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Chennai, India

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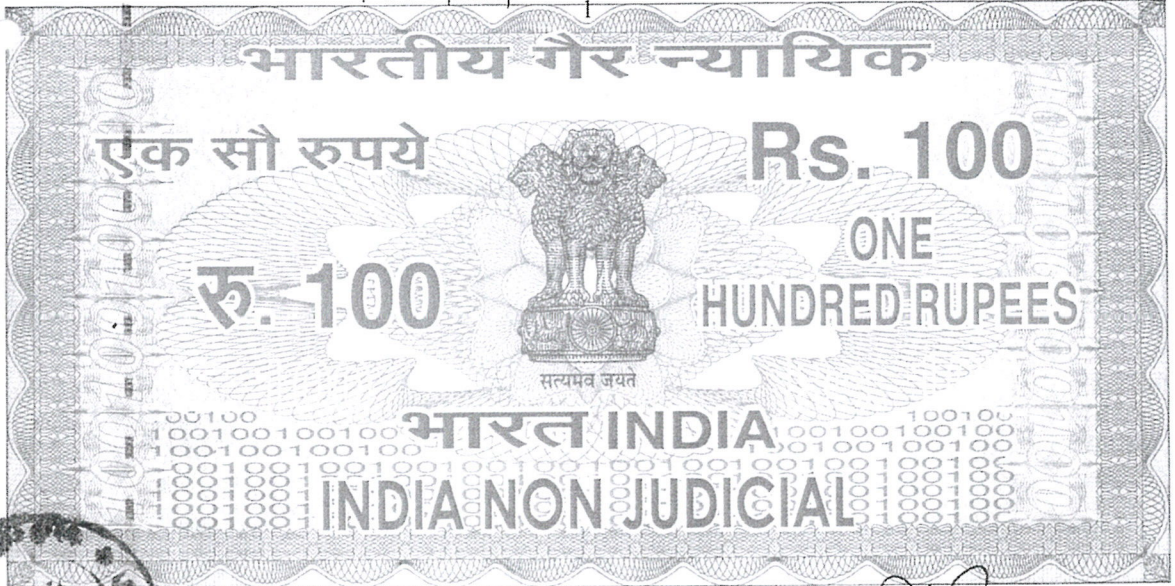
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2nd 9977/2024 JP/191309355/2024



05.08.2024

THE NEST

EF 407529
R.G. PALANI
STAMP VENDOR
L.No: 31/88/2080
1st Floor Road, Kodambakkam,
Chennai - 600 044

GIFT DEED

(For Street Alignment)

THIS DEED OF INDENTURE MADE THIS 17th DAY OF AUGUST 2024 between,
M/s. THE NEST, a registered Partnership firm (Identified By: PAN ID No. AAFFT3355C), represented by its MANAGING PARTNER, **Mr.M.SHANKER GANESH**, Son of Mr.M.S.C.Prasada Raju, aged about 46 years, (Identified By: Aadhaar ID No. 9822 0820 2017), having office at New No.15, Old No.6, Kamarajar Nagar 4th Street, Choolaimedu, Chennai - 600 094, hereinafter called "**DONOR**" of the one part.

4/1

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

Document No: 9977 of 2024 of Book
I Contains 12 Sheets 1 Sheet
For THE NEST
Registered Managing Partner



For THE NEST

Managing Partner

AND

St.THOMAS MOUNT PANCHAYAT UNION represented by **Member Secretary, CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**, hereinafter called the "**DONEE**" on the other part. CMDA has been authorized to obtain Gift of Street Alignment portion from the Developer and compulsorily transfer it to St.Thomas Mount Panchayat Union at free of cost for the use of said Street Alignment for public purpose vide Rule No.35(19) Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government of Tamil Nadu vide G.O.Ms.No.18 MAWS Department dated 04.02.2019 and notified in the Tamilnadu Government Gazette Extraordinary No.43, Part-III-Section 1(a) dated 04.02.2019,

WHEREAS the "**DONOR**" is the absolute owner of the property bearing S.Nos.259/2A2, 259/2B2 of Ottiyambakkam Village, Ottiyambakkam Main Road, Ottiyambakkam, Chennai submitted a proposal for Non high rise building (Stilt + 5 floors) in the above survey numbers for the purpose of 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 Street alignment portion unto the "**DONEE**", who hereby accept the same on behalf of St.THOMAS MOUNT PANCHAYAT UNION all that land as mentioned in the schedule below on behalf of St.THOMAS MOUNT PANCHAYAT UNION .

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF LAND MEASURING **104.56 Sq.m** MARKED IN BROWN COLOUR IN THE SKETCH ENCLOSED HEREIN SITUATED AT OTTIYAMBAKKAM MAIN ROAD, OTTIYAMBAKKAM, CHENNAI, COMPRISED IN SURVEY Nos.259/2A2 Part and 259/2B2 Part of OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPET DISTRICT and being

5/7

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

Document No: 0977 of 2024 of 5000
Contains 12 Sheets 2 Sheets
Registering Officer

For THE NEST
Managing Partner

For THE NEST
Managing Partner

BOUNDED ON THE:-

North by : Land belongs to Mr.Shanker Ganesh & Mrs.Ramya in

S.No.259/2A1

South by : Land in S.No.260/1A.

East by : Remaining land retained by donor in S.No.259/2A2 Part

& S.No.259/2B2 Part

West by : Ottiyambakkam Main Road

AND WITHIN THE SUB-REGISTRATION DISTRICT OF SELAIYUR AND REGISTRATION DISTRICT OF TAMBARAM.

IN WITNESS WHEREOF THE ABOVE PARTIES HAVE PUT THEIR SIGNATURE, THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF:

6/7
MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONEE

WITNESS:

1. **K.PANNEER SELVAM**
S/o Kuppusamy Naicker
64, Gangai Amman Koil Street
Choolaimedu Chennai-600 09-

K. VIJAYAN

2. **K. VIJAYAN**
S/o. M. KUPPUSWAMY
101, Pandian Street, Gunagarampakkam,
Sriperumbudur Taluk, Kancheepuram-602105.

FOR THE NEST

Shankar
Managing Partner

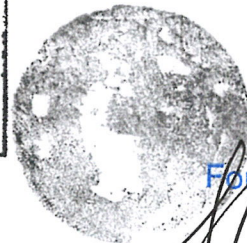
DONOR

Drafted By:-

S. Vengatesan
S.Vengatesan, Advocate,
Enrollment No.3695/2011,
Chennai

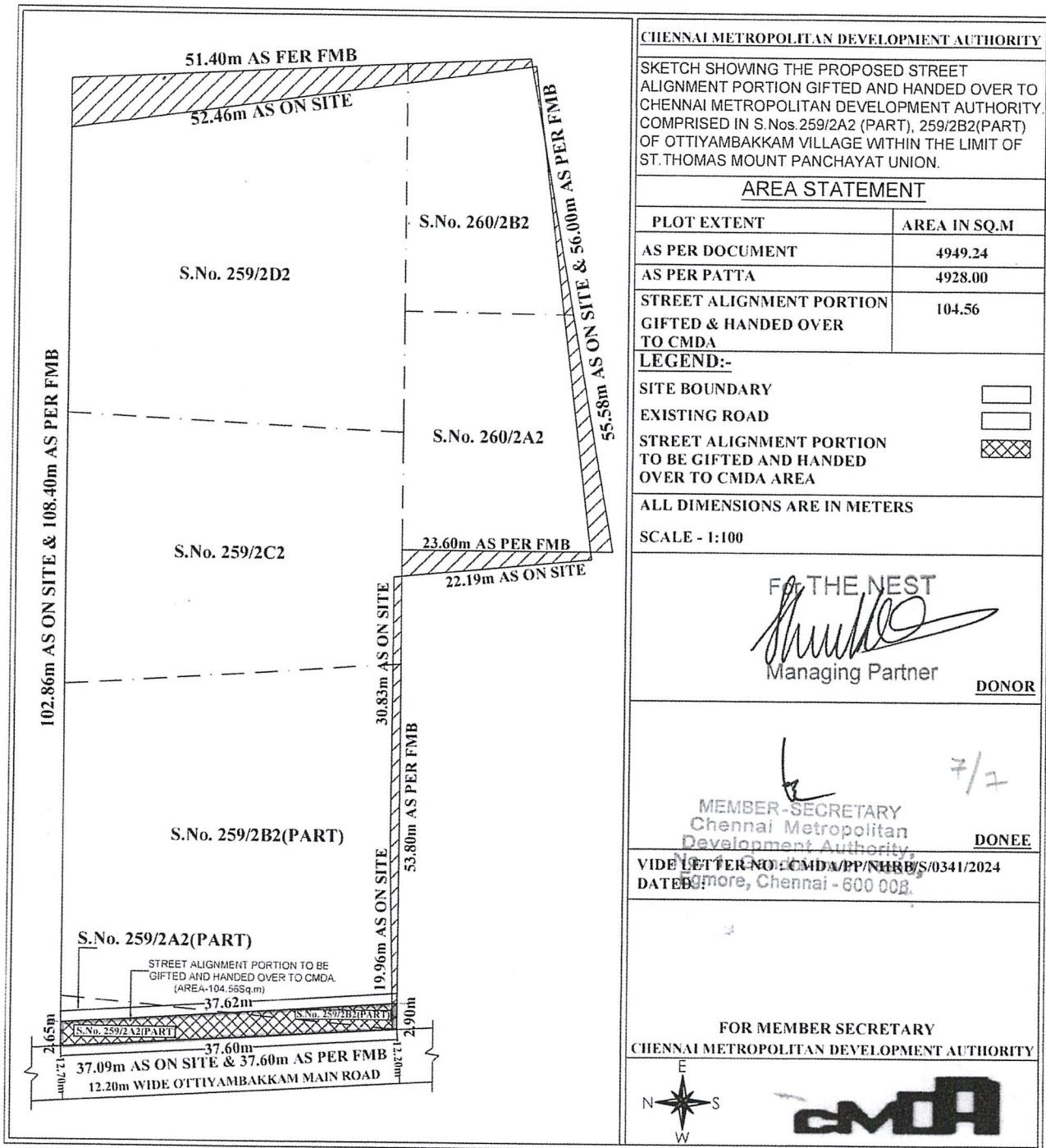


Document No: 9971	of 0004	of Book
Contains 12	Sheets 3	Sheet
Registering Officer		



FOR THE NEST

Shankar
Managing Partner



Document No: 9977 of 2024 of BoD
 Contains 17 Sheets 4 Sheet
 Registering Officer



FOR THE NEST
Managing Partner

Anshul Mishra I.A.S.

Member - Secretary
No. Gandhi-Irwin Road,
Egmore, Chennai - 600 008.



Chennai Metropolitan
Development Authority

Phone : 044-2841 4355
Fax : 044-2854 8416
E-mail : mscmda@tn.gov.in

Letter No.PP/NHRB/S/0341/2024, dated .08.2024

To,
The Sub-Registrar,
O/o. The Sub Registrar,
Sub Registration District of Selaiyur
Registration District of Chennai South.

Sub : CMDA – Area Plans Unit – NHRB (South) – Planning Permission
Application for the proposed construction of Stilt Floor + 5 Floors
(Height - 18.30m) Residential Building with 128 Dwelling units for
Affordable Housing with Gym & Indoor Games at Ottiyambakkam
Main Road, Ottiyambakkam, Chennai Comprised in
Old.S.Nos.259/2A, 259/2B, 259/2C, 259/2D, 260/2A & 260/2B
New.S.Nos.259/2A2, 259/2B2, 259/2C2, 259/2D2, 260/2A2 &
260/2B2 of Ottiyambakkam Village within the Limits of St.Thomas
Mount Panchayat Union - Registration of Gift Deed for Street
Alignment portion - Reg.

Ref : 1. G.O.Ms. No. 52/CT & Dept. dt.01.02.1995

I enclosed herewith the Original Gift Deed duly executed by the Donor M/s. THE
NEST Represented by its Managing Partner Thiru.M.Sankar Ganesh, in connection with
gifting of Street Alignment portion in S.Nos.259/2A2 Part and 259/2B2 Part in favour of
CMDA of Ottiyambakkam Village, within the limits of St.Thomas Mount Panchayat Union,
Selaiyur District for Registration.

Further I inform that I have been exempted from personal appearance under
Sec.88(1) of the Registration Act as per G.O. cited in the reference

Yours faithfully,

Anshul
14/09/24 3/4

MEMBER-SECRETARY

Encl: as above



Document No.....	9977	of.....	2024	of Book
.....	12	Contains.....	12	Sheets.....
.....	5	Sheet		
Registering Officer				



For THE NEST

Anshul
Managing Partner



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் இராமம் : ஒட்டியம்பாக்கம்

பட்டா எண் : 9121

உரிமையாளர்கள் பெயர்

1. - ... M S THE NEST

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
259	2A2	--	--	0 - 0.80	0.10	--	--	2024/0105/35/474105- -2024/35/05/001612SD ----- 09-03-2024
259	2B2	--	--	0 - 13.36	1.30	--	--	2024/0105/35/474105- -2024/35/05/001612SD ----- 09-03-2024
259	2C2	--	--	0 - 10.04	1.00	--	--	2024/0105/35/474105- -2024/35/05/001612SD ----- 09-03-2024
259	2D2	--	--	0 - 13.88	1.40	--	--	2024/0105/35/474105- -2024/35/05/001612SD ----- 09-03-2024
				0 - 38.08	3.80			

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 35/05/156/09121/90663 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 11-03-2024 அன்று 04:14:32 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For THE NEST

Shukla
Managing Partner

Document No: 9977 of 2024 of Book
..... Contains 12 Sheets 6 Sheet
Registering Officer

For THE NEST

Shukla
Managing Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

THE NEST

21/03/2008

Permanent Account Number

AAFFT3355C

14062008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / नोट करें
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

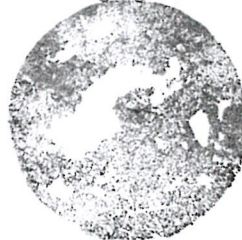
For THE NEST


Managing Partner

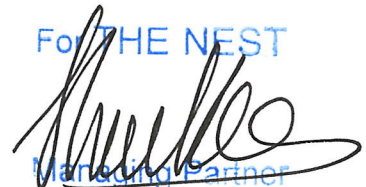
Document No: 9977 of 2004 of Book

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Registering Officer



For THE NEST


Managing Partner

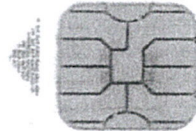


UNION OF INDIA Driving Licence (Tamil Nadu)



DL. No. **TN10 20140006945**

(NT)



Date of Issue

Valid Till

30-06-2014

(VT)

16-04-2029

Date of Birth

Blood Group

17-04-1979

O+



Name

SHANKER GANESH M

Son/Daughter/Wife of

PRASADA RAJU M S C



TND04724914

TN10 20140006945



LMV

30-06-2014



MCWG

30-06-2014

Bion Ton Software

Address

FLAT F1 NO 19/26 KHAN STREET

CHOO LAIMEDU

CHENNAI, CHENNAI 600094

Holder's Signature

Badge Date

Badge No.



Form 7 Rule 16(2)

Signature of Issuing Authority

TN10 CHENNAI SW RTO

Document No: <u>9972</u> of <u>200W</u> of Book
<u>1</u> Contains <u>12</u> Sheets <u>8</u> Sheet
Registering Officer

For THE NEST

Managing Partner

For THE NEST

Managing Partner

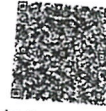


இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

உதவி அட்டைப்பாடம்: Enrollment No. 1110/20055/06360

To
Panneerselvam
பனேர்செல்வம்
S/O: Kuppusamy
94
GANGAAMMAN KOVIL STREET
CHODLAIMEDU
Chodlaaimedu, Chennai
Tamil Nadu - 600094
9710452490

KL939334195FT
93933419



உங்கள் ஆதார் எண் / Your Aadhaar No. :

3210 9776 8126

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India



பனேர்செல்வம்
Panneerselvam

பிறப்பு நாள் - DOB: 11/05/1981
ஆண் / Male

3210 9776 8126



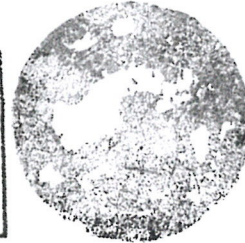
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

K.O

For THE NEST

Managing Partner

Document No: 9977 of 2000 of Book
Contains 12 Sheets 9 Sheet
Registering Officer



For THE NEST

Managing Partner



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrollment No.: 0013/07008/08768

To:
விஜயன்
Vijayan
C/O: M Kuppusaminayakar,
101, Gunagarampakkam,
VTC, Sriperumbudur,
PO: Sriperumbudur,
Sub District: Sriperumbudur, District: Kancheepuram,
State: Tamil Nadu,
PIN Code: 602105,
Mobile: 9940173474

35715526

MF357155263F1



உங்கள் ஆதார் எண் / Your Aadhaar No. :

3031 6140 6716

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



விஜயன்
Vijayan
பிறந்த நாள் / DOB: 06/06/1979
ஆண்பால் / Male

K.VI

3031 6140 6716

VISF ஆதார், எனது அடையாளம்
Triple Camera

For THE NEST

Shukla
Managing Partner



Document No: 9077 of 2021 of Book
12 Contains 12 Sheets 10 Sheet
Registering Officer

For THE NEST

Shukla
Managing Partner

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6987 of 2024

I hereby certify that a sum of ₹ 7/- (Rupees Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எம் சங்கர் கணேஷ் residing at New No.15, Old No.6, Kamarajar Nagar 4th Street, Choolaimedu, Chennai, Chennai, Tamil Nadu, India, 600094.

Sub Registrar: Selaiyur
Date: 17/08/2024

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

Presented in the office of the Sub Registrar of Selaiyur and fee of ₹ 2,212/- paid at 02:49 PM on the 17/08/2024 by

Left Thumb



Shankar
9940212252

Additions as per recitals of document

Execution admitted by
Left Thumb



Shankar

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:785652b2638460f097400f813710f100841a73 (Details from UIDAI : Shanker Ganesh Mudunoori S/o Mudunoori Surya Chandra Prasada Raju, 17-04-1979, xxxxxxxx2017)



I have satisfied myself as to the execution of the instrument by Mr. அன்ஷால் மிஸ்ரா, Tamil Nadu, India who is exempted from personal appearance under section 88(1) of the registration act.

Document No: 9977 of 2024 of Book
Contains 12 Sheets 11 Sheet
1 / 2
Registering Officer

SUB-REGISTRAR
SELAIYUR

For THE NEST

Shankar
Managing Partner

17th day of August 2024

(Signature)

MANJU M
Sub Registrar
Selaiyur

Registered as Number R/Selaiyur/Book-1/9977/2024.

Date: 17/08/2024
Selaiyur



**SUB-REGISTRAR
SELAİYUR**

(Signature)

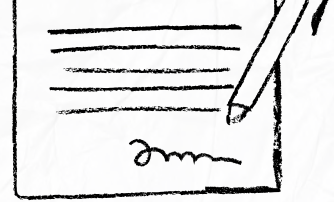
MANJU M
Sub Registrar

Document No: 9977 of 2024 of Book
I Contains 12 Sheets 12 Sheet
(Signature)
Registering Officer



For THE NEST

(Signature)
Managing Partner



our services doesn't just end there



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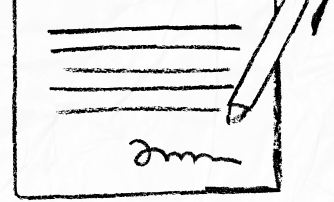
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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Chennai, India

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