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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

17.08.2026
Chennai

To
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir,

Ref: Our online Application No. TNRERA/PBF/0447/2026 Dated:29.07.2026
(TNRERA/PBF/0.72/2026 Dated: 22.06.2026)

We would like to inform you that we have applied for the grant of registration of our project **"BRISTOL"** Residential Buildings (Ground + 1 Floor) with **27 Villas and Club House** comprised in S.F. Nos: 42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C of Padur Village, Thiruporur Taluk, Chengalpattu District. In this regard we are submitting the following clarification:

S. No.	Query Raised	Reply
1.	Your reply dated 08.08.2026 for the clarification called for by this office are not complete. In your letter you mentioned that you purchased the plots from an existing approved layout which has existing road facility. Details of the approved layout was not furnished. You have also said that you have obtained subdivision approval for the layout by gifting the required	We wish to inform you that we have gifted 6474 Sq.ft of land extent for subdivision road vide Doc No. 446/2012. Later on, we obtained subdivision layout approval for the already approved Layout No. 34(R) /2018, (Plot Nos. 1/145, 2/145, 3/145, 1/146, 2/146, 3/146, 1/180A, 2/180A, 3/180 A, 1/180B, 2/180B, 3/180B) from DTCP by gifting the required land to the Local Body and TANGEDCO vide Doc No. 4209/2025.

Alamo XS Real Private Limited
(Formerly known as XS Real Properties Private Limited)
CIN : U70101TN1995PTC030815
GST : 33AAACX0030G1Z0
12, South Mada St, Srinagar Colony, Saidapet, Chennai – 600015.
Email : contact@alamoxsreal.com
Website : www.alamoxsreal.com

S. No.	Query Raised	Reply
	land to the local body and TANGEDCO. Detail plan was not furnished. Hence you are requested to clarify from which approval you got the layout and sold the plots. If the road is an existing public road, the street light, storm water drainage, water supply facility etc. for the layout area are not available on the road. Please clarify.	The Road Pattern approved plan along with proceedings and gift deeds (Doc No. 446/2012 & Doc No. 4209/2025) are enclosed as **annexure I** for your reference. We further wish to clarify that the amounts received from the allottees will be deposited in the RERA Designated Collection Account (70/30). Of this amount, 70% will be automatically transferred on the same day to the RERA Designated Separate Account and can be withdrawn upon submission of the required Engineer/Architect/Chartered Accountant Certificate. In view of the above, we assure that the **required infrastructure facilities**, including street lighting, storm-water drainage, water supply, and other allied facilities, **will be provided** upon completion of the residential building construction and **before obtaining the TNRERA Completion Certificate**.
2.	As stated in your letter the extent of the land as per the document and patta is different. More than 85 sq.m. is the difference. The patta may be revised to the document extent. Please clarify the above.	We would like to inform you that, we have revised the TNRERA carpet area statement and enclosed the same as **annexure II**.

With submission of above we request you to process our file and do the needful to issue TNRERA Registration as the earliest.

Thanking you

Yours truly

For **M/s. ALAMO XS REAL PRIVATE LIMITED**



M KANNAN
Managing Director

நகர் ஊரமைப்பு துறை - மாமல்லபுரம் உள்ளூர் திட்ட குழுமம்

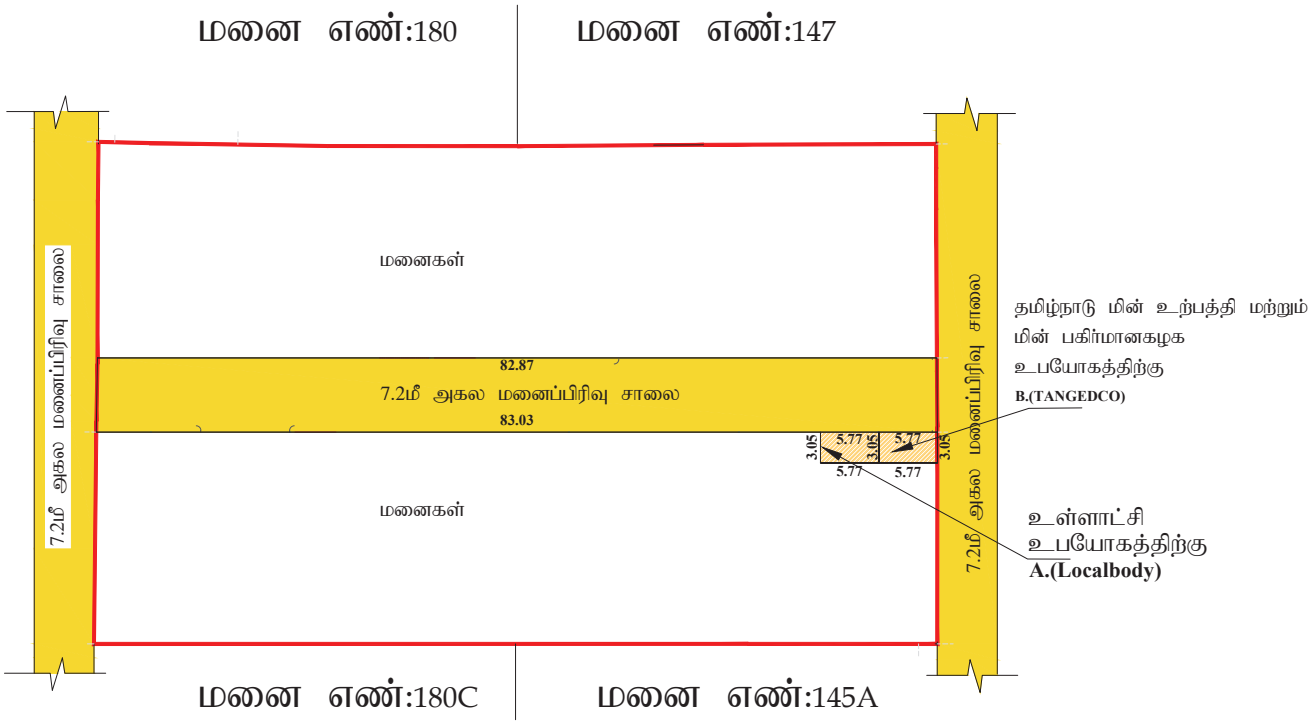
பறை ஊராட்சி

செங்கல்பட்டு மாவட்டம், திருப்போரூர் வட்டம், திருப்போரூர் ஊராட்சி ஒன்றியம், பறை கிராமம், சர்வே எண்கள்:42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C -ல் ஏற்கெனவே வரன்முறைபடுத்தப்பட்ட மனைப்பிரிவு ம.வ/மா.உ.தி.கு.எண்.34(R)/2018-ல் அமைந்துள்ள மனை எண்கள் எண்.1/145, 2/145, 3/145, 1/146, 2/146, 3/146, 1/180A, 2/180A, 3/180A, 1/180B, 2/180B, மற்றும் 3/180B -ல் உட்பிரிவு செய்யப்பட்ட குடியிருப்பு மனை உட்பிரிவிற்கான சாலை அமைப்பு வரைபடம்.

இணையதள விண்ணப்பம் எண்: V8RJGMVS/2025

அளவுத்திட்டம் - 1 : 400

வ



குறிப்புகள்:

மனைப்பிரிவு இடத்தின் பரப்பளவு	3360.00சமீ
மனைப்பிரிவு நிலையிலுள்ள சாலையின் பரப்பளவு	
மீதமுள்ள மனைப்பிரிவு இடத்தின் பரப்பளவு	3324.80ச.மீ
மனைப்பிரிவு இடத்தின் எல்லை	
நிலையிலுள்ள சாலை	
மனைப்பிரிவு உத்தேச சாலை	

பொது ஒதுக்கீடு: (உள்ளாட்சிக்கு தானமாக ஆவண ஒப்படைப்பு செய்யப்பட வேண்டும்)

1) உள்ளாட்சி உபயோகத்திற்கு A.(Localbody)	17.60ச.மீ (0.51%)	
2) தமிழ்நாடு மின் உற்பத்தி மற்றும் மின் பகிர்மான கழக உபயோகத்திற்கு B.(TANGEDCO)	17.60ச.மீ (0.51%)	

பூங்காவிற்கு இணையாக அரசு வழிகாட்டி மதிப்பின் படி கட்டணம் செலுத்தப்பட வேண்டும்.

மூலை முடக்கு

12.0மீ வரை உள்ள அகலச்சாலைகளுக்கு 1.50மீ x 1.50மீ விடப்பட வேண்டும்.

குறிப்பு :
அனைத்து அளவுகளும் மீட்டரில் குறிப்பிடப்பட்டுள்ளது.

ம.வ/மா.உ.தி.கு.(செ.மா.5)எண்:00/2025

உறுப்பினர் செயலர்
மாமல்லபுரம் உள்ளூர் திட்டக் குழுமம்
செங்கல்பட்டு மாவட்டம்

Signature valid
Signed by: Assistant Director
Location: Chengalpattu
Date: 2025.

Town and Country Planning Department

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

(Road Pattern)

ROC No. V8RJGMVS/2025/TCP Date : 11/20/25 6:51 PM

To

Alamo XS Real Private Limited
No.12, South Mada Street,
Srinagar Colony,
Saidapet,
Chennai - 600015,

Sir/ Madam,

Sub

Layout - DTCP - S.No.42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C in Already approved layout 34(R)/2018, Sub division in plot No. 1/145, 2/145, 3/145, 1/146, 2/146, 3/146, 1/180A, 2/180A, 3/180A, 1/180B, 2/180B, 3/180B - Padur Village - Mamallapuram LPA - Thiruporur Panchayat Union -Thiruporur Taluk -Chengalpattu District - 3360.00 sqm - Extent - Layout Road Pattern approval reg.

Ref:
1.The layout proposal received through online vide reference No.V8RJGMVS dated.18.11.25.
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020
5.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover 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 PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2025.11.20 18:55:04

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
ONE HUNDRED RUPEES
रु. 100
सत्यमेव जयते
भारत INDIA
INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 165649 AC 038461

MRS-S. YUVARANI
MR. S. KARTHIK

21 NOV 2011

M. KAILASH CHA
STAMP VENDOR
New No.7, (Old No. 52), Jeenis R
SAIDAPET, CHENNAI-600 0
L.N. 11727/A 91, Cell. 98401

GIFT DEED

THIS GIFT DEED is made at Chennai

BY

1. **Mrs. S. YUVARANI** (Identity proof: PAN:AWNPS6547H), wife of Mr. G. Sundaram, Hindu, aged about 55 years, residing at No. 27/15, 19th Street, Jai Nagar, Arumbakkam, Chennai – 600106 and **Mr. S. KARTHIK,** son of Mr. G. Sundaram, Hindu, aged about 30 years permanently residing No. 27/15, 19th Street, Jai Nagar, Arumbakkam, Chennai – 600106, presently staying at Michigan, U.S.A, represented herein by Power of Attorney Agent Mr.G.Sundaram (Identity proof: AAAPS7985C) as authorized by the power of attorney dated 01.07.2011 (hereinafter jointly referred to as "First Party"). adjudicated vide document No. 161/2011 with the SRO, Triplicane and the power of attorney is still in force, of the one part.

4446/2012
பதிவு முறை: 1
பதிவு எண்: 13

S.Yuvarani

G.Sundaram
(POA of Mr.S.Karthik)
(First Party)

R.Ramesh
(Second Party)

(DONEE)

Jeeva Rani Premkumar
(Third Party)

A.Premkumar
(Fourth Party)

(DONORS)

புதுவை 2012 ம் வருடம்
446 ம் எண் ஆவணம்
11 தாள்களைக் கொண்டது
1 வது தாள்

சார்பதிவாளர்

20.12 ஆம் ஆண்டு மாதம் 19 ஆம் தேதி
பகல் 2.3 மணிகருக்கிடையில் திருப்போரூர்
சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து
கட்டணம் ரு 422/- செலுத்தியவர்

இடது கை கட்டைவிரல் ரேகை
எழுத்தில்கொடுத்ததாக ஒப்புக்கொண்டவர்





S. Yuvarani

இடது கை கட்டைவிரல் ரேகை
எழுத்தில்கொடுத்ததாக ஒப்புக்கொண்டவர்



S. Yuvarani (S. YUVARANI)

"Additions as per the
Recitals of this Document"

PANNO. AWNPS6547H

ஆவண எண்/வருடம்
446/2012
பக்கம் எண்: 2
மொத்த பக்கங்கள்: 13

இடது கை கட்டைவிரல் ரேகை
எழுத்தில்கொடுத்ததாக ஒப்புக்கொண்டவர்





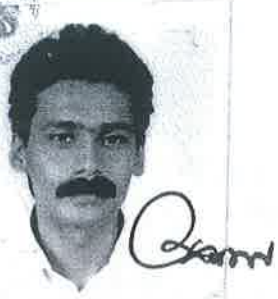
(G. SUNDARAM)

"Additions as per the
Recitals of this Document"

PANNO. AAAPS7985C

இடது கை கட்டைவிரல் ரேகை
எழுத்தில்கொடுத்ததாக ஒப்புக்கொண்டவர்





P. Ramesh (R. RAMESH)

"Additions as per the
Recitals of this Document"

PANNO. AABPR3230L

மு. செல்வகுமாரன்
சார்பதிவாளர்
திருப்போரூர்

2. **Mr. R. RAMESH** (Identity Proof: PAN:AABPR3230L), son of Mr. P. Ramamurthy, Hindu, aged about 42 years and residing at No.25 & 26, Sterling Aveune, Sakthi Nagar, Porur, Chennai – 600 116 (hereinafter referred to as "Second Party");

3. **Mrs. JEEVA RANI PREMKUMAR** (Identity Proof: PAN:AACPJ7878B), wife of Mr. A. Premkumar, Christian, aged about 54 years, and residing at No.3, 7th Street, Nandanam Extension, Chennai – 600 035 (hereinafter referred to as "Third Party") and

4. **Mr. A. PREMKUMAR** (Identity Proof: PAN:AAIPK7758F), son of Mr. P.C. Arumainayagam, Christian, aged about 56 years and residing at No.3, 7th Street, Nandanam Extension, Chennai – 600 035 (hereinafter referred to as "Fourth Party")

[First Party, Second Party, Third Party and Fourth Party shall hereinafter be collectively referred to as the "DONORS" of the ONE PART]

TO AND IN FAVOUR OF

The [illegible] **Padur Panchayat,** Chengalpattu Taluk, Kancheepuram District, hereinafter called the DONEE which expression shall, unless repugnant to or inconsistent with the context, mean and include his successors-in-office, representatives and assigns of the OTHER PART:

represented by its president M.Chinnakutty S/o Mosri residing at No.3/11 Padmavathi Koil Street, Padur.

WHEREAS

1. The First Party is the absolute owner of 25 cents of the vacant land marked as Plot No.145, comprised in Survey Nos. 42/3D, 43/23 and 52/1A3 situated at Srinivasa Garden, Padur Village, Chengalpattu Taluk, Kancheepuram District more fully described in the Item No.1 of the Schedule - A Property, hereinafter referred to as 'Item 1 property', they having acquired the same from Mr. A. Premkumar vide sale deed dated 10th April, 2008 registered as document number 5918/2008 registered in the office of the Sub Registrar of Assurances, Thiruporur.

446/2012 3 13

S.Yuvarani — G.Sundaram (POA of Mr.S.Karthik) — R.Ramesh (Second Party)

(First Party)

Jeeva Rani Premkumar (Third Party) — A.Premkumar (Fourth Party)

(DONEE) — (DONORS)

எழுதிக்கொடுத்ததாக ஒப்புக்கொண்டவர்

இடது பெருவிரல்

புத்தகம் 20/2 ம் வருடத்திய
...446...ம் எண் ஆவணம்
.....!!..தாள்களைக் கொண்டது
.....2.....வது தாள்

நாள் முதல்வர்





இடது பெருவிரல்

Jeev. R— (JEEVARANI PREMKUMAR)

"Additions as per the
Recitals of this Document"

PAN NO. AACPJ7878B





இடது பெருவிரல்

A. PREMKUMAR)

"Additions as per the
Recitals of this Document"

PAN NO. AAIPK7758F

எழுதி வாங்குவதாக ஒப்புக்கொண்டவர்

இடது பெருவிரல்





மு. செல்வகுமாரன்
சார்பதிவாளர்
திருப்போரூர்

(CHINNAKUTTI)

நூலவர்
மதுர் ஊராட்சி
திருப்போரூர் ஒன்றியம்

"Additions as per the
Recitals of this Document"

DL NO. TN01 19860005850

இன்னாரென்று சாட்சி சொன்னவர்கள்

M. SEKHAR KUMAR, S/o. S. Manickam, 35 Third Street
TMP Nagar, Ambattur, Chennai-53

R. Nagaraj S/o K. Radhakrishnan, 720/719/1,
T. H. Road, Thiruvottiyur, Chennai - 600 019.

2012 ஜனவரி 19 ஆம் நாள்

புத்தகம் 4 2012 ஆம் ஆண்டில்
446 எண்ணாக பதிவு செய்யப்பட்டது
நாள் 19/1/2012

சார்பதிவாளர்

சார்பதிவாளர்

2. The Second Party is the absolute owner of 25 cents of the vacant land marked as Plot No.180 B, comprised in Survey Nos. 42/3B and 43/12C situated at Srinivasa Garden, Padur Village, Chengalpattu Taluk, Kancheepuram District more fully described in the Item No.2 of the Schedule - A Property, hereinafter referred to as 'Item 2 property', he having acquired the same from Mrs.Jeevarani Premkumar vide sale deed dated 05.05.2008 registered as document number 5919/2008 registered in the office of the Sub Registrar of Assurances, Thiruporur.

3. The Third Party is the absolute owner of 25 cents of vacant land marked as Plot No.180A comprised in Survey Nos:42/16, 42/3A and 43/12B situated at Srinivasa Garden, Padur Village, Chengalpattu Taluk, Kancheepuram District more fully described in the Item No.3 of the Schedule - A Property, hereinafter referred to as 'Item 3 property', she having acquired the same from M/s Balchandra Builders Private Limited vide sale deed dated 05.01.1998 registered as document number 50/1998 registered in the office of the Sub Registrar of Assurances, Thiruporur.

4. The Fourth Party is the absolute owner of 25 cents of vacant land marked as Plot No.146, comprised in Survey Nos.42/17, 42/3C and 52/1A2 situated at Srinivasa Garden, Padur Village, Chengalpattu Taluk, Kancheepuram District more fully described in the Item No.4 of the Schedule - A Property, hereinafter referred to as 'Item 4 property' , he having acquired the same vide sale deed dated 05.01.1998 registered as document number 322/1998 registered in the office of the Sub Registrar of Assurances, Thiruporur from M/s. Balchandra Builders Private Limited as the owner and Power of Attorney agent of Mr.Meghji Khimji Vira, duly appointed vide power of attorney dated 19.10.1993 registered as document no.46/93 in the office of the sub-registrar of Bombay.

5. Item 1 property, Item 2 property, Item 3 property and Item 4 property respectively owned by the First Party, Second Party, Third Party & Fourth Party as described above are all adjacent plots.

446/2012

S.Yuvarani
G.Sundaram
(POA of Mr.S.Karthik)
(First Party)

R.Ramesh
(Second Party)

Jeeva Rani Premkumar
(Third Party)

A.Premkumar
(Fourth Party)

(DONEE)

(DONORS)

6. The Donors have collectively envisaged a development plan for development of the Schedule - A Property, comprising Item Nos.1,2,3 and 4 into sub-divided plots for the purpose of constructing residential buildings and/ or such other commercial buildings in each individual plot.

7. Pursuant to the said development plan, the DONORS have come forward to gift an extent of 6474 sq.ft towards Road Portion out of the Schedule - A Property more fully described in the Schedule B hereunder and delineated in 'red' colour in the plan annexed hereto, hereinafter referred to as "SCHEDULE-B PROPERTY".

8. To comply with the Development Control Rules and regulations prevailing, the DONORS in the interest of public have agreed to transfer the Schedule-B Property for use as public road, through a Gift Deed, being these presents, in favor of DONEE and DONEE has agreed to accept the same.

NOW THIS GIFT DEED WITNESSES THAT

1. In consideration of the above recitals, the DONORS doth hereby give, grant, convey and assign the SCHEDULE - B PROPERTY as road in the interest of Public unto the DONEE who hereby accepts the same for the use of public as road and the DONORS does hereby covenant with the DONEE that the Donors has good right to grant, gift, transfer and assign unto DONEE of the SCHEDULE - B PROPERTY in the aforesaid manner free from all encumbrances whatsoever.

2. The DONORS covenant with the DONEE as follows:-
   A) That the DONORS have full powers of alienation in respect of the SCHEDULE - B PROPERTY and the DONORS shall not hereafter have any claim over the SCHEDULE - B PROPERTY.

446/2012

S.Yuvarani
S.Yuvarani

G.Sundaram
(POA of Mr.S.Karthik)
(First Party)

R.Ramesh
R.Ramesh
(Second Party)

Jeeva Rani Premkumar
(Third Party)

A.Premkumar
(Fourth Party)

(DONEE)

(DONORS)

B) That there are no charges, trusts, liens or other encumbrances whatsoever affecting the SCHEDULE - B PROPERTY and that the DONORS are not in any way hindered from gifting the SCHEDULE - B PROPERTY to the DONEE.

C) That the DONORS have paid all the rents, rates, kist and taxes in respect of the SCHEDULE - B PROPERTY till the date of the execution of this deed, and that all such rates, taxes, kist, rents etc. shall hereafter be borne solely by the DONEE.

D) That the DONORS shall from time to time and at all times, hereafter at the request of the DONEE do and cause to be done, executed and registered all acts, deeds, assurances and things whatsoever for further and more perfectly assuring the title of the SCHEDULE - B PROPERTY and every part thereof unto the DONEE.

SCHEDULE

SCHEDULE - A PROPERTY

Item No.1

All that piece and parcel of land bearing Plot No. 145 in Srinivasa Garden measuring 25 cents comprised in Survey Nos. 42/3D, 43/23 and 52/1A3 in Padur Village, Chengalpattu Taluk, Kancheepuram District, within the Sub- Registration District of Thiruporur and Registration District of Chengalpattu and bounded the

North by: Land belonging to Mr. Prem Kumar in S.No. 42/3C & 52/1A2
South by: Land in S.Nos. 43 (Part) and 52 (Part)
East by: 7.2 meter Road
West by: Land belonging to Mr. R. Ramesh in S.Nos. 43/12C & 42/3B

S.Yuvarani — G.Sundaram (POA of Mr.S.Karthik) — R.Ramesh
(First Party) (Second Party)

Jeeva Rani Premkumar (Third Party)

A.Premkumar (Fourth Party)

(DONEE) (DONORS)

Item No.2

All that piece and parcel of land bearing Plot No.180 B in Srinivasa Garden measuring 25 cents comprised in Survey Nos.42/3B and 43/12C in Padur Village, Chengalpattu Taluk, Kancheepuram District, within the Sub-Registration District of Thiruporur and Registration District of Chengalpattu and bounded on the

North by: Land in S.Nos. 42/3A and 43/12B, belonging to Mrs. Jeevarani Premkumar.
South By: Plot in S.No.43(Part)
East By: Land in S.Nos. 42/3D, 43/23 belonging to Mrs.S.Yuvarani & Mr.S.Karthik
West by: 7.2 Meter Road

Item No.3

All that piece and parcel of land bearing Plot No.180 A in Srinivasa Garden measuring 25 cents comprised in Survey Nos.42/16,42/3A and 43/12B in Padur Village, Chengalpattu Taluk, Kancheepuram District, within the Sub-Registration District of Thiruporur and Registration District of Chengalpattu and bounded on the

North by: Land in S.No.42(Part)
South by: Land in S.Nos.42/3B and 43/12C belonging to Mr. R. Ramesh
East by: Land in S.No.42/3C & 42/17 belonging to Mr. A.Premkumar
West by: 7.2 Meter Road

Item No.4

All that piece and parcel of land bearing Plot No.146 in Srinivasa Garden measuring 25 cents comprised in Survey Nos.42/17,42/3C and 52/1A2 in Padur Village, Chengalpattu Taluk, Kancheepuram District and within the Sub-Registration District of Thiruporur and Registration district of Chengalpattu and bounded on the

S.Yuvarani — G.Sundaram (POA of Mr.S.Karthik) — R.Ramesh

S.Yuvarani
G.Sundaram (POA of Mr.S.Karthik)
R.Ramesh (Second Party)
(First Party)

Jeeva Rani Premkumar (Third Party)
A.Premkumar (Fourth Party)

(DONEE)
(DONORS)

North by: Land in S.Nos.42/9 & 52(Part)

South by: Land in S.Nos.42/3D & 52/1A3 belonging to Mrs. S.Yuvarani & Mr.S.Karthik

East by: 7.2 Meter Road

West by: Land in S.No.42/16 & 42/3A belonging to Mrs. Jeevarani Premkumar.

SCHEDULE - B PROPERTY

All that piece and parcel of land being an extent of 6474 Sq.ft comprised in Survey Nos. 42/3A, 42/3B, 42/3C, 42/3D, 43/12B, 43/12C, 52/1A2 & 52/1A3, and comprised in Padur Village, Chengalpattu Taluk, Kancheepuram District, bounded on the

NORTH BY: Land in Plot No.146 (Part) and Plot No.180A (Part) comprised in S.Nos.43/12B,42/3A,42/3C,52/1A2

SOUTH BY: Land in Plot No.145 (Part) and Plot No.180B (Part) comprised in S.Nos.43/12C,42/3B,42/3D,52/1A3.

EAST BY: 24 Feet Road

WEST BY: 24 Feet Road

situated within the Sub-Registration District of Thiruporur and Registration District of Chengalpattu.

S.Yuvarani — G.Sundaram (POA of Mr.S.Karthik) (First Party) — R.Ramesh (Second Party)

(DONEE)

Jeeva Rani Premkumar (Third Party) — A.Premkumar (Fourth Party)

(DONORS)

4961/2012

IN WITNESSES WHEREOF THE PARTIES HAVE EXECUTED THIS GIFT DEED ON THIS THE ..19th.. DAY OF JANUARY 2012, IN THE PRESENCE OF:

In order to confirm-

i. having accepted the gift of the SCHEDULE-B PROPERTY; and

ii. having received the possession of the SCHEDULE-B PROPERTY, the DONEE has also joined in the execution of this Gift Deed.

S.Yuvarani — S.Yuvarani (First Party)

G.Sundaram (POA of Mr.S.Karthik) (First Party)

R.Ramesh — R.Ramesh (Second Party)

Jeeva Rani Premkumar (Third Party)

A.Premkumar (Fourth Party)

(DONEE)

(DONORS)

WITNESSES:-

1. M.SENDHIL KUMAR, S/o. S.Manickam, 39, Third Street, T.M.P Nagar Ambattur, CHENNAI - 600 053

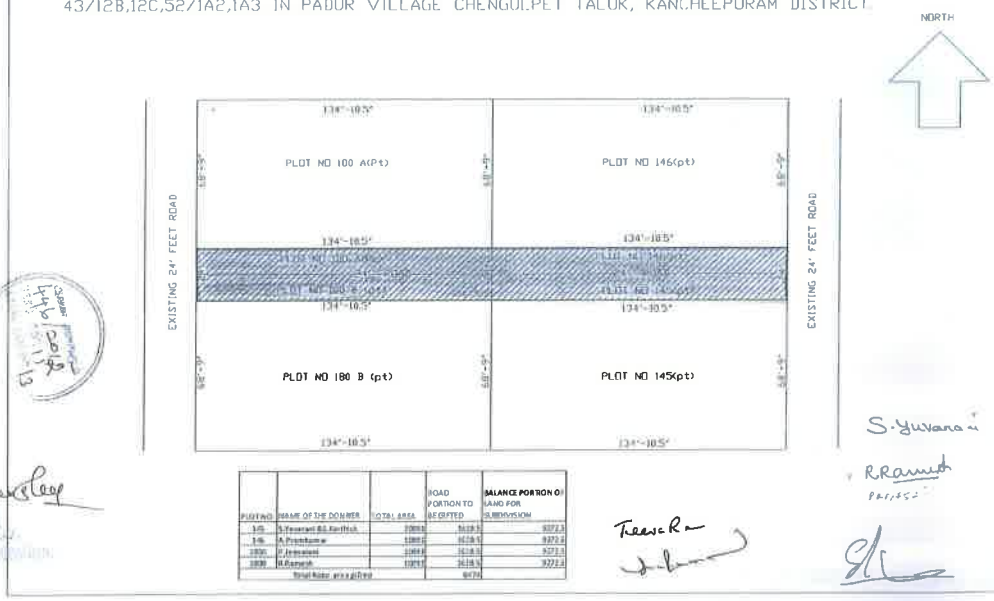
2. Nagaraj.R S/o K.Radhakrishnan, 720/779/1, T.H.Road, Thiruvottiyur, Chennai - 19.

DRAFTED BY:

R.JAYACHANDRAN
Advocate and Notary
Saidapet Bar Association
Saidapet, Chennai - 600 015

46/2012

PLAN SHOWING THE PROPOSED 24' FEET SUBDIVSION ROAD IN S.NO. 42/3A,3B,3C,3D, 43/12B,12C,52/1A2,1A3 IN PADUR VILLAGE CHENGULPET TALUK, KANCHEEPURAM DISTRICT.



PLOT NO	NAME OF THE OWNER	TOTAL AREA	ROAD PORTION TO BE GIFTED	BALANCE PORTION OF LAND FOR SUBDIVISION
145	S.Yuvaraj &S.Karthick	10000	1628.5	8372.5
146	A.Premkumar	10000	1628.5	8372.5
180A	P.Jeevakani	10000	1628.5	8372.5
180B	M.Ramesh	10000	1628.5	8372.5
Total Area in sq.ft(Rs)			6514	



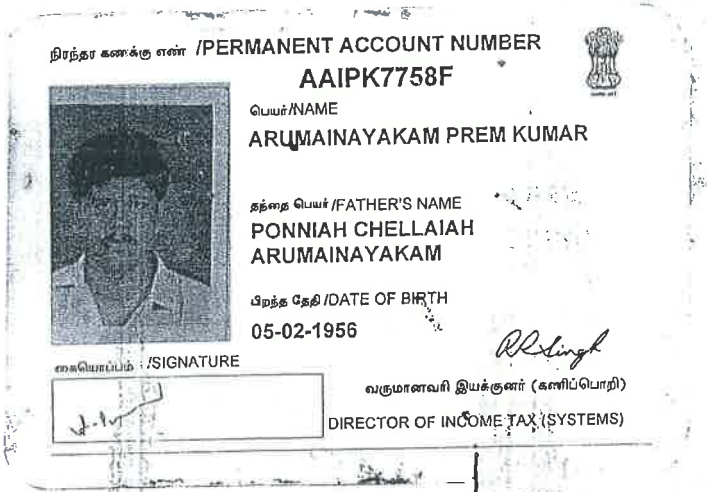
S. Yuvarani





R Ramesh

446/2012
12
13





DOI 04/06/1986

DL No TN01 19860005850
Name CHINNAKUTTI M
S/D/W of MARI
Address
NO.3/77, PADAVATTAMMAN KOIL STREET,
NO.45, PADUR, CHENGALPATTU TK,
KANCHEEPURAM DT
Temp Addr

DOB 25/06/1953



M/CYCL WG 04/06/1986 TN01 LMV 30/03/1998 TN21X

Non-Transport Veh.Valid upto 27/01/2014
Transport Veh Valid Upto 27/01/2012
Prev.DL./Exp.Date - Nt. : 29/05/2008 Tr. : 29/05/2008
52494 Dt.30/03/1998 TN21X

Signature / LTI of the Holder

28/10/19

Issuing Authority
PSD OFFICE, CHENGALPET

446/2012
13/3

TP-243222034/2025 4209/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU 22 DEC 2025 ET 320043

M/s ALAMO XS REAL Pvt. Ltd.

K. SUNDAR, Stamp Vendor
L.C.No. [illegible]
215 [illegible]

GIFT DEED

This **GIFT DEED** is executed at Chennai on this the **22nd day of December 2025**

BY

1. **Mrs. S. YUVARANI** wife of Mr. G. Sundaram, [Passport no. U2069819] (Aadhar No. 9731 4002 0331, PAN: AWNPS6547H), aged about 69 years, and
2. **Mr. S. KARTHIK**, son of Mr. G. Sundaram [Passport no. 655472628], (Aadhar No. 8130 1536 7058, PAN: AWNPS6548J) aged about 44 years, having both permanent address at "YUVASI COURT" Plot NO.153, 6th Cross Road, Srinivasa Nagar, Padur, Kancheepuram, Tamil Nadu-603103, presently residing at No.7702, Ridge side Drive, Fulshear, Texas Zip Code-77441. Both above 1 &2 shall hereinafter collectively referred to as "**DONERS**", and both represented through their General Power Of Attorney Agent **M/s ALAMO XS REAL PRIVATE LIMITED,** under a General power of attorney Document No. ADJ/212 of 2025, dated 15.07.2025, duly registered at,

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

Document No. 4209 of 2025 of Book 1
contains 16 sheets
Registering Officer

THE SEAL OF THE REGISTRAR NAVALUR

Sub registrar office Tiruporur, duly represented by its Authorized Signatory Mr. B.SELVAKUMARAN, aged about 47 years , (Aadhaar No. 592627892957) Son of C. Balasubramanian, Authorized by the board of Directors through a Board of Resolution dated 09.12.2025. Which is hereinafter referred to as "POWER AGENT". which Term of "DONERS/LANDOWNERS" and "POWER AGENT expression shall, unless repugnant to or inconsistent with the context, mean and include themselves, their respective heirs, executors, administrators, legal representatives and permitted assigns OF ONE PART.

TO AND IN FAVOUR OF

THE PRESIDENT, Padur Village Panchayat, Thiuporur Taluk, Chengalpattu District, hereinafter referred to as the "**DONEE**" which expression shall, unless repugnant to or in consistence with the context, mean and include his Successors in office & interest of the **OTHER PART.**

WHEREAS:

A. The "**DONORS**" herein have purchased vacant land measuring total extent of 25 cents bearing Plot no. 145, comprised in S. No. 42/3D, S. No. 43/23 and S. No. 52/1A3, situated at Srinivasa Garden, Padur village, Chengalpattu Taluk, and Kancheepuram District, vide under duly registered a sale deed dated 10th April, 2008 registered as Document No. 5918 of 2008, registered in the office of the Sub Registrar, Thiruporur, and the revenue Patta no.2086 have been mutated on their names, issued by the Tahsildar Chengalpattu taluk and district.

B. Further, The "DONORS" along with three other land owners namely Mrs. Jeeva Rani, Mr. A. Premkumar and Mr. R. Ramesh, individually they owning adjoining vacant land bearing Plot Nos. 180A, 146 and 180B, respectively comprised in Survey Nos. 42/1G, 42/3A, 43/12B, 42/17, 42/3C, 52/1A2, 42/3B and 43/12C in aforesaid Srinivasa Garden, Padur Village, have collectively envisaged a development plan for development of their respective plot nos. 145, 146, 180A and 180B. Hence, they have

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

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applied for obtaining Layout Approval with the concerned authority and as per the instructions of the concerned authority the DONORS along with above mentioned adjoining Land Owners have gifted part of land measuring an extent of 6474 sq.ft out of the total extent of 43560 sq.ft. comprising the Plot nos. 145, 146, 180A and 180B to the Padur Panchayat as public Road vide Gift deed No.446 of 2012, dated 19.01.2012, duly registered in the office of Sub Registrar, Thiruporur.

C. Upon the execution of the above said gift deed, the DONORS have sub-divided the balance extent of Plot No. 145 part, admeasuring 861.7 Sq.mts or 9272.5 sq.ft. into three individual plots each numbered as Plot No.1/145, Plot No.2/145 and Plot No.3/145, which three individual sub-divided plots. Has possessed and enjoyed their own and mutated revenue records on their names without any let or hindrance till date.

D. Therefore, the "DONORS" are the absolute owners of the land measuring an extent of 287.5 Sq.mtr, bearing plot No.3/145 part, comprised in survey No. 52/1A3C, under Patta No.2357, situated at Padur Village, Thiruporur Taluk, Chengalpattu District, lying within the Sub Registration District of Navalur and Registration District of Chengalpattu. Which is more fully described in schedule A hereunder.

E. Subsequently, The DONORS have appointed M/s ALAMO XS REAL PRIVATE LIMITED, having its Registered Office at No.12, South Mada Street, Srinagar Colony, Saidapet, Chennai – 600 015, as their lawful power agent to deal above mentioned Schedule A property and given vested powers to them, including to execute this Gift Deed also, under a general power of attorney Document No. ADJ/212 of 2025, dated 15.07.2025, has duly registered at the Sub registrar office, Thiruporur

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR NAVALUR

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F. To comply with the Development Control Rules and regulations 2019 prevailing, in accordance with the Residential Layout Proceedings **File No. V8RJGMVS/2025** dated 20.11.2025, issued by the Assistant Director, Chengalpattu DTCP. the DONORS in the interest of public have agreed to transfer the Schedule-"B" & "C" Properties for use as public Purpose out of the schedule A mentioned Property, through a Gift Deed, being these presents, in favor of DONEE and DONEE has agreed to accept the same.

G. Pursuant to the same proposal scheme for a residential plotted development in the "Schedule A Property" and as per the instructions of the concerned authority the **"DONOR"** has come forward to gift following manners.

(i) a portion of land measuring a total extent of **17.60 Sq. meters**. for **"PUBLIC PURPOSE -A"** to LOCAL BODY which is more fully described in the Schedule B hereunder, hereinafter referred to as "Schedule B Property". And

(ii) a portion of land measuring a total extent of **17.60 Sq. meters**. for **"PUBLIC PURPOSE-B"** to TANGEDCO which is more fully described in the Schedule C hereunder, hereinafter referred to as "Schedule C Property".

NOW THIS GIFT DEED WITNESSES THAT

In consideration of the above recitals, the **"DONOR"** doth hereby gives, grants convey and assigns the Schedule B & C Property in the interest of public unto the **"DONEE"** who hereby accepts the same for the use of public. The **"DONOR"** does hereby covenants with the **"DONEE"** that the **"DONOR"** has good right to grant, gift transfer and assign unto **"DONEE"** of the "Schedule B & C Property" in the aforesaid manner and that the **"DONEE"** shall and may at all times hereinafter peacefully and quietly possess and enjoy the "Schedule B & C Property" free from all encumbrances whatsoever. However, the **"DONEE"** hereby grants absolute consent that the **"DONOR"** shall retain the physical possession of the "Schedule B & C Property" as a part of aforesaid layout development scheme and put it into the use of "Public Purpose", accessible by the general public.

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

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The "**DONOR**" covenants with the "**DONEE**" as follows: -

1. That the "**DONOR**" has full powers of alienation in respect of the "Schedule B & C Property" and the "**DONOR**" shall not hereinafter have any claim over the "Schedule B & C Property".

2. That there are no charges, trusts, liens or other encumbrances whatsoever affecting the "Schedule B & C Property" and that the "**DONOR**" is not in any way hindered from gifting the "Schedule B & C Property" to the "**DONEE**".

3. That the "**DONOR**" has paid all the rents, kists and taxes in respect of the "Schedule B & C Property" till the date of the execution of this gift deed and that all such taxes, kists, rent etc. shall hereafter be borne solely by the "**DONEE".**

4. That the **"DONOR"** shall from time to time and at all times, hereinafter at the request of the **"DONEE"** do and cause to be done, executed and registered all acts, deeds, assurance and things whatsoever for further and more perfectly assuring the title of the "Schedule B & C Property" and every part thereof unto the **"DONEE".**

5. That the "**DONEE**" confirms and accepts the gift of the "Schedule B & C Property" and also confirms taking over of the possession of the "Schedule B & C Property".

6. The **"DONOR"** has executed and registered this Indenture of Gift Deed. Though the "DONEE" is exempted from appearing before the SRO for execution and registration of the Gift Deed vide Circular No. Na. Ka. 6445/C1/2021 dated 18.02.2021 issued by Inspector General of Registration, State of Tamil Nadu, in order to confirm having accepted the Gift of the Schedule B & C Property; and having received the possession of the Schedule B & C Property.

THE SEAL OF THE SUB REGISTRAR NAVALUR

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

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SCHEDULE "A" PROPERTY

All that piece and parcel of vacant land measuring an extent as per Document measuring an extent of 287.5 Sq. Meters, and as per Patta, measuring an extent of 280 Sq. Meters, bearing Plot No. 3/145 part, comprised in survey No. 52/1A3C, under Patta No.2357, situated at Padur Village, Thiruporur Taluk, Chengalpattu District, lying within the Sub Registration District of Navalur and Registration District of Chengalpattu, Bounded on the,

North by	Gifted road
South by	Land in S.No.52 part
East by	Existing 24 Feet Wide Road (6th Street)
West by	Land in S.No.52/1A3B

SCHEDULE "B" PROPERTY

(Here by gifted for Public Purpose -A- LOCAL BODY)

All that piece and parcel of land admeasuring in aggregate an extent of **17.60 Sq.** Meters, gifted herein for Public Purpose and its corresponding Survey Number 52/1A3C Part, situated at Padur Village, Thiruporur Taluk, Chengalpattu District, lying within the Sub Registration District of Navalur and Registration District of Chengalpattu, Bounded on the,

North by	Gifted road
South by	Land in S.No.52/1A3C (Part)
East by	Gifted Land as Public Purpose - B to TANGEDCO (Schedule "C" Property herein)
West by	Land in S.No.52/1A3C (Part)

THE SEAL OF THE SUB REGISTRAR NAVALUR

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

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Measurement

North by	5.77 Meters
South by	5.77 Meters
East by	3.05 Meters
West by	3.05 Meters

SCHEDULE "C" PROPERTY

(Here by gifted for Public Purpose – B- TANGEDCO)

All that piece and parcel of land admeasuring in aggregate an extent of **17.60 Sq.** Meters, gifted herein for Public Purpose and its corresponding Survey Number 52/1A3C Part, situated at Padur Village, Thiruporur Taluk, Chengalpattu District, lying within the Sub Registration District of Navalur and Registration District of Chengalpattu, Bounded on the,

North by	Gifted road
South by	Land in S.No.52/1A3C (Part)
East by	Existing 24 Feet Wide Road (6th Street)
West by	Gifted Land as Public Purpose – A to LOCAL BODY (Schedule "B" Property herein)

Measurement

North by	5.77 Meters
South by	5.77 Meters
East by	3.05 Meters
West by	3.05 Meters

THE SEAL OF THE SUB REGISTRAR NAVALUR

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

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The Total Extent measuring **35.20 Sq.** Meters, out of schedule A property hereabove has been gifted through this gift deed.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS GIFT DEED ON THE MONTH AND YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

WITNESSES

1) M.MOHANDOSS, (Aadhar No: 765655061992), aged about 39 years, Son of Munusamy, No.172 1st street Mariyamman koil street periavelikadu pavunjur Kancheepuram 603312.

2) S.MANIKANDAN (Aadhar No: 634720907277) aged about 38 years son of Swaminathan, No.12 P M Nagar LUZ Corner, Mylapore Chennai Tamil Nadu 600004.

DRAFTED BY:

B. SELVAKUMARAN (MS: 1572/2003)
Advocate
No.8/144, 2nd Street,
Ramachandra Pillai Avenue,
Pozhichalur, Chennai-600074.
Mobile : 9444256071



THE SEAL OF THE SUB REGISTRAR NAVALUR

Power Agent of DONERS

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

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Registering Officer

Town and Country Planning Department

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

(Road Pattern)

ROC No. V8RJGMVS/2025/TCP Date : 11/20/25 6:51 PM

To

Alamo XS Real Private Limited
No.12, South Mada Street,
Srinagar Colony,
Saidapet,
Chennai - 600015,

Sir/ Madam,

Sub

Layout - DTCP - S.No.42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C in Already approved layout 34(R)/2018, Sub division in plot No. 1/145, 2/145, 3/145, 1/146, 2/146, 3/146, 1/180A, 2/180A, 3/180A, 1/180B, 2/180B, 3/180B - Padur Village - Mamallapuram LPA - Thiruporur Panchayat Union -Thiruporur Taluk -Chengalpattu District - 3360.00 sqm - Extent - Layout Road Pattern approval reg.

Ref:

1.The layout proposal received through online vide reference No.V8RJGMVS dated.18.11.25.
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020
5.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover 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 PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

THE SEAL OF THE SUB REGISTRAR NAVALUR

Encl: Road Pattern Map

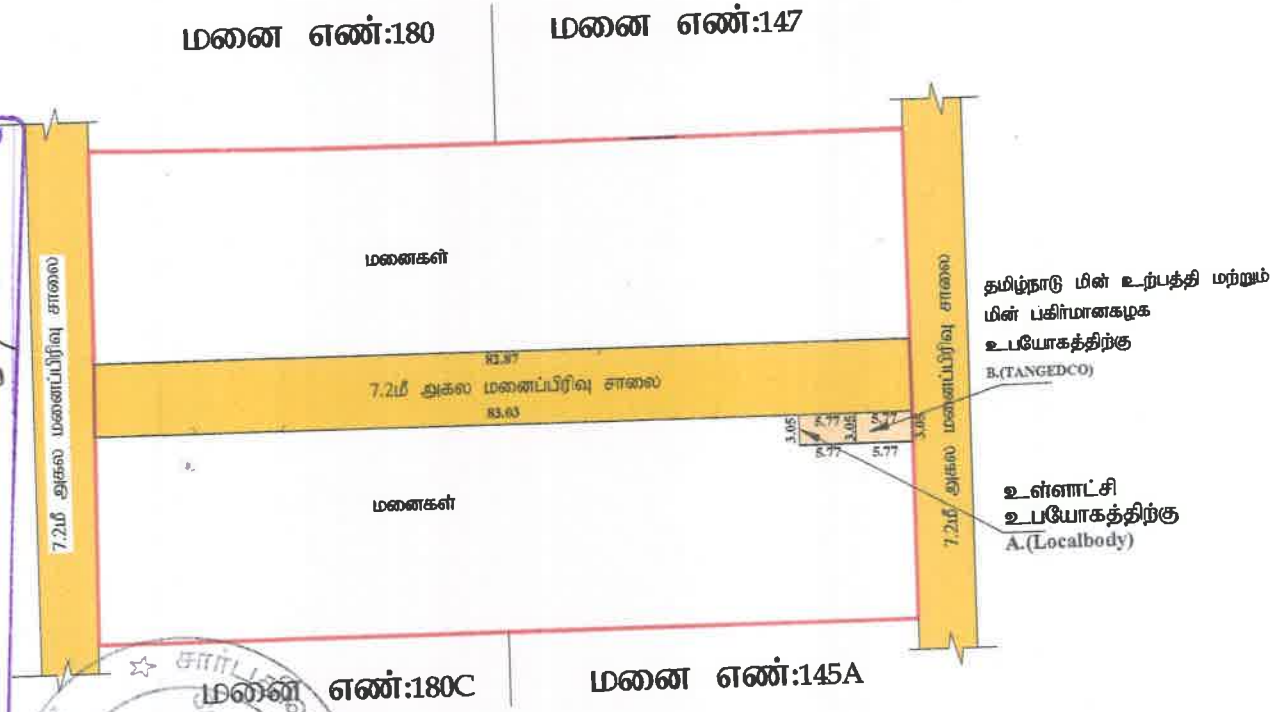
Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature valid
Signed by: Assistant Director
Location: Chengalpattu
Date: 2025.11.20 18:55:04

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Registering Officer



நகர் ஊரமைப்பு துறை - மாவட்டம் உள்ளூர் திட்ட குழுமம்

பதிவு மனுட்சி

செல்லம்பட்டி மாவட்டம், திருமிகாநகர் வட்டம், திருமிகாநகர் வார்ட்சி முன்றியம், பதி நிராவ, சர்வே எண்கள்:42/3A2, 42/3A3, 42/3A4, 42/3B2, 45/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3C5, 42/3D3, 43/12B3, 43/12C3,43/12C3, 43/13C4, 43/23A, 43/23B, 52/1A3B, 52/1A3C, 52/1A3D, 52/1A3E-ல் ஒருகொலிய வரன்முறைபடுத்தப்பட்ட மனைப்பிரிவு மன/ரா உ.நி.க.ஊ.எண்.34(D)/2019-ல் அனுமதிக்கான மனை எண்கள் மன (1/146, 2/146, 3/146, 1/149, 2/149, 3/149, 1/180A, 2/180A, 3/180A, 1/180B, 2/180B, மற்றும் 3/180B -ல் உட்பிரிவு செய்யப்பட்ட குபுபிரு(ந) மனை உட்பிரிவிற்கான சாலை ஒதுக்கப் வரைபட எ.

இலவசபான விண்ணப்பம் எண் VIRUDHV/S/2025	
அளவுத்திட்டம் - 1 : 400	

விபரங்கள்:

மனைப்பிரிவு இடத்தின் பரப்பளவு	3360.00ச.மீ
மனைப்பிரிவு நிலையிலுள்ள சாலையின் பரப்பளவு	
மீதமுள்ள மனைப்பிரிவு இடத்தின் பரப்பளவு	3324.80ச.மீ
மனைப்பிரிவு இடத்தின் எல்லை	—
நிலையிலுள்ள சாலை	—
மனைப்பிரிவு உதிதேச சாலை	—

பொது ஒதுக்கீடு (உள்ளாட்சிக்கு தானமாக ஆவண ஏற்பாடு செய்யப்பட வேண்டும்)

1) உள்ளாட்சி உபயோகத்திற்கு A.(Localbody)	17.60ச.மீ (0.51%)	
2) தமிழ்நாடு மின் உற்பத்தி மற்றும் மின் பகிர்மான கழக உபயோகத்திற்கு B.(TANGEDCO)	17.60ச.மீ (0.51%)	

பூங்காவிற்கு இணையாக அரசு வழிகாட்டி மதிப்பின் படி கட்டணம் செலுத்தப்பட வேண்டும்.

மூலை முனை வீதி

12.0மீ வரை உள்ள அகலசாலைகளுக்கு 1.50மீ x 1.50மீ விடப்பட வேண்டும்.

குறிப்பு:
அனைத்து அளவுகளும் மீட்டரில் குறிப்பிடப்பட்டுள்ளது.

ம.வ/ம.ர உ...நி.கு.(செ.மா.)/எண்:00/2025

உறுப்பினர் செயலர்
மனைவகைமும் உள்ளூர் திட்டக் குழுமம்
செல்லம்பட்டி மாவட்டம்

Document No.4289.....of 2025.....of Book
.....1.....contains.....6.....sheets.....sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

Signature valid

CERTIFIED TRUE COPY OF EXTRACTS OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY M/S.ALAMO XS REAL PRIVATE LIMITED HELD ON TUESDAY, THE 09TH DAY OF DECEMBER 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT 12, SOUTH MADA STREET SRINAGAR COLONY, SAIDAPET, CHENNAI – 600015 AT 02.00 P.M

APPROVAL TO PROVIDE AUTHORISATION TO SIGN AND EXECUTE GIFT DEEDS PERTAINING TO LAND SITUATED AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

"RESOLVED THAT pursuant to the applicable provisions of Companies Act, 2013 read with the relevant rules made thereunder including any statutory modifications or re-enactment thereof for the time being in force, the consent of the Board of Directors be and is hereby accorded to execute gift deeds on behalf of the company for the below mentioned property -

> *"All that piece and parcel of the land* Plot No's- (1) 1/145 to 3/145 comprised in *survey no's 42/3D2,43/23A,42/3D3,43/23B & 52/1A3C (2) 1/180A to 3/180A comprised in survey No's 42/3A4, 42/3A2,43/12B2 & 42/3A3 (3) 1/180 B to 3/180 B comprised in survey no's 42/3B2, 42/12C2, 42/3B3,43/12C3 and 43/3B4, 43/12C4 and (4) 1/146 to 3/146 comprised in survey no's 42/3C2, 42/3C3, 52/1A2B & 52/1A2C in "Srinivasa Garden Layout" Padur Village, Thiruporur Taluk, Chengalpattu District and within the Sub registration district of Navalur and Registration district of Chengalpattu."*

RESOLVED FURTHER THAT Mr. Selvakumaran Balasubramanian (PAN – BJYPS1956B), be and is hereby authorized by the Board of Directors to act as an Authorized signatory on behalf of the Company for executing gift deeds with approval authority/local body and for registering the Gift Deeds with the concerned Sub-Registrar Office and to obtain registered copy of the same.

RESOLVED FURTHER THAT Mr. Selvakumaran Balasubramanian (PAN – BJYPS1956B), Authorized signatory of the Company, be and is hereby authorized to do all such acts, deeds and things, as may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of this resolution certified to be true and correct by any Director of the Company be provided to the concerned authorities as and when required."

//CERTIFIED TRUE COPY//
FOR ALAMO XS REAL PRIVATE LIMITED

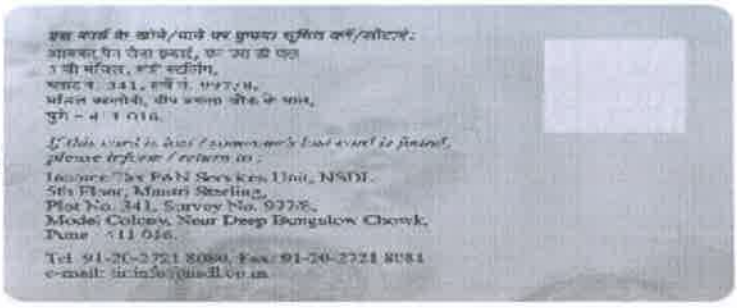
THE SEAL OF THE SUB REGISTRAR NAVALUR

MAHALINGAM KANNAN
(MANAGING DIRECTOR – DIN –09167766)
2A, FLAT B, SARASWATHI NAGAR,
8TH CROSS STREET, ADAMBAKKAM, CHENNAI - 600088

Document No.4209 ....of 2025 ....of Book
....1.... contains 16 sheets 11 sheet
Registering Officer

Alamo XS Real Private Limited
(Formerly known as XS Real Properties Private Limited)
CIN : U70101TN1995PTC030815
GST : 33AAACX0030G1Z0
12, South Mada St, Srinagar Colony, Saidapet, Chennai – 600015.
Email : contact@alamoxsreal.com
Website : www.alamoxsreal.com









THE SEAL OF THE SUB REGISTRAR NAVALUR

For ALAMO XS REAL PRIVATE LIMITED

Authorised Signatory

Document No. 4209 of 2023 of Book 1 contains 16 sheets 12 sheet

Registering Officer

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 0628/50463/44093

To
மோகன்தாஸ்
Mohandoss
S/O Munusamy
No 172 1st Street Mariyamman Koil Street
Periavelikadu
Pavunjur
Kancheepuram
Tamil Nadu 603312
9940100741

25/03/2012

1410473111

ME410473111FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7656 5506 1992

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India



மோகன்தாஸ்
Mohandoss
பிறந்த நாள் / DOB : 06/06/1985
ஆண்பால் / Male

7656 5506 1992

எனது ஆதார், எனது அடையாளம்

M. Mohandoss

THE SEAL OF THE SUB REGISTRAR NAVALUR

Document No.4209.....of 2025.....of Book

.....I.....contains.16...sheets.18.....sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



மணிகண்டன்
Manikandan
பிறந்த நாள்/DOB: 26/11/1984
ஆண்/ MALE

2343 1151 6647
VID : 9172 6244 2107 2843

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசு
Unique Identification Authority of India

முகவரி:
S/O வீரமுத்து, 9-27 / 103b, எழில் நகர், மணலி புது நகர், விச்சூர், திருவள்ளூர், தமிழ் நாடு - 600103

Address:
S/O,Veeramuthu, 9-27 / 103b, Ezhil Nagar, Manali New Town, Vichoor, Tiruvallur, Tamil Nadu - 600103

QR Code with Photograph

2343 1151 6647
VID : 9172 6244 2107 2843

1947

www

S. Manikandan

Document No.4209.....of 202.5.....of Book
.....I.....contains.16....sheets.14....sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR NAVALUR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3399 of 2025

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. ALAMO XS REAL PRIVATE LIMITED REPRESENTED BY ITS AUTHORIZED SIGNATORY MR.B.SELVAKUMARAN residing at No.12, South Mada Street, Srinagar Colony, Saidapet, Chennai - 600 015, Chennai, Tamil Nadu, India, 600015.

Sub Registrar: Navalur
Date: 23/12/2025

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

சார்பதிவாளர்
நாவலூர்

Presented in the office of the Sub Registrar of Navalur and fee of ₹ 1,912/- paid at 01:19 PM on the 23/12/2025 by

THE SEAL OF THE SUB REGISTRAR NAVALUR சார்பதிவாளர் அலுவலகம் நாவலூர்

Left Thumb





8925932200

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:37708722a84c87711f141dca7a2308f52f2af1c (**Details from UIDAI : Selvakumaran Balasubramanian C/O: Balasubramanian, 01-05-1978, xxxxxxxx2957**)



Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:7203133578380c43be24716848cbe385f4f89db



Document No 4209 of 2025 of Book 1 contains 2 sheets 1 & 2 sheet
Registering Officer

	(Details from UIDAI : Selvakumaran Balasubramanian C/O: Balasubramanian, 01-05-1978, xxxxxxxx2957)	

23rd day of December 2025

Nepolean K
Sub Registrar
Navalur

சார்பதிவாளர்
நாவலூர்

Registered as Number **R/Navalur/Book-1/4209/2025**.

Date: 23/12/2025
Navalur

Nepolean K
Sub Registrar

சார்பதிவாளர்
நாவலூர்

60928213

சார்பதிவாளர் அலுவலகம்
THE SEAL OF THE SUB REGISTRAR
NAVALUR
நாவலூர்

Document No.4209.....of 2025.....of Book
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Registering Officer



4209

தமிழ்நாடு तमिलनाडु TAMILNADU

S. Yuvarani
&
S. Karthik

A 898

1601
8.4.08

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at CHENNAI on this 10th day of April, 2008

BY

Mr.A.PREMKUMAR (PAN.No.AAIPK7758F) Son.Mr.P.C.Arumainayagam, aged about 51 years, residing at No No.3, 7th Street, Nandanam Extention, Chennai -600 035 herein after referred to as 'VENDOR" which term shall, wherever the context admits mean and include his legal heirs, legal representatives, executors, administrators, nominees and assigns of the FIRST PART;

S. Yuvarani

S. Karthik

ஆவண எண் 5918/2008

Verified by 23/12/25

தமிழ்நாடு அரசு
பதிவுத்துறை
முன்பதிவு செய்ததற்கான ஒப்புகைச்சீட்டு

முன்பதிவு விவரம்

பதிவு செய்த நாள்	22/12/2025
முன்பதிவு நாள்	23/12/2025
முன்பதிவு நேரம்	12:00 - 13:00
முன்பதிவு வரிசை எண்	1 [D301]
பதிவு வகை	ஆவணப் பதிவு
தற்காலிக எண்	TP/243222034/2025

விண்ணப்பதாரர் விவரம்

விண்ணப்பதாரர் பெயர்	திரு. அலமோ எக்ஸ் எஸ் ரியல் பிரைவேட் லிமிடெட் நிறுவனத்தின் சார்பாக அங்கீகரிக்கப்பட்ட கையொப்பம் இடுபவர்
தந்தை / கணவர் பெயர்	திரு. பாலசுப்ரமணியன்
சார்பதிவாளர் அலுவலகம்	**நாவலூர்**
சொத்து அமைந்துள்ள கிராமம்	படூர்

குறிப்பு:

1. முன்பதிவு செய்த நபர் அவருக்காக ஒதுக்கப்பட்ட நேரத்திற்கு தவறாமல் அலுவலகத்திற்கு வந்து ஆவணத்தை பதிவுக்கு தாக்கல் செய்ய கோரப்படுகிறார்.
2. முன்பதிவு செய்த நபர் குறித்த நேரத்தில் வரவில்லையெனில் அடுத்த முன்பதிவு செய்த நபரின் ஆவணம் பதிவுக்கு எடுத்துக்கொள்ளப்படும். தவறவிட்டவரின் முன்பதிவு அடுத்த முன்பதிவு நேரத்தில் கடைசியாக வைக்கப்படும்.
3. முன்பதிவு நேரத்தில் ஒதுக்கப்பட்ட அனைத்து வரிசை எண்களுக்கான பதிவு மேற்கொண்ட பின்பே அடுத்த முன்பதிவு நேரத்தின் வரிசை எண்களுக்கான பதிவு தொடங்கும்.
4. **ஆவணப்பதிவிற்கான அனைத்து ஆதாரங்களும் தாக்கல் செய்யப்படும் நிலையில் ஆவணம் பதிவு செய்யப்படும். ஆவணப்பதிவிற்கு தேவையான ஆதாரங்கள் ஏதும் இல்லாத நிலை மற்றும் பதிவுக்கு ஏதும் தடையிருப்பின் பதிவு மறுப்புச் சீட்டு உருவாக்கப்பட்டு சார்பதிவாளரால் கையொப்பமிடப்பட்டு வழங்கப்படும்.**
5. **பதிவு செய்யப்பட்ட ஆவணம், தாக்கல் செய்தவருக்கு திரும்ப வழங்கப்படும். தாக்கல் செய்தவர் வர இயலாத நிலையில் ஆவணப்பதிவின் போதே வேறொரு நபரை ஆவணம் திரும்ப பெற நியமிக்கலாம். ஆவணப்பதிவின் போது நியமனம் செய்யப்பட்டவரின் விரல் ரேகை கவரப்படும். ஆவணம் திரும்ப அளிக்கும் போது அவரின் விரல் ரேகை மீண்டும் கவரப்பட்டு ஒப்பிட்டு சரிபார்த்தபின்பே ஆவணம் திரும்ப வழங்கப்படும்.**

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174

Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Navalur
Application No.	S01LANDVV202512236708342
Transaction No.	REG202512231414693
Transaction Date	23/12/2025

Application Details

Applicant Name	ALAMO XS REAL PRIVATE LIMITED REPRESENTED BY ITS AUTHORIZED SIGNATORY MR.B.SELVAKUMARAN
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	14/-
Registration Fee (₹)	2/-
Computer Fee (₹)	1000/-
CD Fees (₹)	100/-
Subdivision Fee (₹)	800/-
DW Welfare fee (₹)	10/-

Payment Details

Name of the Bank	Indian Overseas Bank
Bank Ref. No.	202512230600534
Payment Mode	Online
Amount Paid (₹)	1926/-
Payment Status	Success
Payment Date	23/12/2025

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 4440/2025

ஆவண எண் : R/ Navalur/ BOOK-1/ 4209 / 2025

திரு அலமோ எக்ஸ் எஸ் ரியல் பிரைவேட் லிமிடெட் நிறுவனத்தின் சார்பாக அங்கீகரிக்கப்பட்ட கையொப்பம் இடுபவர் திரு பா செல்வகுமரன் அவர்களிடமிருந்து ₹ 1,926 (ரூபாய் ஆயிரத்து தொள்ளாயிரத்து இருபத்தாறு மட்டும்) [இணைய வழி: REG202512231414693 ₹ 1926] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	14
2	பதிவுக் கட்டணம்	2
3	கணினிக் கட்டணம்	1,000
4	உட்பிரிவுக் கட்டணம்	800
5	குறுந்தகடுக் கட்டணம்	100
6	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	**1,926**

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு ALAMO XS REAL PRIVATE LIMITED REPRESENTED BY ITS AUTHORIZED SIGNATORY MR.B.SELVAKUMARAN இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

நாவலூர் அலுவலகம்

நாள்: 23/12/2025

Sub - Registrar
Navalur

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
M_MOHANDOSS (குடிமக்கள்)	MOHANDOSS Munusamy	9940100741	22-12-25 05:58:34 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

The Proposed Construction of Residential Building (Ground + 1 Floor) with 27 Villas and Club House comprised in S.F. Nos: 42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C of Padur Village, Thiruporur Taluk, Chengalpattu District

Project Name: BRISTOL

CARPET AREA STATEMENT

Date:17.08.2026

S.No.	Block No	Floor	PLOT NO	VILLA NO	TYPE	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility / Service/ Open Terrace	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	VILLAS LAND AREA (Sq.M)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
															Covered	Open
1	-	GROUND +1FLOORS	1	1	4BHK+4T	205.32	12.72	17.33	17.46	252.83	33.40	286.23	160.04	2.64	2	
2	-	GROUND +1FLOORS	2	2	4BHK+4T	205.32	12.72	17.33	17.46	252.83	33.40	286.23	159.45	2.63	2	
3	-	GROUND +1FLOORS	3A	3	3BHK+3T	122.73	2.85	12.47	13.86	151.91	20.07	171.98	96.04	1.58	1	
4	-	GROUND +1FLOORS	3B	4	3BHK+3T	106.85	-	10.31	12.33	129.49	17.11	146.60	146.45	2.41		1
5	-	GROUND +1FLOORS	4A	5	3BHK+3T	122.92	2.85	12.47	13.91	152.15	20.10	172.25	96.18	1.58	1	
6	-	GROUND +1FLOORS	5A	6	3BHK+3T	122.92	2.85	12.47	13.91	152.15	20.10	172.25	96.18	1.58	1	
7	-	GROUND +1FLOORS	4B/5B	7	3BHK+3T	156.75	7.93	13.56	16.44	194.68	25.72	220.40	164.88	2.72	1	1
8	-	GROUND +1FLOORS	6A	9	3BHK+3T	134.59	2.85	12.21	14.78	164.43	21.72	186.15	103.59	1.71	1	
9	-	GROUND +1FLOORS	6B	10	3BHK+3T	95.27	-	13.38	11.59	120.24	15.89	136.13	118.16	1.95		1
10	-	GROUND +1FLOORS	7	11	3BHK+3T	128.62	2.83	13.07	13.03	157.55	20.82	178.37	101.29	1.67	1	
11	-	GROUND +1FLOORS	8	12	3BHK+3T	128.62	2.83	13.07	13.03	157.55	20.82	178.37	101.43	1.67	1	
12	-	GROUND +1FLOORS	9	13	3BHK+3T	130.17	2.90	13.07	14.65	160.79	21.24	182.03	102.62	1.69	1	
13	-	GROUND +1FLOORS	10	14	5BHK+4T	174.90	3.95	14.86	17.98	211.69	27.97	239.66	139.35	2.30	1	
14	-	GROUND +1FLOORS	11	15	5BHK+4T	165.08	3.95	14.86	15.83	199.72	26.39	226.11	130.28	2.15	1	
15	-	GROUND +1FLOORS	12A	16	3BHK+3T	134.85	2.85	12.47	14.52	164.69	21.76	186.45	103.59	1.71	1	
16	-	GROUND +1FLOORS	12B	18	3BHK+3T	94.75	-	17.57	11.59	123.91	16.37	140.28	117.85	1.94		1
17	-	GROUND +1FLOORS	13A	19	3BHK+3T	122.92	2.85	12.47	13.91	152.15	20.10	172.25	96.18	1.58	1	
19	-	GROUND +1FLOORS	13B/14B	20	3BHK+3T	159.04	4.75	13.56	16.47	193.82	25.61	219.43	164.36	2.71	1	1
18	-	GROUND +1FLOORS	14A	21	3BHK+3T	122.92	2.85	12.47	13.91	152.15	20.10	172.25	96.18	1.58	1	
20	-	GROUND +1FLOORS	15A	22	3BHK+3T	122.73	2.85	12.47	13.86	151.91	20.07	171.98	96.04	1.58	1	
21	-	GROUND +1FLOORS	15B	23	3BHK+3T	106.32	-	10.45	12.28	129.05	17.05	146.10	146.09	2.41		1
22	-	GROUND +1FLOORS	16	24	4BHK+4T	205.45	12.72	17.33	17.53	253.03	33.43	286.46	159.33	2.62	2	
23	-	GROUND +1FLOORS	17	25	4BHK+4T	205.45	12.72	17.33	17.53	253.03	33.43	286.46	159.37	2.63	2	
24	-	GROUND +1FLOORS	18	27	3BHK+3T	127.41	2.83	14.06	14.56	158.86	20.99	179.85	98.50	1.62	1	
25	-	GROUND +1FLOORS	19	28	3BHK+3T	127.41	2.83	14.06	14.56	158.86	20.99	179.85	98.50	1.62	1	
26	-	GROUND +1FLOORS	20	29	3BHK+3T	124.38	3.42	13.67	14.24	155.71	20.57	176.28	96.95	1.60	1	
27	-	GROUND +1FLOORS	21	30	4BHK+4T	145.40	1.91	10.73	14.27	172.31	22.77	195.08	122.04	2.01	1	
					GRAND TOTAL	3799.09	113.81	369.10	395.49	4677.49	617.99	5295.48	3270.92	53.88	27.00	6.00
											PP1 (A- LOCAL BODY)			17.60		
											PP2 (B-TANGEDCO/TNPDCL)			17.60		
											OWNERS LAND (CLUB HOUSE)			53.88		
											VILLAS LAND AREA			3270.92		
											TOTAL LAND AREA AVAILABLE FOR TNRERA REGISTRATION			3360.00		

VIJAY C.G.
ARCHITECT
Reg. No: CA/2015/69334

For Alamo X$ Real Private Limited

Authorised Signatory

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.
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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

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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

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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.