby give, grant, convey and assign in the interest of public for the purpose of OSR unto the **DONEE** who hereby accepts the same on behalf of Greater Chennai Corporation all that land for **OSR Area - 1** measuring **1365.45 Square Meters** in R.S.No. 322/1 (Part), in Block No. 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District morefully described as **Item No. 1 (OSR -1)**, in the Schedule hereunder and another land for **OSR Area – 2** measuring an extent of **523.52 Square Meters** in R.S.No. 322/1(Part), in Block No. 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District morefully described as **Item No. 2 (OSR 2)** in the Schedule hereunder totally measuring an extent of **1888.97 Square Meter** morefully described in the Schedule hereunder and which is for the use of the public, earmarked in Green colour in the OSR sketch enclosed herein and situated within the Registration Sub-District of Triplicane and in the Registration District of Chennai Central and more particularly described in the Schedule hereunder on behalf of local body.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

DONOR

Document No. 418 of 2024 of Book 1 contains 16 Sheets 3 sheet

Registering Officer

5/14

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

DONEE

SCHEDULE

(Property Gifted under this Indenture – OSR Area -1 & OSR Area - 2)

Item No. 1 (OSR 1)

All That Piece and Parcel of Land Measuring an extent of **1365.45 Square Meters** in R.S.No. 322/1 (Part), in Block No. 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District situated at New No. 180, Old No. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, Mount Road, (Anna Salai), Chennai – 600002 and earmarked in Green Color in the Sketch Enclosed and bounded on the:

North By : Remaining Land in the site under reference in R.S.No.322/1 (Part),

South By : Street Alignment Area in R.S.No. 322/1 (Part) gifted to CMDA,

East By : Remaining Land in the site under reference in T.S.No.322/1 (Part),

West By : Amethyst,

and within the Registration Sub-District of Triplicane and in the Registration District of Chennai Central.

Item No.2 (OSR 2)

All That Piece and Parcel of Land Measuring an extent of **523.52 Square Meters** in R.S.No. 322/1 (Part), in Block No. 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District situated at New No. 180, Old No. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, Mount Road, (Anna Salai), Chennai - 600002 and earmarked in Green Color in the Sketch Enclosed and bounded on the:

North By : Mount Road (Anna Salai).

South By : Remaining Land in the site under reference in R.S.No.322/1 (Part),

East By : Land and Building in R.S.No.321/1, 321/2, 321/4, 321/5 & 321/33,

West By : Remaining Land in the site under reference in R.S.No.322/1 (Part),

and within the Registration Sub-District of Triplicane and in the Registration District of Chennai Central.

The Nominal Value of the property for OSR purpose is fixed at Rs 100/-

For BRIGADE ENTERPRISES LTD

Authorised Signatory

DONOR

6/14

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

DONEE

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Registering Officer

IN WITNESSETH WHEREOF THE ABOVE PARTY HAVE PUT THEIR SIGNATURE THE DAY, MONTH AND YEAR ABOVEWRITTEN IN THE PRESENCE OF:

For BRIGADE ENTERPRISES LTD

Authorised Signatory

DONOR

7/14

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

DONEE

Witness:

1. J. ARUN BALAJI
S/o. P.A. Jayaram
No. 7/11, Giriprakara Veethi
Kalugumalai Thoothukudi - 628552

2. (P. SENTHIL)
S/o. R. Palani
No. 1, Chanakiyan Road,
Annamalai Avenue, Nolambur,
Chennai - 600095.

Drafted by:



Y. MOHAN RAJ
ADVOCATE
ENRL. No. MS: 2154/2013
No. 648, "RAJA ILLAM" 33rd Lane,
EWS 'A', TNHB Colony,
Velachery, Chennai - 600 042.
Cell: 97781 68504



Document No. 418 of 2024 of Book 1 contains 16 Sheets 5 sheet

Registering Officer

R/Triplicane/Book-1/418/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 312 of 2024

I hereby certify that a sum of ₹ 14/- (Rupees Fourteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. திருமணன் residing at No.5/142, World Trade Center, Rajiv Gandhi Salai, OMR, Perungudi, Chennai, Tamil Nadu 600041, Chennai, Tamil Nadu, India, 600041.

Sub Registrar: Triplicane
Date: 27/03/2024

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

SUB-REGISTRAR TRIPLICANE CHENNAI-600 014.

Presented in the office of the Sub Registrar of Triplicane and fee of ₹ 2,320/- paid at 04:52 PM on the 27/03/2024 by

Left Thumb 	8220633933 Additions as per recitals of document	
Execution admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:81766664f635e4f9684e2e8c39fdea08596b21 **(Details from UIDAI : R.Thirumanan S/o. Rajappa, 1968, xxxxxxxx2228)**	

27th day of March 2024

Document No. 418 of 2024 of Book 1 contains 16 Sheets 6 sheet

Registering Officer

JAYARAJ M
Sub Registrar
Triplicane

SUB-REGISTRAR TRIPLICANE CHENNAI-600 014.

Registered as Number **R/Triplicane/Book-1/418/2024**.

Date: 27/03/2024
Triplicane

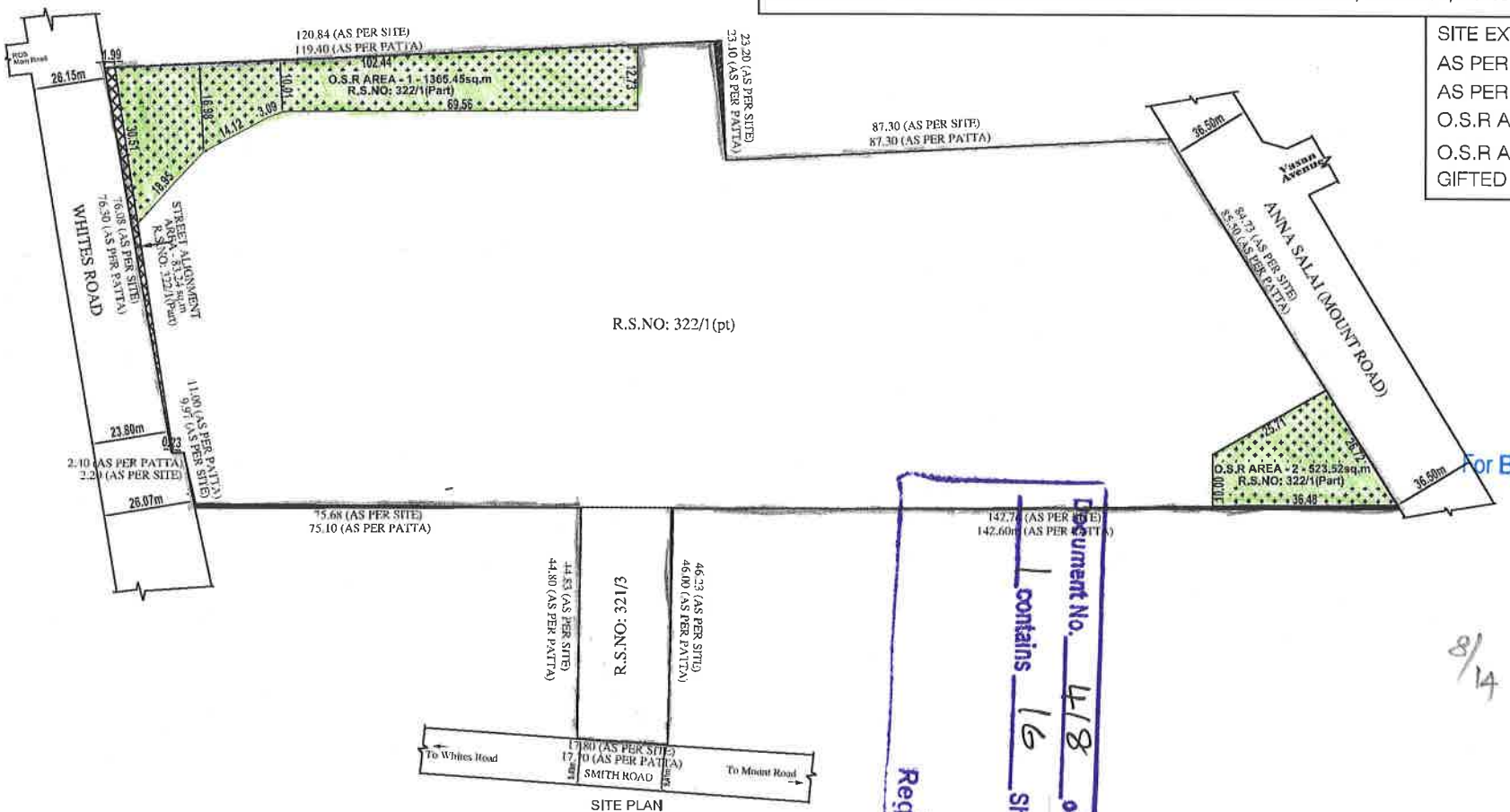
JAYARAJ M
Sub Registrar

SUB-REGISTRAR
TRIPLICANE
CHENNAI-600 014.

Document No. 418 of 2024 of Book
1 contains 16 Sheets 7 sheet

Registering Office:

SKETCH SHOWING THE PROPOSED OSR AREA HANDED OVER TO CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY IN R.S.NO. 322 / 1(Part), BLOCK NO.11 OF TRIPLICANE VILLAGE, MYLAPORE TALUK, AT NEW NO: 180, OLD NOS. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, ANNA SALAI (MOUNT ROAD), THOUSAND LIGHTS, CHENNAI – 600002, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE IX, DIVISION: 180.



SITE PLAN

SITE EXTENT :

AS PER DOCUMENT	: 18940.91 sq.m
AS PER PATTA	: 18931.50 sq.m
O.S.R AREA REQUIRED	: 1884.826 sq.m
O.S.R AREA GIFTED TO CMDA	: 1888.97 sq.m

VIDE LETTER NO: CMDA/HRB/S/0481/2023

DATED :

LEGEND :

- SITE BOUNDARY
- EXISTING ROAD
- O.S.R AREA

For BRIGADE ENTERPRISES LTD

DONOR

Authorised Signatory

8/14

DONEE

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

MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

Registering Officer

Document No. 478 of 2024 of Book 1 contains 16 Sheets 8 sheet

Brigade Enterprises Limited
Corporate Identity Number (CIN): L85110KA1995PLC019126
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram-Rajajinagar, Bengaluru - 560 055, India
T: +91 80 4137 9200 F: +91 80 2221 0784
E: enquiry@brigadegroup.com www.brigadegroup.com

BRIGADE
Building Positive Experiences

CERTIFIED EXTRACTS OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BRIGADE ENTERPRISES LIMITED IN THEIR MEETING HELD ON THURSDAY, 18th JUNE 2020 AT 10:00 A.M. AT NEPTUNE, SHERATON GRAND, BRIGADE GATEWAY CAMPUS, 26/1, DR. RAJKUMAR ROAD, MALLESWARAM-RAJAJINAGAR, BANGALORE-560055

AUTHORISATION TO REPRESENT THE COMPANY BEFORE VARIOUS STATUTORY AUTHORITIES IN TAMIL NADU:

"RESOLVED THAT in supersession of earlier resolutions passed in this regard, apart from the Directors of the Company, Mr. Thirumanan. R, Vice President- Projects, and Mr. E.S. Senthil Vel, Head - New projects (Chennai) of the Company be and are hereby severally authorised to represent the Company before Housing & Urban Development Department, Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai, Panchayat, Municipality, Chennai Metro Water Service & Sewage Board (CMWSSB), , Airport Authority of India (AAI), Tamil Nadu Fire & Rescue Services Department (TNF& RSD),Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) , Highways Department, Taluk Office, Directorate of Town and Country Planning (DTCP), Chennai City Police, Registration Department, Department of Environment, Tamil Nadu Pollution Control Board (TNPCB), State Environment Impact Assessment Authority (SEIAA), Central Ground Water Board (CGWB), Tamil Nadu Real Estate Regulatory Authority (TNRERA), Public Works Department of Tamil Nadu (PWD), under various Labour Acts and other related Acts/Rules viz. Building and Construction Workers (RE & CS) Act, 1996 & Tamil Nadu Rules, 2006, Inter-State Migrant Workmen (Regulation of Employment & Conditions of Services) Act, 1979 & Tamil Nadu Rules, 1983, Contract Labour (Regulation & Abolition) Act, 1970 and Tamil Nadu Contract Labour Rules, 1975, etc and such other statutory authorities in Tamil Nadu for the purpose of obtaining approvals, sanctions, consents, no objection, clearances etc., required for the development of the various residential/commercial- office & retail/ hospitality projects undertaken /to be undertaken in the State of Tamil Nadu.

RESOLVED FURTHER THAT the Board of Directors, Mr. Thirumanan. R and Mr. E.S. Senthil Vel be and are hereby severally authorised to sign all the applications, forms, affidavits, undertaking, plans, papers & documents etc., as may be required to be submitted to the aforesaid statutory authorities in Tamil Nadu to obtain such approvals, sanction, consent, no objection, clearances etc., from time to time for and on behalf of the Company.

RESOVLED FURTHER THAT this resolution empowering the aforesaid persons be and are hereby valid as long as the said persons are in the services of the Company or the said resolutions is revoked by the Board of Directors or Committee of Directors, whichever is earlier.

RESOLVED FURTHER THAT a copy of the resolution duly certified by any Director or the Company Secretary be forwarded to the concerned Statutory Authority."

For Brigade Enterprises Limited

P. Om Prakash
Company Secretary & Compliance Officer

Document No. 418 of 2024 of Book 1 contains 16 Sheets 9 sheet

Registering Officer

Great Place To Work. Certified

Brigade is recognised as one among the best in Construction & Real Estate Industry.

For BRIGADE ENTERPRISES LIMITED

Authorised Signatories

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District: Chennai Taluk: Mylapore Town: Triplicane (Part 2) Ward: - Block: 0011

S.No	Name of the Street	Survey No	Sub Division No	Municipal	Tenure	Hect	Ares	Sqmtr	Revenue Payable to Government per annum 1st July to 30th June	Name of Owners (UDS)	Name of Occupier with Status	Description of the field	Remarks
1	அண்ணாசாலை	322	1	180	ரயத்துவாரி-விடு வரி	1	81	30.5	10.00	1.பிரிகேட் என்டர்பிரைஸஸ் லிமிடெட்	-	பங்களா-சுற்றுசுவர்-தோட்	2023/0153/02/008976T R DT. 2023-03-17

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

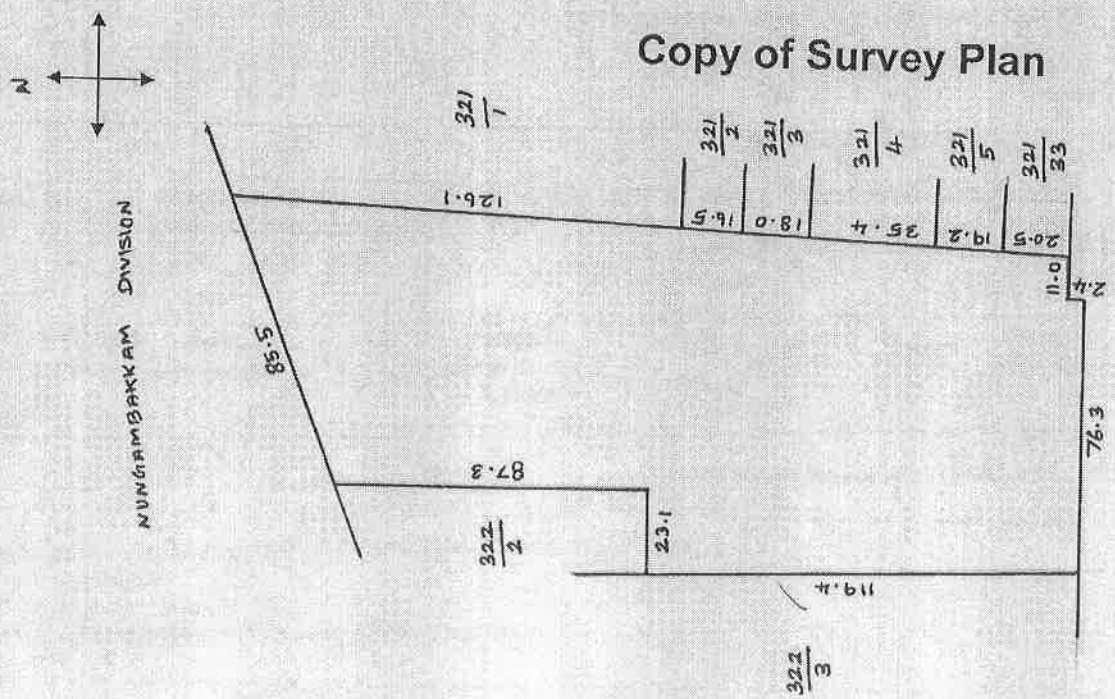
மின்கையொப்பம்/DIGITAL SIGNATURE : 17-03-2023 அன்று 13:44:34 நேரத்தில் இடப்பட்டது.
பெயர்/Name : Elangovan S
பதவி/Designation : Zonal Deputy Tahsildar
இடம்/Place : மயிலாப்பூர் வட்டம் / Mylapore Taluk , மாவட்டம் / District

குறிப்பு / Remarks :
1. இத்தகவல்கள் 21-03-2023 அன்று 17:44:55 நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 21-03-2023 at 17:44:55 hrs.
2. ஆவண விவரங்களை மேலும் உறுதி செய்துகொள்ள வேண்மெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) கைபேசி கேமராவின் 2D BARCODE படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS.

Document No. 4138 of 2024 contains 16 sheets 16 sheet
Registering Officer

Copy of Survey Plan



For R.S.No. 322/1

TRIPLICANE ..... VILLAGE

BLOCK No. 11

MYLAPORE TALUK
CHENNAI DISTRICT

SCALE ON 1 MM = 2000 MM

BLOCK NO.12

Document No. 448 of 2024 of Book 1 contains 16 sheets

Registering Officer

For BRIGADE ENTERPRISES LTD

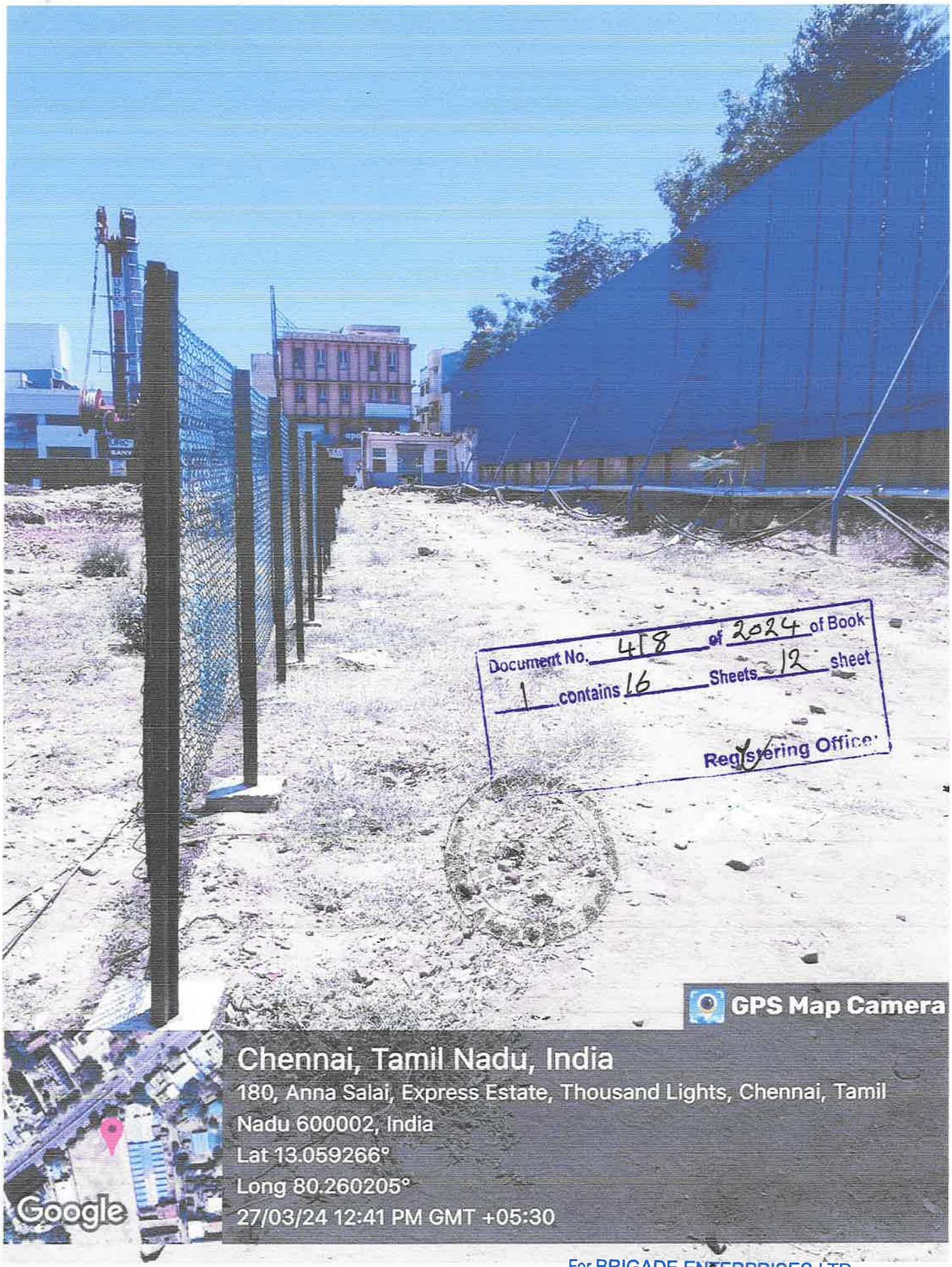
Authorised Signatory

Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Prepared By

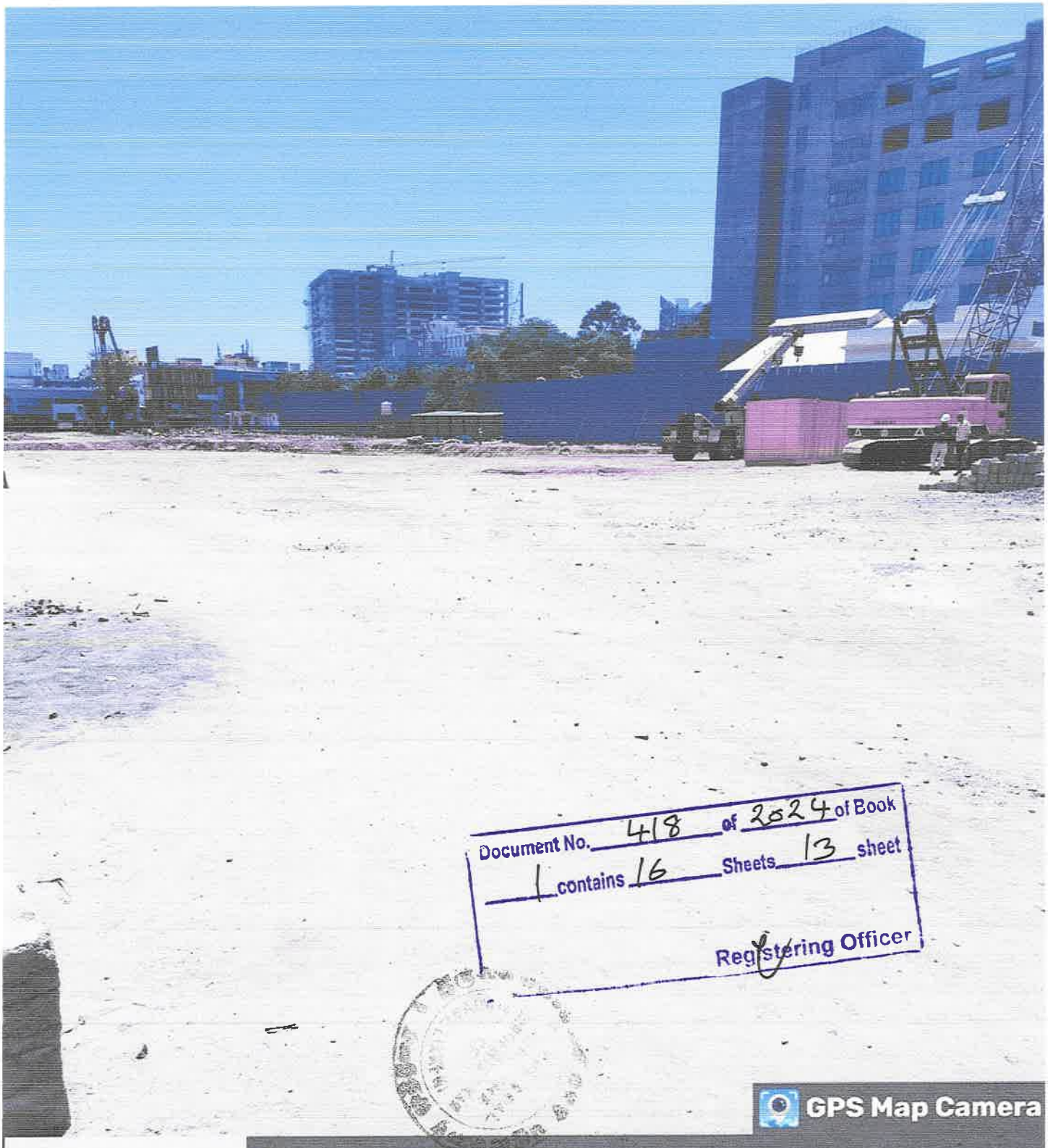
20/3/23
SENIOR DRAUGHTSMAN
MYLAPORE TALUK
CHENNAI-600 028

21.3.2023
DEPUTY INSPECTOR OF SURVEY
MYLAPORE TALUK
CHENNAI-600 028.



For BRIGADE ENTERPRISES LTD

Authorised Signatory



Document No. 418 of 2024 of Book 1 contains 16 Sheets 13 sheet

Registering Officer

GPS Map Camera

Chennai, Tamil Nadu, India

180, Anna Salai, Express Estate, Thousand Lights, Chennai, Tamil Nadu 600002, India

Lat 13.059591°

Long 80.260193°

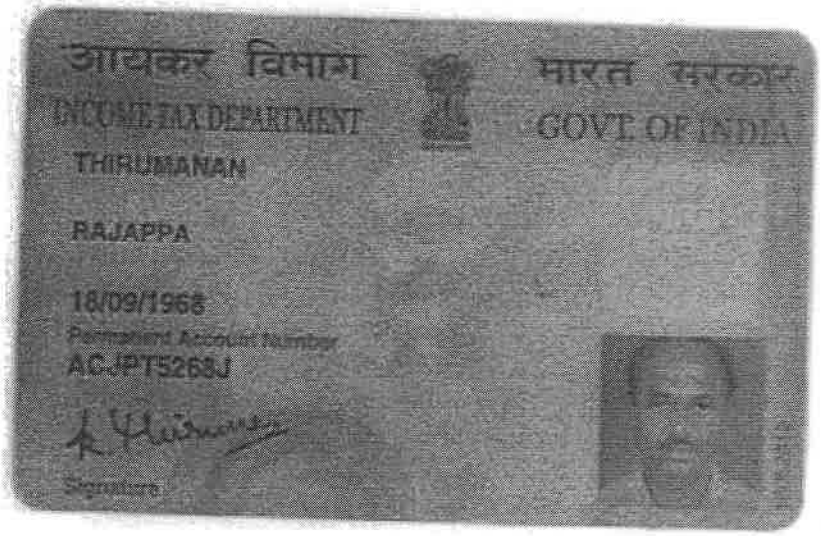
27/03/24 12:38 PM GMT +05:30

Google

For BRIGADE ENTERPRISES LTD

Authorised Signatory





Document No. 418 of 2024 of Book
1 contains 16 Sheets 14 sheet

Registering Officer

For BRIGADE ENTERPRISES LTD

Authorised Signatory



இந்திய தனி... அடையாள ஆணையம்

Unique Identification Authority of India

ஆதார்

முகவரி:
S/O: ஜெயராம், 7/11, கிரிப்பிரகார வீதி, கழுகுமலை, கழுகுமலை, தூத்துக்குடி, தமிழ் நாடு, 628552

Address:
S/O: Jayaram, 7/11, GIRIPRAKARAVEETHI, Kalugumalai, Kalugumalai, Thoothukkudi, Tamil Nadu, 628552

6766 6636 8183

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

இந்திய அரசாங்கம்

Government of India



அருண் பாலாஜி ஜெ
Arun Balaji J
தந்தை : ஜெயராம்
Father : Jayaram
பிறந்த நாள் / DOB : 05/05/1979
ஆண்பால் / Male

6766 6636 8183

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For BRIGADE ENTERPRISES LTD

Authorised Signatory

Registering Officer

Document No. 418 of 2024 of Book 1
contains 16 Sheets 15 sheet





For BRIGADE ENTERPRISES LTD

Authorised Signatory

Document No. 418 of 2024 of Book 1 contains 16 Sheets 16 sheet

Registering Officer

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறேன். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்.

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

15-02-2022 11:49

419/2024 TP/17836093I/2024.



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 208413

12-2-2024 Brigade Enterprises Ltd

T. SARAVANAN
STAMP VENDOR
No. 227, Vanniyar Street,
Padi, Chennai-600 050.
Licence No: 17/2010/Padi

GIFT DEED – STREET ALIGNMENT

THIS INDENTURE made on this the 27th day of **March 2024** between **M/s. BRIGADE ENTERPRISES LTD** (PAN No. AAACB7459F) having its Registered office at No. 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, No. 26/1, Dr. Rajkumar Road, Malleswaram – Rajaji Nagar, Bangalore – 560055, and having its chennai office at No.5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai – 600096, represented by its **Authorised Signatory Mr. R. Thirumanan,** s/o. Mr. V. Rajappa, (Aadhaar No. 344266602228) aged about 55 years, duly constituted vide Board Resolution dated 18.06.2020, hereinafter called the **DONOR** of the One Part.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

DONEE

DONOR

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

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Registering Officer

AND

THE GREATER CHENNAI CORPORATION, represented by **MEMBER SECRETARY, CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**, having its office at No.1, Gandhi Irwin Road, Egmore, Chennai - 600008, hereinafter called the **DONEE** of the other part.

Chennai Metropolitan Development Authority (CMDA) has been authorized to receive gift of Street Alignment Area from the DONOR and compulsorily transfer it to the Local Body designated by it free of cost for the use of said Street Alignment Area for public purpose in Rule 39 (18) of Tamilnadu Combined Development and Building Rules 2019 of CMDA approved by the Government of Tamilnadu in G.O. Ms.No.18 MAWS Dept dated 04.02.2019 and notified in TN Govt.Gazette Ex-Ordinary issue No.43, Part III Section 1(a) dated 04.02.2019.

Whereas the **"DONOR"** is the absolute owner of the property measuring an extent of 18130.34 Sq.mt comprised in R. S.No. 322/1, in Block – 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District, situated at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New No. 180, Mount Road, (Anna Salai), Chennai - 600002 and 810.57 Sq.mt comprised in R.S.No. 321/3, in Block No. 10 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District, situated at Door No. 8/16, Smith Road, Royapettah, Chennai 600002 totaling in all measuring and extent of **18,940.91 Sq.mt** and having acquired the same by a Sale Deed dated 22.02.2023, bearing Doc.No. 315/2023, registered in the office of the Sub-Registrar, Triplicane and have submitted a proposal for construction of High Rise Group Development consisting of Extended 1st Basement floor for **Block 1 & 3, Block 1**: Ground Floor + 1st Floor (Utility Block), **Block 2:** Ground Floor + 1st Floor (Utility Block) & **Block 3:** Extended Triple Basement Floors + Combined Ground Floor

For BRIGADE ENTERPRISES LTD

Authorised Signatory

11/14

DONEE **DONOR**

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

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Registering Officer

(Commercial Shops, Supermarket, Retail & Restaurant in Front Part & Residential Lobby with Multipurpose Hall, Indoor Games, Electrical Room, AV Room in the Residential Rear Part) + Mezzanine Floor (Two Wheeler Parking) + Combined 1st Floor (Commercial Retail Shops in the Commercial front Part & Parking area in the Residential Rear Part) + Combined 2nd Floor (Commercial Retail Shops in the Commercial front part & Parking area in the Residential Rear Part) + Combined 3rd Floor (Multipurpose pavilion, Restaurant, cafeteria, & Office Space in the Commercial Front Part and 2 Residential Dwelling units with Gym, Swimming Pool, Spa in the Residential Rear Part) + 4th floor to 18th Floor (Office space with Refuge Area in 5th, 8th, 11th, 14th & 17th floor in the Commercial Front Part) & 4th Floor to 38th Floor (Residential Rear Part with 198 Dwelling Units & Refuge Area in 17th, 26th & 35th Floor) Totally 200 Dwelling units for the purpose of Commercial / Residential building.

Now this Indenture witnesseth that the DONOR doth hereby give, grant, convey and assign in the interest of public unto the DONEE who hereby accepts the same on behalf of Greater Chennai Corporation all that land for Street Alignment Area measuring **83.24 Square Meters** in **R.S.No. 322/1 (Part)** in Block – 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District, situated at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New No. 180, Mount Road, (Anna Salai), Chennai – 600002 and which is for the use of the public, earmarked in brown colour in the Street Alignment sketch enclosed herein and situated within the Registration Sub-District of Triplicane and in the Registration District of Chennai Central and more particularly described in the Schedule hereunder on behalf of local body.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

12/14

DONEE

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

DONOR

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Registering Officer

SCHEDULE

(Property Gifted under this Indenture – Street Alignment Area)

All that piece and parcel of land measuring an extent of **83.24 Square Meters** in **R.S.Nos. 322/1 (Part)** in Block – 11 of Triplicane (Part 2) Village, Mylapore Taluk, Chennai District, situated at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New No. 180, Mount Road (Anna Salai), Chennai – 600002, earmarked in Brown Color in the Sketch Enclosed herewith and bounded on the:

North By : Remaining Land in the site under reference in R.S.No.322/1 (Part),

South By : Whites Road,

East By : Remaining Land in the site under reference in R.S.No.322/1 (Part),

West By : Amethyst,

and within the Registration Sub-District of Triplicane and in the Registration District of Chennai Central.

The Nominal Value of the property for Street Alignment purpose is fixed at Rs 100/-

IN WITNESSETH WHEREOF THE ABOVE PARTY HAVE PUT THEIR SIGNATURE THE DAY, MONTH AND YEAR ABOVEWRITTEN IN THE PRESENCE OF:

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Registering Officer

For BRIGADE ENTERPRISES LTD

Authorised Signatory

13/14

DONEE

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

DONOR

Witness

1. J. ARUNBALAJI
S/o. P.A. Jayaram
7/11, Giriprakara Veethi
Kalyanamalai, Thottikkad; 628552.

2. P. Senthil (P. SENTHIL)
S/o. R. Palani
No. 1, Chanakiyan Road
Annanalai Avenue, Nolambur
Chennai - 600095



Drafted by:

Y. MOHAN RAJ
ADVOCATE
ENRL. No.MS: 2154/2013
No. 648, "RAJA ILLAM" 33rd Lane,
EWS 'A' TNHB Colony,
Velach... ...Cher ...600 042.
Cell: 877[illegible]68504

R/Triplicane/Book-1/419/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 313 of 2024

I hereby certify that a sum of ₹ 10/- (Rupees Ten only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. திருமணன் residing at No.5/142, World Trade Center, Rajiv Gandhi Salai, OMR, Perungudi, Chennai, Tamil Nadu 600041, Chennai, Tamil Nadu, India, 600041.

Sub Registrar: Triplicane
Date: 27/03/2024

Signature of Sub Registrar/any Officer under Section 41 of the Indian Stamp Act

SUB-REGISTRAR
TRIPLICANE
CHENNAI-600 014.

Presented in the office of the Sub Registrar of Triplicane and fee of ₹ 1,720/- paid at 05:05 PM on the 27/03/2024 by

Left Thumb 	8220633933 Additions as per recitals of document	
Execution admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:046434eb682843bf0a4a89bdce0c8fcf27f166 **(Details from UIDAI : R.Thirumanan S/o. Rajappa, 1968, xxxxxxxx2228)**	

27th day of March 2024

JAYARAJ M
Sub Registrar
Triplicane

SUB-REGISTRAR
TRIPLICANE
CHENNAI-600 014.

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contains 14 Sheets 5 sheet

Registering Officer

Registered as Number **R/Triplicane/Book-1/419/2024**.

Date: 27/03/2024
Triplicane

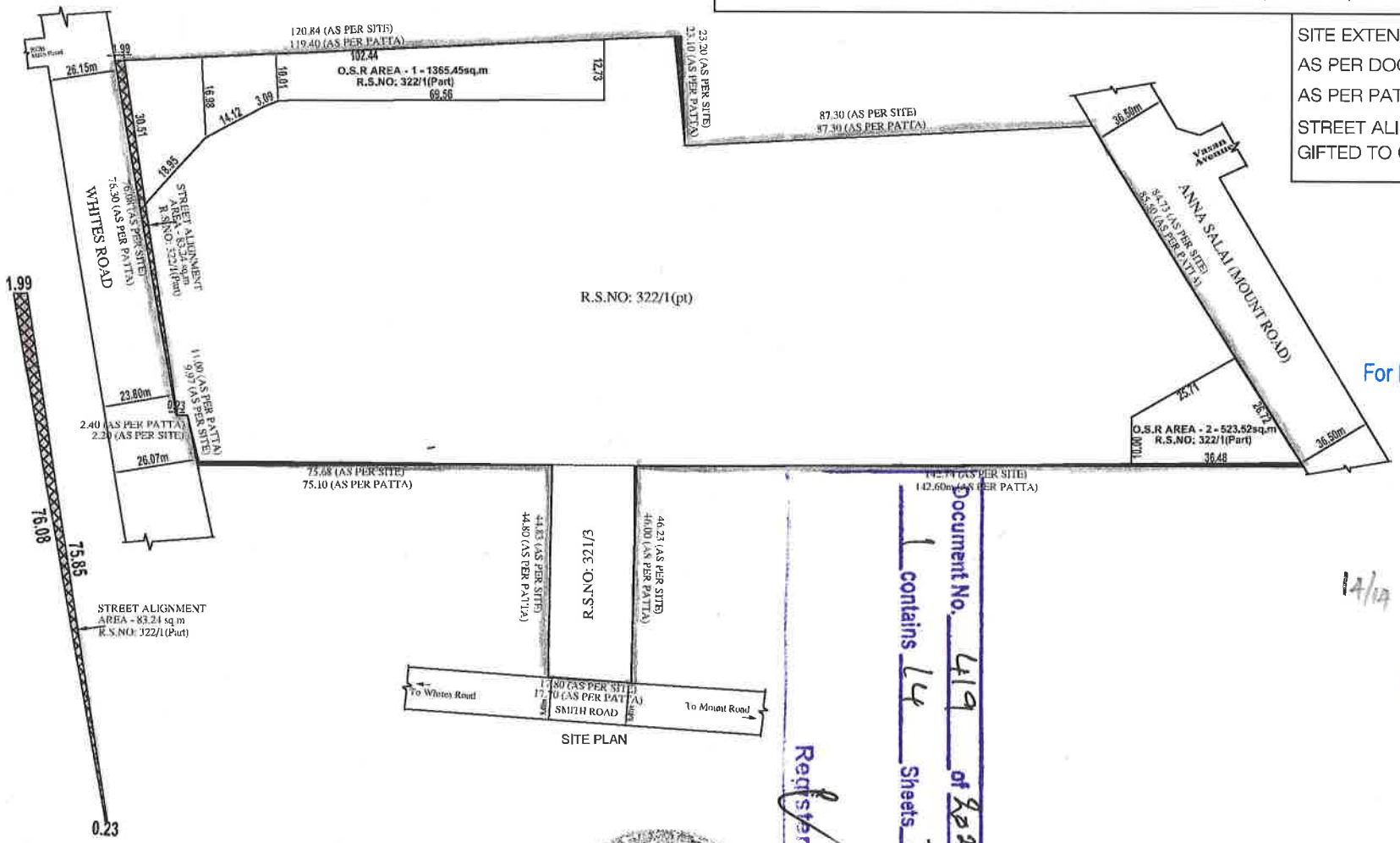
JAYARAJ M
Sub Registrar

SUB-REGISTRAR
TRIPLICANE
CHENNAI-600 014.

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1 contains 14 Sheets 6 sheet

Registering Officer

SKETCH SHOWING THE PROPOSED STREET ALIGNMENT AREA HANDED OVER TO CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY IN R.S.NO. 322 / 1(Part), BLOCK NO.11 OF TRIPLICANE VILLAGE, MYLAPORE TALUK, AT NEW NO: 180, OLD NOS. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, ANNA SALAI (MOUNT ROAD), THOUSAND LIGHTS, CHENNAI – 600002, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE IX, DIVISION: 180.



SITE EXTENT :

AS PER DOCUMENT	: 18940.91 sq.m
AS PER PATTA	: 18931.50 sq.m
STREET ALIGNMENT AREA GIFTED TO CMDA	: 83.24 sq.m

VIDE LETTER NO: CMDA/HRB/S/0481/2023

DATED :

LEGEND :

- SITE BOUNDARY
- EXISTING ROAD
- STREET ALIGNMENT AREA

For BRIGADE ENTERPRISES LTD

Authorised Signatory

DONOR

14/12

DONEE

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

MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

Registering Officer

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Brigade Enterprises Limited
Corporate Identity Number (CIN): L85110KA1995PLC019126
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram-Rajajinagar, Bengaluru - 560 055, India
T: +91 80 4137 9200 F: +91 80 2221 0784
E: enquiry@brigadegroup.com www.brigadegroup.com

BRIGADE
Building Positive Experiences

CERTIFIED EXTRACTS OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BRIGADE ENTERPRISES LIMITED IN THEIR MEETING HELD ON THURSDAY, 18th JUNE 2020 AT 10:00 A.M. AT NEPTUNE, SHERATON GRAND, BRIGADE GATEWAY CAMPUS, 26/1, DR. RAJKUMAR ROAD, MALLESWARAM-RAJAJINAGAR, BANGALORE-560055

AUTHORISATION TO REPRESENT THE COMPANY BEFORE VARIOUS STATUTORY AUTHORITIES IN TAMIL NADU:

"RESOLVED THAT in supersession of earlier resolutions passed in this regard, apart from the Directors of the Company, Mr. Thirumanan. R, Vice President- Projects, and Mr. E.S. Senthil Vel, Head - New projects (Chennai) of the Company be and are hereby severally authorised to represent the Company before Housing & Urban Development Department, Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai, Panchayat, Municipality, Chennai Metro Water Service & Sewage Board (CMWSSB), , Airport Authority of India (AAI), Tamil Nadu Fire & Rescue Services Department (TNF& RSD),Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) , Highways Department, Taluk Office, Directorate of Town and Country Planning (DTCP), Chennai City Police, Registration Department, Department of Environment, Tamil Nadu Pollution Control Board (TNPCB), State Environment Impact Assessment Authority (SEIAA), Central Ground Water Board (CGWB), Tamil Nadu Real Estate Regulatory Authority (TNRERA), Public Works Department of Tamil Nadu (PWD), under various Labour Acts and other related Acts/Rules viz. Building and Construction Workers (RE & CS) Act, 1996 & Tamil Nadu Rules, 2006, Inter-State Migrant Workmen (Regulation of Employment & Conditions of Services) Act, 1979 & Tamil Nadu Rules, 1983, Contract Labour (Regulation & Abolition) Act, 1970 and Tamil Nadu Contract Labour Rules, 1975, etc and such other statutory authorities in Tamil Nadu for the purpose of obtaining approvals, sanctions, consents, no objection, clearances etc., required for the development of the various residential/commercial- office & retail/ hospitality projects undertaken /to be undertaken in the State of Tamil Nadu.

RESOLVED FURTHER THAT the Board of Directors, Mr. Thirumanan. R and Mr. E.S. Senthil Vel be and are hereby severally authorised to sign all the applications, forms, affidavits, undertaking, plans, papers & documents etc., as may be required to be submitted to the aforesaid statutory authorities in Tamil Nadu to obtain such approvals, sanction, consent, no objection, clearances etc., from time to time for and on behalf of the Company.

RESOVLED FURTHER THAT this resolution empowering the aforesaid persons be and are hereby valid as long as the said persons are in the services of the Company or the said resolutions is revoked by the Board of Directors or Committee of Directors, whichever is earlier.

RESOLVED FURTHER THAT a copy of the resolution duly certified by any Director or the Company Secretary be forwarded to the concerned Statutory Authority."

For Brigade Enterprises Limited

P. Om Prakash
Company Secretary & Compliance Officer

Great Place To Work. Certified

Brigade is recognised as one among the best in Construction & Real Estate Industry.

ISO 9001 ISO 14001 OHSAS 18001 BUREAU VERITAS Certification

Document No. 419 of 2024 of Book 1 contains 14 Sheets 8 sheet

Registering Officer

For BRIGADE ENTERPRISES LIMITED

Authorised Signatories

For BRIGADE ENTERPRISES LTD

Authorised Signatory

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District: Chennai Taluk: Mylapore Town: Triplicane (Part 2) Ward: - Block: 0011

No	Name of the Street	Survey No	Sub Division No	Municipal	Tenure	Hect	Ares	Sqmtr	Revenue Payable to Government per annum 1st July to 30th June	Name of Owners (UDS)	Name of Occupier with Status	Description of the field	Remarks
1	அண்ணாசாலை	322	1	180	ரயத்துவாரி-விடு வரி	1	81	30.5	10.00	1.பிரிகேட் என்டர்பிரைஸஸ் லிமிடெட்		பங்களா-சுற்றுசுவர்-தோட்	2023/0153/02/008976TR DT. 2023-03-17

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின்கையொப்பம்/DIGITAL SIGNATURE : 17-03-2023 அன்று 13:44:34 நேரத்தில் இடப்பட்டது.
பெயர்/Name : Elangovan S
பதவி/Designation : Zonal Deputy Tahsildar
இடம்/Place : மயிலாப்பூர் வட்டம் / Mylapore Taluk , மாவட்டம் / District

குறிப்பு / Remarks :

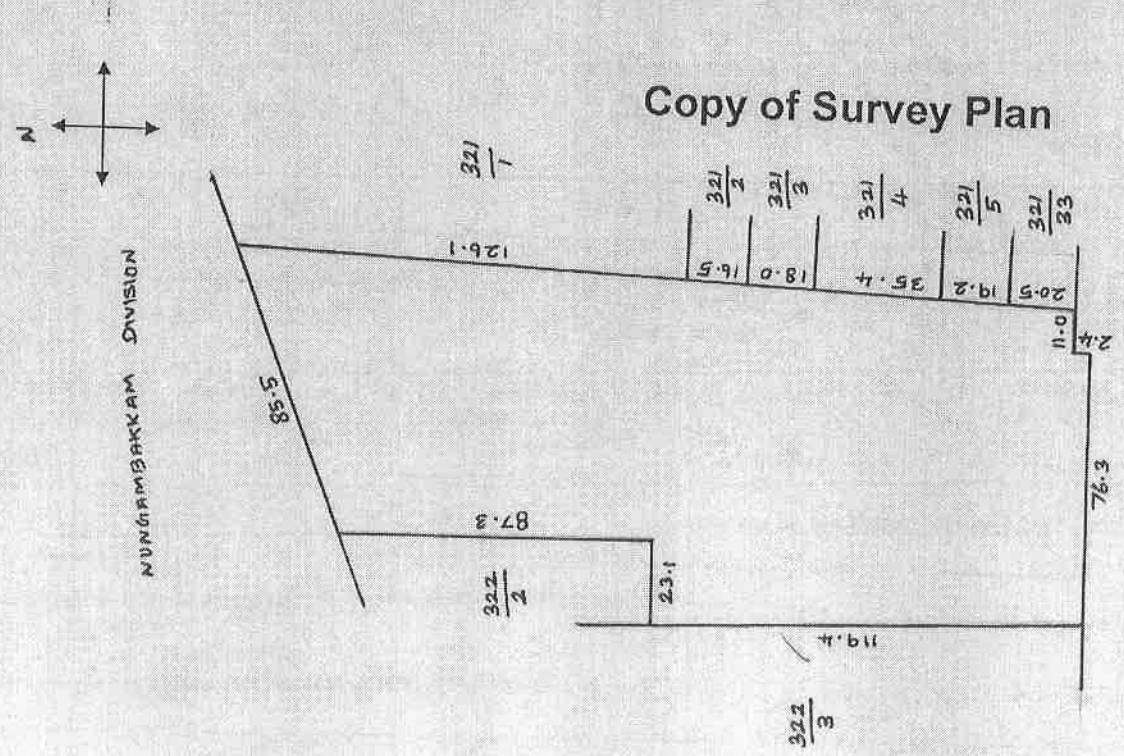
1. இத்தகவல்கள் 21-03-2023 அன்று 17:44:55 நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 21-03-2023 at 17:44:55 hrs.

2. ஆவண விவரங்களை மேலும் உறுதி செய்துகொள்ள வேண்மெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) கைபேசி கேமராவின் 2D BARCODE படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS.

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Registering Officer

Copy of Survey Plan



For R.S.No. 322/1

TRIPLICANE VILLAGE

BLOCK No. 11

MYLAPORE TALUK
CHENNAI DISTRICT

SCALE ON 1 MM = 2000 MM

BLOCK NO.12

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Registering Officer

For BRIGADE ENTERPRISES LTD

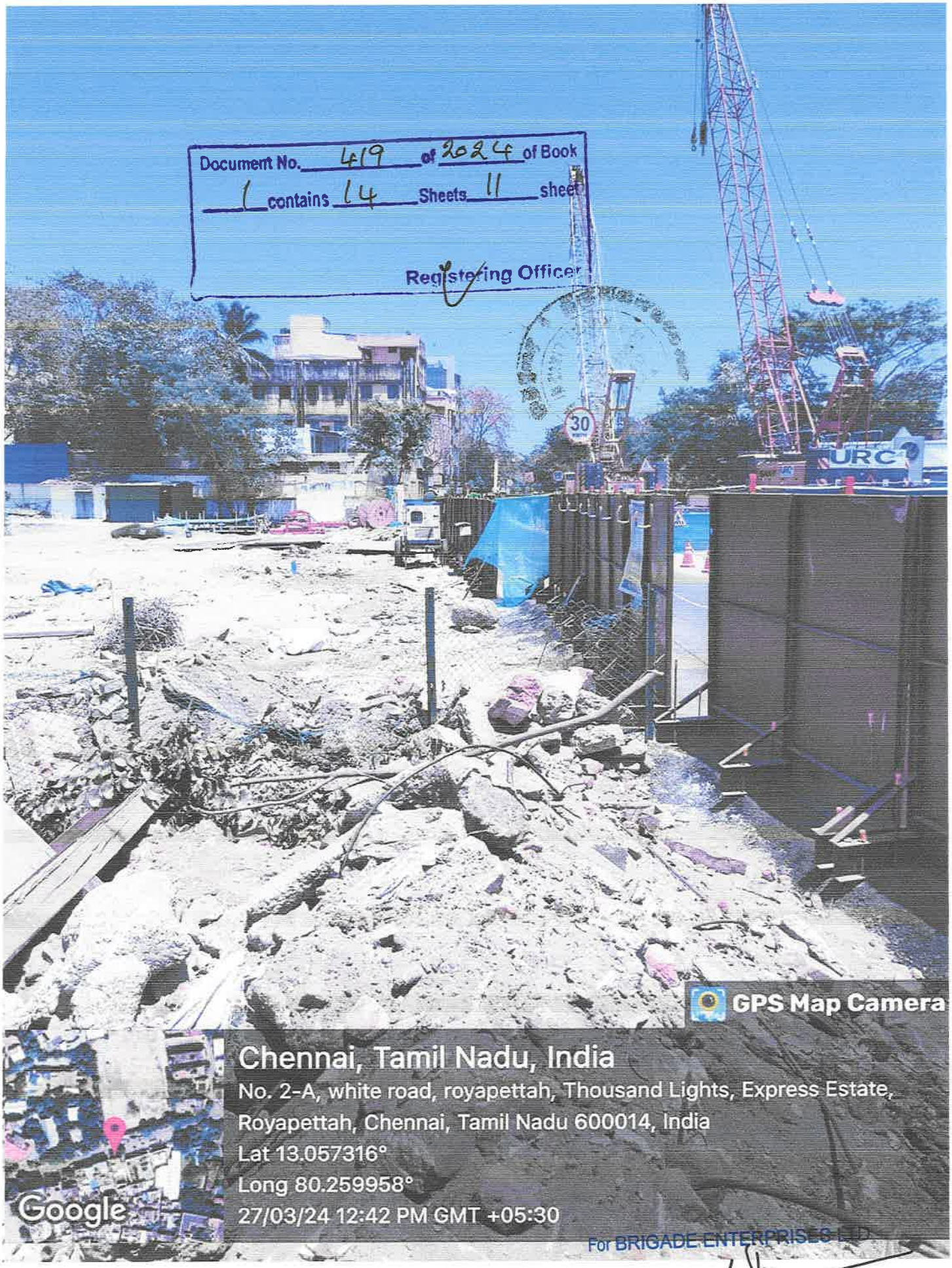
Authorised Signatory

Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Prepared By

20/3/23
SENIOR DRAUGHTSMAN
MYLAPORE TALUK
CHENNAI-600 028

21-3-2023
DEPUTY INSPECTOR OF SURVEY
MYLAPORE TALUK
CHENNAI-600 028.



For BRIGADE ENTERPRISES LTD.

Authorised Signatory





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Registering Officer

For BRIGADE ENTERPRISES LTD

Authorised Signatory



இந்திய தனி அடையாள ஆணையம்

ஆதார்

Unique Identification Authority of India

முகவரி:
S/O: ஜெயராம், 7/11, கிரிப்பிரகார வீதி, கழுகுமலை, கழுகுமலை, தூத்துக்குடி, தமிழ் நாடு, 628552

Address:
S/O: Jayaram, 7/11, GIRIPRAKARAVEETHI, Kalugumalai, Kalugumalai, Thoothukkudi, Tamil Nadu, 628552

6766 6636 8183

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

இந்திய அரசாங்கம்

Government of India



அருண் பாலாஜி ஜெ
Arun Balaji J
தந்தை : ஜெயராம்
Father : Jayaram
பிறந்த நாள் / DOB : 05/05/1979
ஆண்பால் / Male

6766 6636 8183

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For BRIGADE ENTERPRISES LTD

Authorised Signatory

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Registering Officer





For BRIGADE ENTERPRISES LTD

Authorised Signatory

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Registering Officer

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறேன். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For BRIGADE ENTERPRISES LTD

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்.

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

15-02-2022 11:49



our services doesn't just end there

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

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Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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

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