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CIN: U45201TZ2013PTC020014

GSTIN: 33AAHCP5750A2ZR

PARS ENGINEERING INDIA PVT LTD

To ,

11.12.2024

Tamilnadu Real Estate Regulatory Authority ,

No,1 Gandhi Irwin Road , 1 St Floor , Cmda Tower

Chennai 600 008

SUB ; **Different Extent Area As Per Document And Approvel Drawing Clarification Regarding**

Respected Sir,

I Am Clarify As Per Document Area **2800 Sqm** Along With The **2799.51** Sqm Diffrence (**0.51 Value Of Sqm**) So Its to Be **2800 sqm** Considered, So Please Request you to Accept My Persual

Thanking You

Pars Engineering India Ltd

Managing Director

NO.13, S.F-2 OPAL APARTMENT, NORTH MADA STREET, SRINAGAR COLONY,
SAIDAPET, CHENNAI- 600 015

office@parsenggindia.com

+91-9500244288

District : Tiruvallur

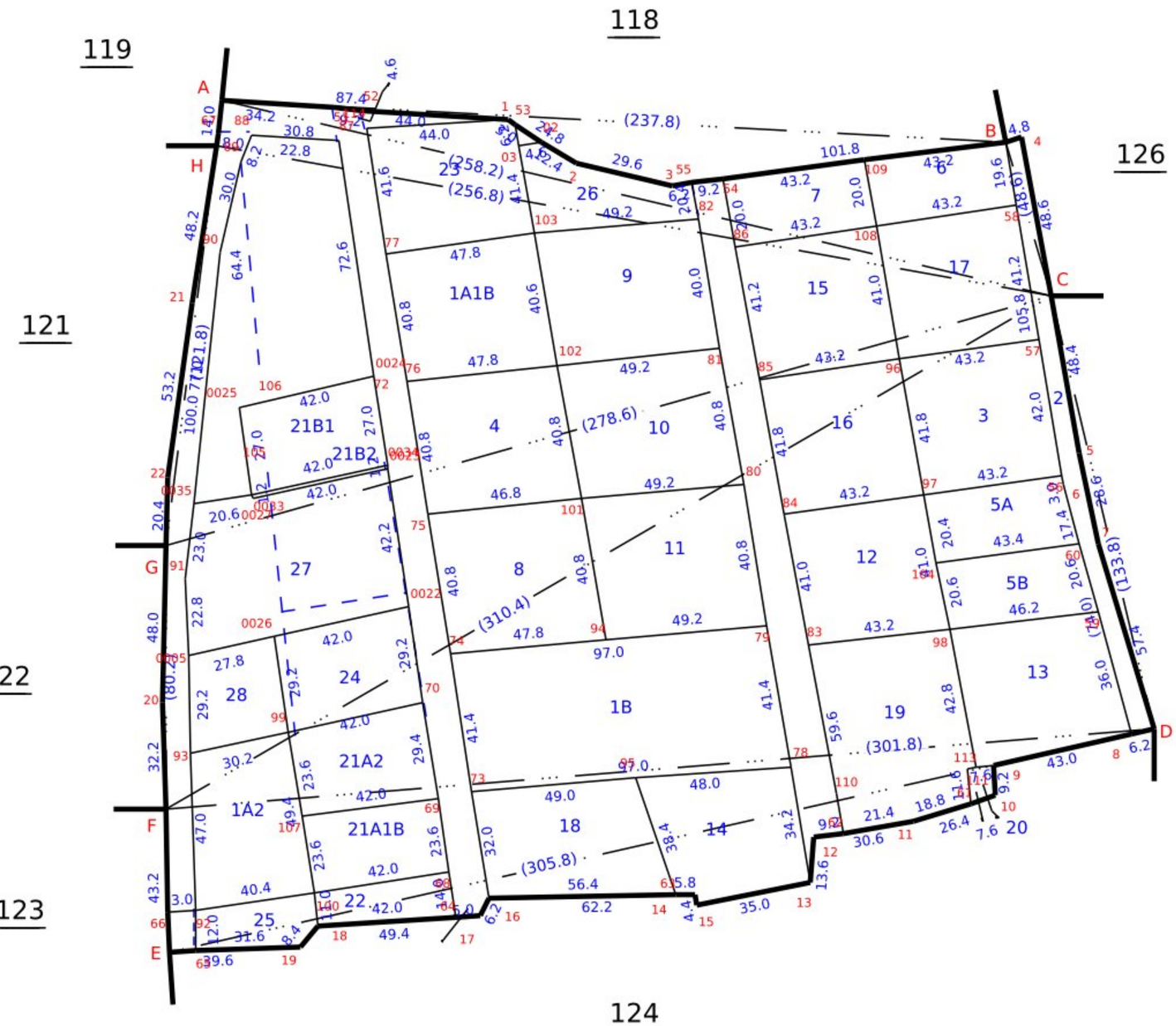
Taluk : Poonamallee

Village : Noombal [72]

Survey No : 125

Area : Hect 04 Ares 85.94

Scale : 1 : 1500



Data Digitally Signed By
MALINI. R

Date of Issue: 04-03-2024 15:24:56

Survey and Settlement Department, Government of TamilNadu

260 fv.9

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தொடர்விளக்க சான்று

(CORELATION CERTIFICATE)

தேதி:04.03.2024

திருவள்ளூர் மாவட்டம், பூவிருந்தவல்லி வட்டம், 41 நூம்பல் கிராமம், புதிய சர்வே எண்.125/21B2, முழுபரப்பு 0.00.50 ஏர்ஸ் பட்டா எண்.6186 மற்றும் புதிய சர்வே எண்.125/27, முழுபரப்பு 0.27.50 ஏர்ஸ் பட்டா எண்.6186 A.DHANUSHKODI மகன் SHANMUGAVEL DHANUSHKODI என்பவர் பெயரில் கிராம "அ" பதிவேட்டில் தாக்கலாகி உள்ளது.

புதிய சர்வே எண்	பழைய சர்வே எண்	முழுபரப்பு	பட்டா எண்	பட்டாதாரர் பெயர்
125/21B2	86-6,7,8,9,10 -11A, 11B, 12, 87-1, 2 -3,4,5,6,7,8,9,10,11	0.00.50	6186	A.DHANUSHKODI மகன் SHANMUGAVEL DHANUSHKODI
125/27	86-6,7,8,9,10 -11A, 11B, 12, 87-1, 2 -3,4,5,6,7,8,9,10,11	0.27.50	6186	A.DHANUSHKODI மகன் SHANMUGAVEL DHANUSHKODI

என கிராம "அ" பதிவேட்டின்படி தெரியவருகிறது என்று இதன் மூலம் தொடர்விளக்கச் சான்றளிக்கப்படுகிறது.

கிராம நிர்வாக அலுவலர்
41 நூம்பல்
46 வானகரம்
பூவிருந்தவல்லி வட்டம்
திருவள்ளூர் மாவட்டம்

மண்டல துணை வட்டாட்சியர்,
வானகரம் மண்டலம்
பூந்தமல்லி வட்டம்

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : நூம்பல் பட்டா எண் : 6186

உரிமையாளர்கள் பெயர்

1. A. DHANUSHKODI மகன் SHANMUGAVEL DHANUSHKODI

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	
125	21B2	0 - 0.50	0.03	--	--	--	--	2021/0105/01/327759--2021/01/05/000673SD -- 17-03-2021
125	27	0 - 27.50	1.87	--	--	--	--	2021/0105/01/327759--2021/01/05/000673SD -- 17-03-2021
		0 - 28.00	1.90					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/072/06186/70211 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 05-01-2024 அன்று 05:51:59 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Scanned with OKEN Scanner

1464A. நி.ஏ.4.தாக்க 7-1-2 6.80 0.21.0 நாயபல் கிராமம்

75 நாம்பல். 1.41. குறிப்பாக படிவ எண்.156A dt 10.6.? and 8A/2274/[illegible]

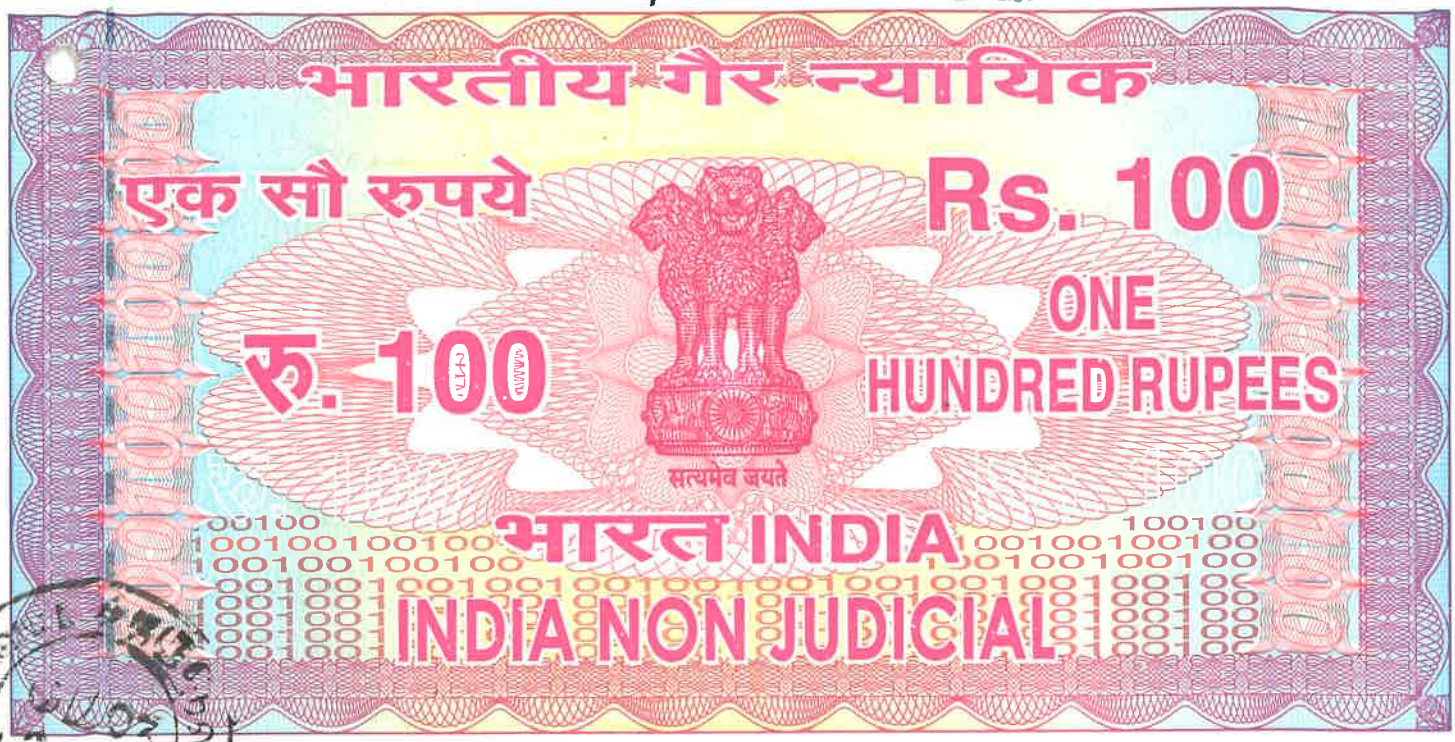
1	2	3	4	5	6	7	8	9	10		
1464	124-5	2 4			7-1	2	6.80	0.06.0	0 30	473. ஜோ.புனை	order ந-[illegible]
”	”	2 4			7-1	2	6 80	0 17.5	1 20	473. [illegible]	
”	”	2 4			7-1	2	6 80	0 04.1	0 30	426. [illegible] / 473. [illegible]	ந/2751/105
-3-6	83-17.	2 4			7-1	2	6 80	0 12.0	0 60	408 ச. பாஜாம நிலயகிர்.	
14	89-46 ப. 13. 14							3 60.0	24 60	W.K. ராஜா. [illegible] 48 [illegible]	
-1	14/141,18 K 83-182	2 4			7-1	2	6.80	1 44.0 / 1 86.0	9 80	240 W.K. ராஜா	124/183/13,14, [illegible] T.E 1099/3265/1405
-2	5.6 84-11.12. 83-3.7 8A.	2 4			7-1	2	6.80	0 22.5 / 0 19.5 / 0 84.0	1 55 / 1 35 / 5 70	936 V.K. ராதாமணி / 937 V.K. [illegible] / 75 [illegible]	
-3	58 ப. 83-96 ப	2 4			7-1	2	6.80	0 21.0	1 [illegible]	3379 [illegible]	
-4	14/141,18,16 4 83-14,10.	2 4 / 2 4			7-1 / 7-1 / 7-1	2 / 2 / 2	6 80 / 6 80	0 28.0 / 0 52.0 / 0 19.5 / 0 20.0	1 40 / 3 52 / 1 37	1145 [illegible] / 1515 [illegible] shipping [illegible] / 290 [illegible] / 3069 [illegible]	124/141,13 [illegible]
-4B	11,12,13 124-4	2 4			7-1	2	6 80	0 21.0	2 29	[illegible]	
-5	83-14A,14C	2 4			7-1	2	6.80	1 01.0	6 88	1013 M/S Vijaya [illegible] Rolermills [illegible]	[illegible] 1012.19
					7-1	2	6.80	0 26.0	1 75	473 ஜோ. [illegible]	
-6	80-6	2 4			7-1	2	6.80	0 06.0	0 40	வன் (2) கோ. [illegible] ஜோ. [illegible] 290 W.K. ராஜா.	
125/3								0 19.0 / 4 51.0 / 0 19.0	1 35 / 30 65 / 1 35	1024 [illegible] / 1012 [illegible]	[illegible]/140
125/4											
125/5								0 18.0	0 65	1011 [illegible]	
125-1	96-6,7,8,9,10	2 4			7-1	2	6.80	6 02.0	40 95	1536 [illegible] 290 W.K. ராஜா [illegible]	
-2	114,118,12,87-1,2 3,4,5,6,7,8,9,10,11 87-12	2 4			7-1	2	6 80	0 13.0	0 90	டெய்ரி [illegible] லிட். (கியக் [illegible]) 290 W.K. ராஜா	
125/14	16	—	—	—			—	0 [illegible] / 6 15.0	1 40 / 41 85	[illegible] / 2500 [illegible]	
125/14	125-1	2 4				2	0.99.0 / 6.90	[illegible]	1.73 37 / 38	05 / 35	[illegible]	[illegible] 10/09
-18	” ”	2 4					6.80	0.40.01	2.75	420 [illegible]	

கிராம நிர்வாக அலுவலர்
41 நாம்பல்
46 [illegible]
புளியம்பேடு
பூவிருந்தவல்லி வட்டம்
திருவள்ளூர் மாவட்டம்

[illegible] 24

15693/2023

Scan



தமிழ்நாடு तमिलनाडु TAMILNADU

Rs.100/-

CX 111483

11/08/2023

M/s. Pars Engineering India

T.ANANTHA RAMA
STAMP VENDOR
No: 14, Narayani Apts
R.A.Puram, Chennai-2
L.No: 44/B3/2000

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 12th DAY OF AUGUST, 2023, BY

Mr. SHANMUGAVEL DHANUSKODI (PAN – AIJPS2908Q and Aadhaar Card No.4873 2287 7537), Son of Mr. A.Dhanuskodi, aged about 63 Years, residing at No.33/1, Rank Paradise, Mullai Nagar, Suramangalam, Salem - 636 005

hereinafter referred to as **THE PRINCIPAL**;

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No. 15693 of 2023 of Book 1
Contains 17 Sheets 1 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

TO AND IN FAVOUR OF

M/s. PARS ENGINEERING INDIA PRIVATE LIMITED (PAN – AAHCP5750A), Registered Company duly incorporated under the Indian Companies Act, 1956, having Registered Office at No.33-1, Rank Paradise, Mullai Nagar, Suramangalam, Salem – 636 005, represented by its Managing Director **Mr. NAVIN SEKAR** (Aadhar No.4163 6582 1868), Son of Mr. K.Sekar, aged about 25 Years, residing at No.33/7, Rank Paradise, Mullai Nagar, Suramangalam, Salem – 636 005

hereinafter referred to as **THE POWER AGENT**;

WITNESSETH

WHEREAS the **PRINCIPAL** is an absolute owner and he is in absolute possession and enjoyment of all that piece and parcel of Vacant Land bearing Plot No.24 PART – Measuring an Extent of 12255 Square Feet, Plot No.25 PART – Measuring an Extent of 6907 Square Feet, and Plot No.34 PART – Measuring an Extent of 10972 Square Feet, in all Total Measuring 30134 Square Feet (equivalent to 12.556 Grounds), Comprised in Survey Nos.125/21A1 and 125/21B, vide Patta No.2924, Noombal Village, Poonamallee Taluk, Tiruvallur District, morefully descried in the Schedule hereunder, he having purchased the same out of his own funds from M/s. MAANSAROVAR FOUNDATION, a Partnership

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No.1593 of 2023 of Book 1
Contains 17 Sheets 2 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

Firm, represented by their Power Agent Mr. M.RAJ KUMAR JAIN, Son of Mahaveer Chand Jain, on 27.02.2021, vide Registered Sale Deed Document No.4341 of 2021, Book I, in the Office of the Sub Registrar, Kundrathur. Subsequently he obtained Patta No.6186, as per Patta New Survey Nos.125/27 and 125/21B2.

WHEREAS the **PRINCIPAL** due to his pre-occupations, not able to personally attend to do the following acts, deeds and things.

KNOW ALL MEN BY THESE PRESENTS, I the **PRINCIPAL** herein do hereby Constitute, Appoint and Nominate **M/s. PARS ENGINEERING INDIA PRIVATE LIMITED**, as my True and Lawful Attorney for me and on my behalf and in my name to do the following acts, deeds and things relating to the property fully described in the Schedule hereunder.

1. To prepare, sign and submit all papers like plans, affidavits, letters, indemnities, authorizations and corrections before the competent authorities of the respective department or bodies of the Government like Tahsildar, DTCP, CMDA, Local Body, Water Board, Collector, Sewerage Board, Union Panchayat etc., as the case may be for the purpose of obtaining the necessary sanctions, permits, licenses etc., connected with the Schedule Properties in respect of any or all of the following matters.

   a) Sub-Division of plots,

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No.15893 of 2023 of Book 1
Contains 17 Sheets 3 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

b) Reconstitutions and/or Re-union of Plot

c) To apply, submit and obtain sanctions, licenses, permit, No objection certificates, permissions, plan approval, sub-division of plot approval, planning permit, construction permit, construction plan approval etc., in respect of the property.

d) To sign the necessary affidavits and indemnity bonds/papers to be presented to the DTCP, CMDA, Local Body and/or the Government.

e) To apply for additions, revisions and alterations to the building that may be constructed thereon.

f) To obtain fresh services in respect of water supply, drainage, sewerage and electricity as is required.

g) To pay, remit and obtain refund of any fees, deposits etc. to with or from any of the authorities in my name by cash/cheque drawn by him or in his favour as the case may be.

h) To intimate the Local Body and other statutory authorities for cancellation of the Property tax assessment in case of demolition and obtain necessary tax exemption.

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No. 15893 of 2023 of Book 1
Contains 17 Sheets & Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

i) To apply for and obtain Patta from the Tahsildar or any other competent authorities.

j) To receive notice, summons, from any public authorities to file appeals, reference, revisions and appear represent before the competent authorities at my own risk and responsibilities.

2. To negotiate for Sale of Schedule mentioned Property.

3. To enter into agreement/s of Sale with the prospective Vendors.

4. To give, admit and acknowledge receipt of the Sale consideration.

5. To execute on behalf of the **PRINCIPAL** the necessary number of Sale Deed/s, Gift Deed, Rectification Deed and Ratification Deed in respect of the Property, transferred or conveyed either in one lot or in various divided plots or various Undivided Shares under one or more Sale Deed/s from time to time as the case may be either independently or along with other properties.

6. To present and admit execution of such Sale Deed/s, Gift Deed, Rectification Deed and Ratification Deed before the competent Registering Officer.

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No 15793 of 2023 of Book 1
Contains 17 Sheets 5 Sheet.

Sub Registrar
Kundrathur

7. To present before the competent registering officer, such of those Sale Deed/s, Gift Deed, Rectification Deed and Ratification Deed if any, that may be executed by him and admit such execution thereof and complete the formalities of registration.

8. To sign the necessary forms like Patta, transfer of declaration and such other forms as may be required by the competent registering officer for effectively completing the registration formalities as aforesaid.

9. To delegate, nominate, constitute and appoint any other person or persons and execute and get notarized or get Registered Deed of power of attorney on the same terms and conditions and/or on such further terms and conditions, to carry out the objects of these presents, more effectively according to the true meaning, intent and sprit of the transactions.

10. To do all such further acts, deeds and things and execute Rectification Deed and Ratification Deed, affidavits, declarations, receipts and all such others further documents as may be necessary and reasonably required from time to time for the purpose of more perfectly assuring the title and peaceful and effective possession of the said property infavour of the various purchasers as aforesaid by virtue of the presents.

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No.1569 of 2023 of Book 1
Contains 17 Sheets 6 Sheet.

Sub Registrar
Kundrathur

THESE ... OF T... SUB-REGIS... OF ... KUNDR...

11. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which ever said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as I could do the same myself.

12. To file suits, appeals, affidavits, etc., before the court of law and to appoint advocates and other professionals who may be required to represent cases for or against us pertaining to all matters concerning to the Schedule mentioned Property.

13. To pay, deposit or withdraw or obtain refund of any deposit or money from court or DTCP or CMDA or any Office or authority by Cash or Cheque/Pay Order or Demand Draft in his own name and for the said purpose to sign any voucher or receipt or Challan on my behalf and not to make any deviations from any sanctioned plan by the authorities.

14. To deliver possession of Plots to the Purchasers, with the appropriate shares in the Schedule mentioned Property.

15. To represent us in all respects before all public authorities for the purpose of carrying out the objects in this general power of attorney.

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No. 1593 of 2023 of Book 1
Contains 17 Sheets, Sheet.

Sub Registrar
Kundrathur

16. To sub – delegate the powers vested with my Attorney herein to any other person of his choice in relation to the Schedule Property on my behalf,

17. To do all acts, deeds and things as may necessary and required for completing the aforesaid matters as fully and effectively in all respects as we could do the same, if we were personally present and we do hereby agree and undertake to ratify and confirm all the acts, deeds and things that my lawful attorney may do or cause to be done, by virtue of these presents.

18. There is no consideration for executing this Power of Attorney and the AGENT are accountable to the **PRINCIPAL**. No Transfer is effected under this Deed.

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant Land bearing **Plot No.24 PART** – Measuring an Extent of **12255 Square Feet**, **Plot No.25 PART** – Measuring an Extent of **6907 Square Feet**, and **Plot No.34 PART** – Measuring an Extent of **10972 Square Feet**, in all Total Measuring **30134 Square Feet** (equivalent to 12.556 Grounds), Comprised in Old Survey Nos.125/21A1 and 125/21B, New Survey Nos.**125/27** and **125/21B2**, vide Patta No.6186, Noombal Village, Poonamallee Taluk, Tiruvallur District and Land being

For Para Engineering India Pvt. Ltd.

Managing Director

Document No.1593 of 2023 of Book 1
Contains 17 Sheets 8 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF

Bounded on the

NORTH BY : Part of Plot Nos.34 and 24,

SOUTH BY : Part of Plot Nos.34 and 25,

EAST BY : 30 Feet Road, and

WEST BY : 50 Feet Road,

Situated within the Registration District of Chennai South and Sub Registration District of Kundrathur.

Market value for Stamp Duty calculation is Rs.42189000/-

In Witness Whereof the **PRINCIPAL** and the **POWER AGENT** have signed this Deed on the Day, Month and Year first above written in the presence of following Witnesses.

For Pars Engineering India Pvt. Ltd.

Managing Director

For Pars Engineering India Pvt. Ltd.

Managing Director

POWER AGENT **PRINCIPAL**

WITNESSES:

1)

2)

(**S.LOKESH**), Son of Mr. Selvam, 18, Vallalar Street, Gandhi Nagar, Velachery, Chennai – 600 042;

(**K.SARAVANAN**), Son of Kumarasamy, No.13, Kulakarai Street, Anakaputhur, Kancheepuram – 600 070;



DRAFTED BY:

R.JAYACHANDRAN, ADVOCATE, ENROLLMENT NO.250/79, SAIDAPET BAR ASSOCIATION, SAIDAPET COURT, CHENNAI – 600 015, Mobile No.98400 67537.

Document No.1593 of 2023 of Book 1
Contains 17 Sheets 9 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர்

வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : நூம்பல்

பட்டா எண் : 6186

உரிமையாளர்கள் பெயர்

1. A. DHANUSHKODI மகன் SHANMUGAVEL DHANUSHKODI

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	
125	21B2	0 - 0.50	0.03	--	--	--	--	2021/0105/01/327759--2021/01/05/000673SD -- 17-03-2021
125	27	0 - 27.50	1.87	--	--	--	--	2021/0105/01/327759--2021/01/05/000673SD -- 17-03-2021
		0 - 28.00	1.90					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/072/06186/70211** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 11-08-2023 அன்று 05:19:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No 1593 of 2023 of Book 1

Contains 17 Sheets 10 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

R/Kunrathur/Book-1/15693/2023

Presented in the office of the Sub Registrar of Kunrathur and fee of ₹ 4,24,000/- paid at 11:02 AM on the 12/08/2023 by

Left Thumb  	9994138304. 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:650679fc2b14092fd84a6bb82ffbc3c85fbc36 **(Details from UIDAI : Shanmugavel Dhanushkodi S/O: Dhanushkodi, 03-02-1960, xxxxxxxx7537)**	
Claim admitted by Left Thumb  	9500244288 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:254401648583bcef8e4980bae94f3fa35cc8c7 **(Details from UIDAI : Navin Sekar S/O: Sekar, 14-03-1998, xxxxxxxx1868)**	

12th day of August 2023

PREETHA P
Sub Registrar
Kunrathur

Document No. 15693 of 2023 of Book 1
Contains 17 Sheets 11 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNRATHUR

Registered as Number **R/Kunrathur/Book-1/15693/2023**.

Date: 12/08/2023
Kunrathur

PREETHA P
Sub Registrar

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

Document No 15693 of 2023 of Book 1
Contains 17 Sheets 2 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR


இந்திய அரசாங்கம்
Government of India
சண்முகவேல் தனுஷ்கோடி
Shanmugavel Dhanushkodi
தந்தை : A தனுஷ்கோடி
Father : A DHANUSHKODI
பிறந்த நாள் / DOB : 03/02/1960
ஆண்பால் / Male
4873 2287 7537
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி:
தபெ: தனுஷ்கோடி, க எண் 33/1,
ரேங்க் பேரடைஸ், முல்லை
நகர், தரமங்கலம், சேலம்,
தரமங்கலம், தமிழ் நாடு, 636005
Address:
S/O: Dhanushkodi, D No 33/1,
Rank Paradise, Mullai Nagar,
Suramangalam, Salem,
Suramangalam, Tamil Nadu,
636005
4873 2287 7537
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No. 1593 of 2023 of Book 1
Contains 17 Sheets, 13 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2192/40002/00059

Download Date: 12/08/2021

To
நவின் சேகர்
Navin Sekar
S/O: Sekar
33/7
Rank Paradise
SURAMANGALAM
MULLAI NAGAR
Salem
Suramangalam
Salem Tamil Nadu - 636005
9500244288

Issue Date: 04/08/2021

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4163 6582 1868

VID : 9182 8725 0443 2870

எனது ஆதார், எனது அடையாளம்

Government of India

Download Date: 12/08/2021

நவின் சேகர்
Navin Sekar
பிறந்த நாள்/DOB: 14/03/1998
ஆண்/ MALE

Issue Date: 04/08/2021

4163 6582 1868

VID : 9182 8725 0443 2870

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

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

INFORMATION

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

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

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

Unique Identification Authority of India

முகவரி:
S/O: சேகர், 33/7, ரேங்க் பாரடைஸ், முல்லை நகர், சுரமங்கலம், சேலம், சேலம், தமிழ் நாடு - 636005

Address:
S/O: Sekar, 33/7, Rank Paradise, MULLAI NAGAR, SURAMANGALAM, Salem, Salem, Tamil Nadu - 636005

4163 6582 1868

VID : 9182 8725 0443 2870

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

Document No.15893 of 2023 of Book 1
Contains 17 Sheets 14 Sheet.

For Pars Engineering India Pvt. Ltd.

Managing Director

Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 2726/51200/55996

To
Lokesh
லோகேஷ்
C/O: Selvam,
18,
VALLALAR STREET, GANDHI NAGAR,
VTC: Velacherry, PO: Velacherry,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600042,
Mobile: 9600520369

93434861

KF934348616FI



உங்கள் ஆதார் எண் / Your Aadhaar No. :

3611 4325 6644

எனது ஆதார், எனது அடையாளம்



Issue Date: 09/09/2017

லோகேஷ்
Lokesh
பிறந்த நாள் / DOB: 22/07/1984
ஆண்பால் / Male



3611 4325 6644

எனது ஆதார், எனது அடையாளம்

For Pars Engineering India Pvt. Ltd.

Managing Director

Document No 15693 of 2023 of Book 1
Contains 17 Sheets, 15 Sheet.

Sub Registrar
Kundrathur





Document No. 15192 of 2023 of Book 1
Contains 17 Sheets
Sheet

Registrar

For Pars Engineering India Pvt. Ltd.

Managing Director

CIN:U45201TZ2013PTC020014 GSTIN: 33AAHCP5750A2ZR

PARS ENGINEERING INDIA PVT LTD

33/1, RANKPARADISE, MULLAI NAGAR, SURAMANGALAM, SALEM-636005
parsenggindia@gmail.Com, PH: +91-9500244288

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PARS ENGINEERING INDIA PRIVATE LIMITED IN THE MEETING HELD ON AUGUST 11, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 33/1, RANK PARADISE MULLAI NAGAR, SURAMANGALAM SALEM TN 636005 IN.

Authorization for acquisition of vacant land and execution of General Power of Attorney

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded for receiving General Power of Attorney for the property located in Survey Nos.125/27 and 125/21B2, Noombal Village, Poonamallee Taluk, Tiruvallur District and that Mr. **NAVIN SEKAR**, Managing Director be and is hereby authorized:-

a) To sign and execute on behalf of the Company, the document/deed for receiving the General Power of Attorney for the above mentioned property.
b) To present any documents before the Sub-Registrar of assurances or any other local registering authority and admit execution on behalf of the Company or otherwise perform all that is necessary to complete the registration of the said document/deeds in the manner required by laws.
c) To do the necessary acts and deeds for completing the registration formalities and mutation of revenue records.
d) To do all such acts, deeds or things as may be considered necessary, expedient or incidental thereto in the interest of the Company.

//Certified True Copy//

For PARS ENGINEERING INDIA PRIVATE LIMITED

Document No. 1593 of 2023 of Book 1
Contains 17 Sheets 17 Sheet.

Sub Registrar
Kundrathur

ETTIYANNAN PARVATHI
Additional Director
DIN: 01997557



தமிழ்நாடு தமிழ்நாடு TAMILNADU

26/02/2021

Mr. Shanmugavel Dhanush Kodi

AL 201407

V. SELVANAYAGAM
STAMP VENDOR
No. 28/55, Rakkiappa Street,
Mylapore, Chennai-600 004.
Lic.No. 4/B3/97 Cell: 9444[illegible]39

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at CHENNAI on this 27th day of FEBRUARY 2021 by :

M/s.MAANSAROVAR FOUNDATION, (PAN AAMFM5750D) a Partnership firm having office at 46, Erullappan Street, Chennai 600 079, **represented by its Partners;**

1. **Mr.PADAM KANKARIA,** (Aadhaar No.4984 9615 1998) son of Mr.S.Mahaveer Chand Jain, aged about 48 years,
2. **Mr.M.NARESH KANKARIA,** (Aadhaar No.6635 6787 1252) son of Mr.S.Mahaveer Chand Jain, aged about 43 years,
3. **Mr.PANKAJ KUMAR JAIN,**(Aadhaar No.4989 0977 1642) son of Mr.S.Mahaveer Jain, aged about 38 years,

For MAANSAROVAR FOUNDATION

PARTNER

Document No. 4841 of 2021 of Book I
Contains 23 Sheets 1 Sheet.

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

Sub Registrar
Kundrathur

9257-18/12/21

87

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 4719/2021

ஆவண எண் : R/ Kunrathur/ BOOK-1/ 4341 / 2021

திரு சண்முகவேல் தனுஷ்கோடி அவர்களிடமிருந்து ₹ 49,03,100 (ரூபாய் நாற்பத்தொன்பது இலட்சத்து மூன்றாயிரத்து நூறு மட்டும்) [இணைய வழி: REG202102278356597 ₹ 2100, REG202102268347373 ₹ 4901000] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	31,17,000
2	பதிவுக் கட்டணம்	17,84,000
3	கணினிக் கட்டணம்	400
4	உட்பிரிவுக் கட்டணம்	1,600
5	குறுந்தகடுக் கட்டணம்	100
	செலுத்தப்பட்ட மொத்தத் தொகை	49,03,100

சார்பதிவாளர் அலுவலகம் குன்றத்தூர், சென்னை - 600 069.
27 FEB 2021
SUB-REGISTRSR'S OFFICE KUNRATHUR, CHENNAI-600 069.

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

குன்றத்தூர் அலுவலகம்

நாள்: 27/02/2021

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர் குன்றத்தூர்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Ajithmohan (குடிமக்கள்)	Ajith Mohan	9444242216	27-02-21 12:54:29 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. கிராமப்புறச் சொத்துக்களைப் பொறுத்து பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

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

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி

Scan

"OHM" 4341/2021/TP/100598027/21



தமிழ்நாடு தமிழ்நாடு TAMILNADU

26/02/2021

Mr. Shanmugavel Dhanush Kodi

AL 201407

V. SELVANAYAGAM
STAMP VENDOR
No. 28/55, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444119139

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at CHENNAI on this 27th day of FEBRUARY 2021 by :

M/s.MAANSAROVAR FOUNDATION, (PAN AAMFM5750D) a Partnership firm having office at 46, Erullappan Street, Chennai 600 079, **represented by its Partners;**

1. **Mr.PADAM KANKARIA,** (Aadhaar No.4984 9615 1998) son of Mr.S.Mahaveer Chand Jain, aged about 48 years,
2. **Mr.M.NARESH KANKARIA,** (Aadhaar No.6635 6787 1252) son of Mr.S.Mahaveer Chand Jain, aged about 43 years,
3. **Mr.PANKAJ KUMAR JAIN,**(Aadhaar No.4989 0977 1642) son of Mr.S.Mahaveer Jain, aged about 38 years,

For MAANSAROVAR FOUNDATION

M. Padmanabhan PARTNER

Document No. 4341 of 2021 of Book I
Contains 23 Sheets & 1 Sheet.

THE SEAL OF THE SUB-REGISTRAR OF ALANDHUR

Sub Registrar



தமிழ்நாடு तमिलनाडु TAMILNADU

26/02/2021

Mr. Shanmugavel Dhanushkodi

AL 201408

V. SELVANAYAGAM
STAMP VENDOR
No. 70/55, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444119139

4. **Mrs.R.SHARMILA,** (Aadhaar No.5394 7073 3666) wife of Mr.M.Rajkumar Jain, aged about 44 years,

5. **Mrs.N.INDIRA,** (Aadhaar No.9092 2184 0106) wife of Mr.Naresh Chand Jain, aged about 42 years,

6. **Mr.M.RAJKUMAR JAIN,** (Aadhaar No.3864 4305 2107) (PAN ABJPR6692K) son of Mr.S.Mahaveer Chand Jain, aged about 46 years,

All residing at No.46, Erulappan Street, Sowcarpet, Chennai 600 079, **Partners 1, 2, 3, 4 and 5** represented by their **Power Agent viz., 6th Partner Mr.M.RAJ KUMAR JAIN,** (Aadhaar No.3864 4305 2107) (PAN ABJPR6692K) son of Mr.Mahaveer Chand Jain, aged about 41 years, residing at 24A, Vannier Street, Porur, Thiruvallur District, Pin Code 600 116, (General Power dated 25/02/2021 registered as Doc.No.4264 of 2021 in Book I at SRO., Kundrathur) hereinafter called the **VENDORS;**

For MAANSAROVAR FOUNDATION

PARTNER

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Sub Registrar
Kundrathur



தமிழ்நாடு तमिलनाडु TAMILNADU 26/02/2021 AL 201409

Mr. Shanmugavel Dhanushkodi

M. SELVANAYAGAM
STAMP VENDOR
No. 28/35, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444119139

TO AND IN FAVOUR OF

Mr.SHANMUGAVEL DHANUSHKODI, (Aadhaar No.4873 2287 7537) (PAN AIJPS2908Q) son of Mr.A.Dhanushkodi, Hindu, aged about 60 years, residing at 33/1, Rank Paradise, Mullai Nagar, Suramangalam, Salem 636 005, Tamil Nadu

Hereinafter called the **PURCHASER;** the terms Vendors and Purchaser wherever occur shall mean and include their respective heirs, executors, administrators, successors in interests and assigns WITNESSETH:

WHEREAS originally the larger extent of property in the Noombal Village including the land of old Survey No.86 and 87 then new S.No.125/1 part of a total extent of nearly 58 Acres and 36 cents was owned by VANGUARD INVESTMENTS LTD.,

For MAANSAROVAR FOUNDATION

M. Paramasivam
PARTNER

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Sub Registrar



தமிழ்நாடு तमिलनाडु TAMILNADU

Mr. Shanmugavel Dhanush Kodi 26/02/2021

AL 201410

V. SELVANAYAGAM
STAMP VENDOR
No. 28/55, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/83/97 Cell: 9444119139

AND WHEREAS the said company sold the entire property of 58 Acres and 36 cents to M/s.SOVEREIGN DAIRY INDUSTRIES LTD., by sale deed dated 19/11/1974 registered as Doc.No.3864/1974 at RO., Madras North.

AND WHEREAS the said SOVEREIGN DAIRY INDSUTRIES LTD., created a mortgage in favour of Bank of Madura Ltd., for the loan borrowed and since the said company failed to repay the mortgaged loan, the said bank initiated Civil Suit in C S No.661/1986 in the High Court of Madras and during the pendency of the said suit the said company submitted a proposal to the Bank of Madura Ltd., with the request to release a portion of property of an extent of 44.27 acres to enable them to sell to repay the amount due to the bank and the bank also informed as consented and released the said extent in identifiable portion of half an acre or thereabouts each as and when the consideration for such an half an acre portion are paid to the bank and the

MAANSAROVAR FOUNDATION

PARTNER

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Sub Registrar



தமிழ்நாடு तमिलनाडु TAMILNADU

26/02/2021

AD 390204

Mr. Shanmugavel Dhanush Codi

S. SE[illegible]GAM
STAMP VENDOR
No. 2[illegible]55, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B 3/67 Cell: 9444119139

order was also modified at the request of the bank to pay a sum of Rs.1,12,500/- at each and every sale of half acre in order to release such case.

In the mean while the share holders of the said company filed a petition in CP No.49/87 in the High Court of Madras challenging the rights of the Director and prayed for a injunction in CA No.198/87 in CC No.49/87 and in that application the High Court of Madras by order dated 30/4/87 in CC No.198/87 in CA No.198/87 permitted to sell an extent of 30 acres of land at a price not less than the Rs.2,25,000/- per acre and 15 acres of land at a price of Rs.2,50,000/- per acre.

AND WHEREAS to comply the said order for sale, the said Company Sovereign Dairy Industries Ltd., executed a Notarised Power on 24/1/87 in favour of Mr.S.Rajnarayanan and S.R.Raman to act as their power agent to sell the said lands severally.

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for MAANSAROVAR FOUNDATION

PARTNER



தமிழ் நாடு தமிழ்நாடு TAMILNADU 26/12/2021 CC 489316

Mr. Shanmugavel Dhamodharan

V. SELVANAYAGAM
STAMP VENDOR
No. 20/55, Rukkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444119139

AND WHEREAS the said company represented by its power agent Mr.S.Rajnarayanan sold Plot No.24, of an extent of 0.4910 Acre in old S.No.86, then R S No.125/1 part to Mr.V.Sriraman by sale deed dated 9/12/87 registered as Doc.No.9212/87 at SRO., Poonamallee.

AND WHEREAS the said V.Sriraman appointed one Mr.V.Srivatsan to deal with the said property including the power to sell by power dated 2/3/2006 from USA.

The said V.Sriraman represented by power agent V.Srivatsan sold the said land of 0.4910 acres bearing Plot No.24 to **Maansarovar Foundation** viz., the Vendor herein by sale deed dated 18/9/2006 registered as Doc.No.10461/2006, at SRO., Kundrathur.

For MAANSAROVAR FOUNDATION

PARTNER

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Sub Registrar
Kundrathur

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR



தமிழ்நாடு தமிலநாடு TAMILNADU 26/02/2021 CC 489317

Mr. Shanmugave Dhanush Kodi

V. SELVARAYAGAM
STAMP VENDOR
No. 28/82, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 47B3/97 Cell: 9444[illegible]

AND WHEREAS the said SOVEREIGN DAIRY INDSUTRIES LTD., rep by its power agent Mr.Rajnarayanan sold Plot No.34, of an extent of 0.5006 acres to Mr.V.Srikrishnan by sale deed dated 9/12/87 registered as Doc.No.9213/87 at SRO., Poonamalle.

AND WHEREAS the said V.Srikrishnan appointed Mr.V.Srivatsan as his power agent to deal with the said property by power dated 24/2/2006 registered as Doc.No.742/2006 in Book IV at RO., North Chennai.

AND WHEREAS the said power agent Mr.V.Srivatsan sold the above Plot No.34, of an extent of 0.5006 acres to the **Maansarovar Foundation** viz., the Vendor herein by sale deed dated 18/9/2006 registered as Doc.No.10460/2006 at SRO., Kundrathur.

For MAANSAROVAR FOUNDATION

M. Dairumalan

PARTNER.

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THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR

Sub Registrar
Kundrathur



தமிழ்நாடு தமிலநாடு TAMILNADU 26/02/2021 CC 489318

M. Shanmugavel Dhanushkodi

V. SELVANAYAGAM
STAMP VENDOR
No. 2/65, Pakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444[illegible]

Similarly the said SOVEREIGN DAIRY INDSUTRIES LTD., through its power agent S.Rajnarayanan sold the Plot No.25, of an extent of 0.4910 acres in RS No.125/1 part to Mr.V.Srinivasan by sale deed dated 8/4/88 registered as Doc.No.2471/88 at SRO., Poonamallee.

AND WHEREAS the said V.Srinivasan appointed V.Srivatsan as his power agent to sell the said Plot No.25 of an extent of 0.4910 acres by power dated 24/2/2006 registered as Doc.No.743/2006 in Book IV at SRO., Chennai North.

AND WHEREAS the said power agent Srivatsan on behalf of V.Srinivasan sold the above plot No.25 of an extent of 0.4910 acres to **Maansarovar Foundation** viz., the Vendor herein by sale deed dated 18/9/2006 registered as Doc.No.10462/2006 at SRO., Kundrathur.

For MAANSAROVAR FOUNDATION

PARTNER

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Sub Registrar
Kundrathur



தமிழ்நாடு தமிலநாடு TAMILNADU 26/02/2021 CC 489319

Mr. Shanmugakel Dhanushkodi

V. SELVARAYAGAM
STAMP VENDOR
No. 2[illegible]55, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/83/97 Cell: 9444119139

Out of Plot No.25 the said **Maansarovar Foundation viz., the Vendor herein** sold 13200 sq.ft., in favour of A.Ravindrakumar by sale deed dated 5/5/2014 registered as Doc.No.7077/2014 at SRO., Kundrathur.

Subsequently the **Maansarovar Foundation** viz., the Vendor herein obtained Patta bearing No.2924 with new survey Nos.125/21A1 and 125/21B in Poonamallee Taluk, Thiruvallur District.

AND WHEREAS the Vendors herein jointly offered to sell a portion of **Plot No.24** of an extent of **12255 sq.ft.,** and a portion of **Plot No.25** of an extent of **6907 sq.ft.,** and a portion of **Plot No.34** of an extent of **10972 sq.ft.,** all comprised in new Survey Nos.125/21A1 and 125/21B altogether agreed to convey total extent of **12.556 Grounds (equivalent to 30134 sq.ft.,)** as referred above to the purchaser herein for a total sale consideration of **Rs.4,46,00,000/-** (Rupees Four Crore Forty Six Lakhs only) and the Purchaser herein agreed to purchase the same for the said price without any encumbrances whatsoever;

For MAANSAROVAR FOUNDATION

PARTNER

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Kundrathur



தமிழ்நாடு तमिलनाडु TAMILNADU 26/02/2021 CC 489320

Mr. Shanmugavel Dhamish Kodi

V. SELVAMAYAGAM
STAMP VENDOR
No. 28/56, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444119139

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH as follows:

--that in pursuance of the aforesaid agreement and in consideration of the payment of the said sum of Rs.4,46,00,000/- (Rupees Four Crore Forty Six Lakhs only) being the entire sale consideration of the schedule mentioned property paid by the Purchaser to the Vendors herein as detailed below:

1. A sum of **Rs.4,42,65,500/-** (Rupees Four Crore Forty Two Lakhs Sixty Five thousand five hundred and sixty seven only) paid by NEFT transfer from UNION BANK OF INDIA, Five Road Junction, Salem Branch, Salem, to Vendors' Bank account with Indian Overseas Bank, Sowcarpet Branch, Chennai, under UTR Nos.**(1)** UBINH21057747617 **(2)** UBINH21057748001 **(3)** UBINH21057748297 **(4)** UBINH21057748191 **(5)** UBINH21057748508 – on 26/02/2021.

For MAANSAROVAR FOUNDATION

PARTNER

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2. A sum of Rs.3,34,500/- (Rupees Three Lakhs Thirty Four thousand five hundred only) retained by the Purchaser towards payment of 0.75 percentage of TDS on the total sale consideration to the Vendor's income tax account as per the amended rules of the income Tax Act.

Thus making the total payment of **Rs.4,46,00,000/- (Rupees Four Crore Forty Six Lakhs only)** the receipt of which sums the Vendors do hereby admit and acknowledge and acquit the Purchaser from further payment of the said sum, the Vendors do hereby Sell, Grant, Convey, Transfer and Assign unto the Purchaser absolutely by way of sale, the property more fully described in the schedule hereunder together with all commons, hedges, ditches, ways water courses, liberties, privileges, easements and appurtenances and advantages whatsoever to the schedule property hereby conveyed or in anywise appurtaining or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the Vendors unto the Purchaser, free from all encumbrances.

The Vendors further covenant that the schedule mentioned property is free from all encumbrances and that they have not charged, mortgaged or otherwise encumbered the said property in any manner and not subjected it to any claim or demand.

The Vendors covenant that the Vendors or any person/s claiming through them or in trust for them or their predecessors-in-title will and shall do all such further acts, deeds and things that may be necessary and reasonably required for further assuring the title and peaceful possession of the schedule property to the use of the Purchaser.

The Vendors agree to indemnify the Purchaser against any damages loss, liability or expenses which the Purchaser may suffer and incur by reason of any such defect in title or by reason of encumbrances.

The Vendors covenant that the Vendors are the absolute owners of the schedule mentioned property and no one else except the Vendors herein have any right, title, claim or interest over the schedule mentioned property.

KUMARASAROVAR FOUNDATION

PARTNER

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The Vendors further covenant that the property described in the schedule hereunder is not the subject matter of any acquisition/requisition proceedings.

The Vendors covenant and assures that all the rates, taxes, charges and rents as demanded upto this date have been paid by the Vendors in respect of the schedule mentioned property and the Purchaser herein shall be liable to pay the said rates, charges and taxes hereinafter payable in respect of the schedule mentioned property hereby conveyed.

The Purchaser is at liberty to effect change of ownership in his name in the Revenue records, Patta etc., relating to the schedule mentioned property hereafter for which the Vendors have no objection.

The Vendors have this day delivered the vacant possession of the schedule mentioned property to the Purchaser herein together with all requisite title deeds.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land bearing ;

Item No.1 – Part of Plot No.24 of an extent of 12255 sq.ft.,

Item No.2 - Part of Plot No.25 of an extent of 6907 sq.ft.,

Item No.3 - Part of Plot No.34 of an extent of 10972 sq.ft.,

all comprised in new Survey Nos.125/21A1 and 125/21B under patta No.2924, altogether agreed to convey total extent of **12.556 Grounds (equivalent to 30134 sq.ft.,)** as referred above all situated at Noombal Village, Poonamallee Taluk, Thiruvallur District, bounded on the:

North by	Part of Plot No.34 and 24
South by	Part of Plot No.34 and 25
West by	50 feet Road
East by	30 feet Road

For MAANSAROVAR FOUNDATION

PARTNER

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and situated within the Registration District of South Chennai and Sub Registration District of Kundrathur.

Market value of the schedule property – Rs.4,46,00,000/-

IN WITNESS WHEREOF the above named VENDOR and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and year first above written.

For MAANSAROVAR FOUNDATION

PARTNER

PURCHASER

(M.RAJ KUMAR JAIN)
(for Self and Power Agent of Vendors 1 to 5)

WITNESSES:

1. (NAVIN SEKAR)

S.Navin, aged 22 years, (DOB 14/3/98)
(Aadhaar No.4163 6582 1868)
S/o.K.Sekar,
33/7, Rank Paradise,
Mullai Nagar, Suramangalam,
Salem 636 005.

2. (S. LOKESH)

S.Lokesh, aged 36 years,
(Aadhaar No.3611 4325 6644)
S/o.Mr.Selvam,
SE4 PWD Qrtrs, Todhunter Nagar,
Saidapet, Chennai 600 015.

Drafted by :

S. AMBALAVANAN
M.A., B.L., P.G. Dip. in IR & PM
ADVOCATE
Old No: 5/1, New No: 9/1, Ballah Avenue,
Luz, Mylapore, Chennai - 600 004.
Roll No 779/1980
Cell No 9841035799

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Kundrathur

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் **வட்டம் : புந்தமல்லி**

வருவாய் கிராமம் : நூம்பல் **பட்டா எண் : 2924**

உரிமையாளர்கள் பெயர்

1.	பார்ட்னர்ஸ்	...	தி.எ். மான்சரோவர் பவுண்டேசன்	-
2.	மகாவீர்சந்த் ஜெயின்	மகன்	பங்கஜ்குமார் ஜெயின்	-
3.	ராஜ்குமார்	மனைவி	சர்மிளா	-
4.	நரேஷ்சந்த் ஜெயின்	மனைவி	இந்திரா	-
5.	மகாவீர் சந்த் ஜெயின்	மகன்	பதம் கன்காரியா	-

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	
125	21A1	0 - 80.74	5.30	--	--	--	--	2016/0105 /01/008628--2016 /01/10/000031SD -- 30-03-2016
125	21B	0 - 10.00	0.70	--	--	--	--	2020/0103 /01/195842--4134/1419 -- 20-11-2020
		0 - 90.74	6.00					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/072/02924/30297** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 23-11-2020 அன்று 09:47:34 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For MAANSAROVAR FOUNDATION

PARTNER

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Sub Registrar
Kundrathur

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 1111/50883/01072

Download Date: 08/12/2020

To
ராஜ்குமார் ஜெயின் ம
Rajkumar Jain M
S/O: Mahaveer Chand Jain
24 A
VANNIER STREET
Porur
Porur
Tiruvallur Tamil Nadu - 600116
8144044100

Issue Date: 14/12/2014

Signature Not Verified

Digitally signed by the UNIQUE IDENTIFICATION AUTHORITY OF INDIA

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3864 4305 2107

VID : 9105 7366 8638 3171

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

Download Date: 08/12/2020



ராஜ்குமார் ஜெயின் ம
Rajkumar Jain M
பிறந்த நாள்/DOB: 09/09/1975
ஆண்/ MALE

Issue Date: 14/12/2014

3864 4305 2107

VID : 9105 7366 8638 3171

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

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

INFORMATION

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

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

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இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:
த/பெ: மஹாவீர் சந்த் ஜெயின், 24 ஏ, வன்னியர் தெரு, போரூர், திருவள்ளூர், தமிழ் நாடு - 600116

Address:
S/O: Mahaveer Chand Jain, 24 A, VANNIER STREET, Porur, Tiruvallur, Tamil Nadu - 600116

3864 4305 2107

VID : 9105 7366 8638 3171

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

Document No. 4341 of 2021 of Book I

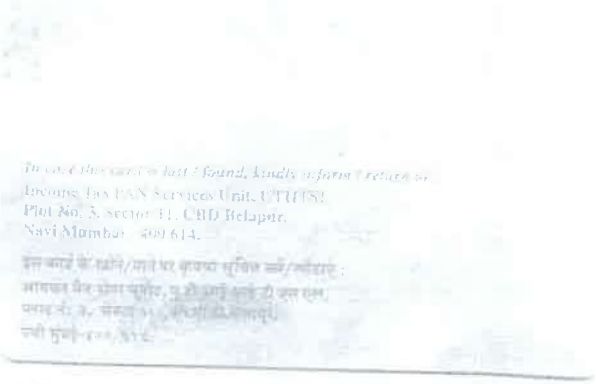
Contains 23 Sheets 15 Sheet.

Sub Registrar
Kundrathur

SARAVANA SAROVAR FOUNDATION

PARTNER


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MAHAVEERCHAND RAJKUMAR JAIN
MAHAVEERCHAND JAIN
09/09/1975
Permanent Account Number
ABJPR6692K
Signature


If this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

For MAANSAROVAR FOUNDATION

PARTNER

Document No. 4341 of 2021 of Book I
Contains 23 Sheets 16 Sheet.

Sub Registrar
Kundrathur


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MAANSAROVAR FOUNDATION
18/11/2005
Permanent Account Number
AAMFM5750D
For MAANSAROVAR FOUNDATION
PARTNER
Sub Registrar
Kundrathur

இந்திய அரசாங்கம்
Government of India

சண்முகவேல் தனுஷ்கோடி
Shanmugavel Dhanushkodi
தந்தை : A தனுஷ்கோடி
Father : A DHANUSHKODI
பிறந்த நாள் / DOB : 03/02/1960
ஆண்பால் / Male



4873 2287 7537

- சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி:
த/பெ: தனுஷ்கோடி, க எண் 33/1,
ரேங்க் பேரடைஸ், முல்லை
நகர், சூரமங்கலம், சேலம்,
சூரமங்கலம், தமிழ் நாடு, 636005

Address:
S/O: Dhanushkodi, D No 33/1
Rank Paradise, Mullai Nagar,
Suramangalam, Salem,
Suramangalam, Tamil Nadu,
636005

4873 2287 7537

1947
1800 300 1947

www.uidai.gov.in

For MAANSAROVAR FOUNDATION

PARTNER

Document No. 4341 of 2021 of Book I
Contains 23 Sheets 18 Sheet.

Sub Registrar
Kundrathur

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

D SHANMUGAVEL

DHANUSKODI

03/02/1960
Permanent Account Number

AIJPS2908Q

Signature

29022008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएः
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग,
लोअर परेल मुंबई--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 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

For MAANSAROVAR FOUNDATION

PARTNER

Document No. 4341 of 2021 of ~~Book I~~
Contains 23 Sheets 19 ~~Sheet~~.

Sub Registrar
Kundrathur

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2007/14490/00441

To
நவின் சேகர்
Navin Sekar
S/O: Sekar
33/7
Rank Paradise
SURAMANGALAM
MULLAI NAGAR
Salem
Suramangalam
Salem Tamil Nadu - 636005
8903644288

Download Date: 16/8/2019

Generation Date: 03/04/2013

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4163 6582 1868

VID : 9121 7428 9365 1897

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



நவின் சேகர்
Navin Sekar
பிறந்த நாள்/DOB: 14/03/1998
ஆண்/ MALE

4163 6582 1868

VID : 9121 7428 9365 1897

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

முகவரி:
S/O: சேகர், 33/7, ரேங்க் பாரடைஸ், முல்லை நகர், சுரமங்கலம், சேலம், சேலம், தமிழ்நாடு - 636005

Address:
S/O: Sekar, 33/7, Rank Paradise, MULLAI NAGAR, SURAMANGALAM, Salem, Salem, Tamil Nadu - 636005

4163 6582 1868

VID : 9121 7428 9365 1897

For MAANSAROVAR FOUNDATION

PARTNER

Document No. 4341 of 2021 of Book I
Contains 23 Sheets 20 Sheet.

Sub Registrar
Kundrathur

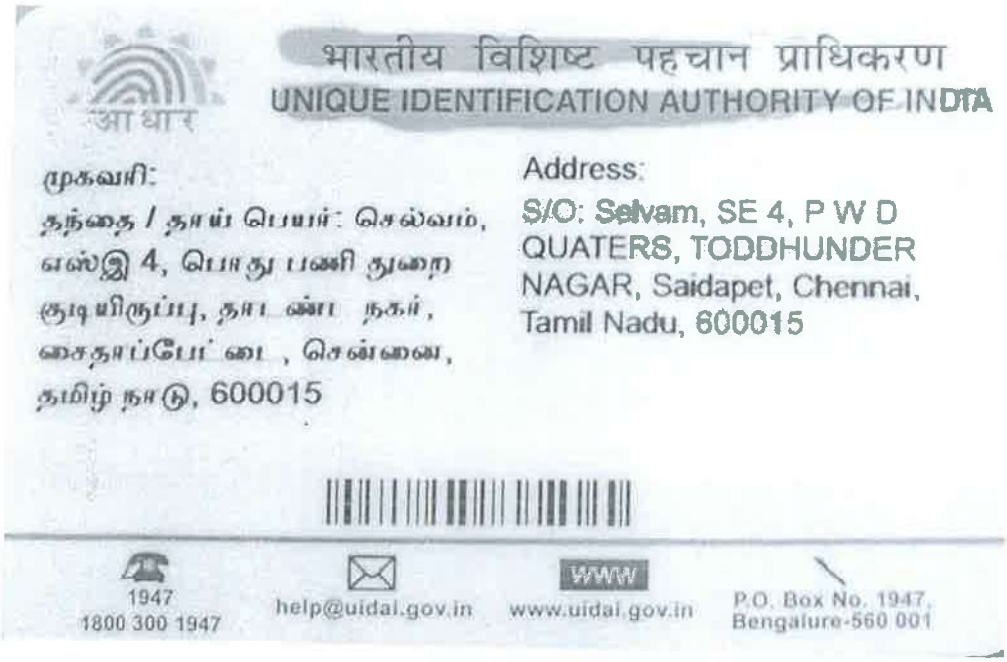


भारत सरकार
GOVERNMENT OF INDIA

லோகேஷ்
Lokesh
பிறந்த நாள் / DOB : 22/07/1984
ஆண் / MALE

3611 4325 6644

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்: செல்வம், வஸ்இ 4, பொது பணி துறை குடியிருப்பு, தாட்வா நகர், சைதாப்பேட்டை, சென்னை, தமிழ் நாடு, 600015

Address:
S/O: Selvam, SE 4, P W D QUATERS, TODDHUNDER NAGAR, Saidapet, Chennai, Tamil Nadu, 600015

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

For MAANSAROVAR FOUNDATION

PARTNER

Document No. 4341 of 2021 of ~~Book I~~
Contains 23 Sheets 21 ~~Sheet~~.

Sub Registrar
Kundrathur

R/Kunrathur/Book-1/4341/2021

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2850 of 2021

I hereby certify that a sum of ₹ 31,17,000/- (Rupees Thirty One Lakh Seventeen Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சண்முகவேல் தனுஷ்கோடி residing at 33/1, Rank Paradise, Mullai Nagar, Suramangalam, Salem, Tamil Nadu, India, 636005.

Sub Registrar: Kunrathur
Date: 27/02/2021

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

Presented in the office of the Sub Registrar of Kunrathur and fee of ₹ 17,86,100/- paid at 01:26 PM on the 27/02/2021 by

Left Thumb  	9443138304 Additions as per recitals of document
Execution admitted by Left Thumb  	81440-44100 Additions as per recitals of document
Execution admitted by Left Thumb  	Additions as per recitals of document

Document No. 4341 of 2021 of Book I
Contains 23 Sheets 22 Sheet.

1 / 2

R/Kunrathur/Book-1/4341/2021

Claim admitted by

Left Thumb





Additions as per recitals of document

Identified By

1.

2.

Mr. NAVIN SEKAR Son of SEKAR 33/7, Rank Paradise, Mullai Nagar, Suramangalam, Salem, Tamil Nadu, India, 636005.

Mr. LOKESH Son of SELVAM SE4, P W D Quaters, Toddhunder Nagar, Saidapet, Chennai, Tamil Nadu, India, 600015.

27th day of February 2021

NAVEEN N
Sub Registrar
Kunrathur

Registered as Number **R/Kunrathur/Book-1/4341/2021**.

Date: 27/02/2021
Kunrathur

NAVEEN N
Sub Registrar

Document No. 4341 of 2021 of Book I
Contains 23 Sheets 23 Sheet.

Sub Registrar
Kundrathur

4264/2021 "OHM" TP/100541899/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ் நாடு तमिलनाडु TAMILNADU

CD 463091

25 FEB 2021

MAANSAROVAR FOUNDATION

N.S. VISWANATHAN
STAMP VENDOR
L. No. 12/44/98, 25-30-97,
514A, Arcot Road, Porur,
Chennai-116. Cell: 94443 00808

25/02/2021

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE 1) Mr.M.PADAM KANKARIA (AADHAAR CARD NO.4984 9615 1998) son of Mr.S.Mahaveer Chand Jain, aged about 48 years, 2) Mr.M.NARESH KANKARIYA (AADHAAR CARD NO.6635 6787 1252) son of Mr.S.Mahaveer Chand Jain, aged about 43 years 3) Mr.M.PANKAJ KUMAR JAIN (AADHAAR CARD NO.4989 0977 1642) son of Mr.S.Mahaveer Chand Jain, aged about 38 years, 4) Mrs.R.SHARMILA (AADHAAR CARD NO.5394 7073 3666) wife of Mr.M.Rajkumar Jain, aged about 44 years and 5) Mrs.N.INDIRA (AADHAAR CARD NO.9092 21840106) wife of Mr.Naresh Chand Jain,

M. Padam Kankaria

M. Naresh Kankariya

Document No. 4264 of 2021 of Book I
Contains 24 Sheets / Sheet.

Sub Registrar
Kundrathur

R. Sharmila

N. Indira



தமிழ்நாடு TAMILNADU

2678
29.8.06

M. Padam Kankaria.
CH. 79.

028444

K. PARTHASARATHY
STAMP VENDOR
LICENCE NO. 10/65/05
CHENNAI-600 067

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai, this the 18th day of Sept '2006 by MR. V. SRINIVASAN, S/o Mr.A.S. Venkatraman, aged about 58 years permanentlay residing at United States of America, represented by Power Agent Mr. V. Srivatsan, S/o Mr.A.S. Venkatraman, aged about 52 years, now residing at No.26 Venus Colony II Street, Alwarpet, Chennai 600 018 hereinafter called the "VENDOR" of the one part which context shall mean and include his respective legal heirs, legal representatives, assignees, successors, nominees and administrators, and assigns of the ONE PART;

M. Padam Kankaria

Vlatsa

DOCUMENT NO/YEAR 10462/06
Page No: 1
21

10462/2006

scan

Presented in the office of the Sub Registrar of Kundrathur and Fee of Rs. 38910/- Paid between the hours of 2 and 3 on the 18th September 2006 by

S. No. 5601 of 2006
ENDORSEMENT UNDER SECTION 41 OF ACT II OF 1899

I hereby certify that proper / Deficit stamp duty of Rs. 294.984 Two lakhs Ninety four Thousand nine Hundred eighty four has been levied in respect of this instrument from M. Padam Kankaria residing at Chennai

Sub-Registrar's Office
Kundrathur
Date: 18.9.06

LEFT THUMB





M. Padamchand S/o Maheerchand 10462 2006
No. 46, Ellappa St, Book 1

SUB-REGISTRAR
KUNDRATHUR

Execution Admitted by Left Thumb





Venkatesan S/o Late A.S Venkatarama
26, Venus colony, D Street, Ayanavaram, Chennai-18
Power Agent of Srinivasan

SUB-REGISTRAR
KUNDRATHUR

Identity Proved by Election Card
No. RJJ2417356

Claim Admitted by Left Thumb





M. Padamchand S/o Maheerchand
46, Ellappa St, Chennai-79

SUB-REGISTRAR
KUNDRATHUR

Identity Proved by Driving Licence (Tamilnadu)
No. F/TN/010/013078/2003

DOCUMENT NO/YEAR 10462/06
Page No: 2
Total Pages: 21

(13) (34)-9



तमिलनाडु TAMILNADU

2686
29.8.2006

M. Pankaj Kumar Jain
CH.

028446

K. PARTHASARATHY
STAMP VENDOR
LICENCE
CHENNAI-600 067

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai, this the 18th day of Sep 2006 by MR. V. SRIKRISHNAN, S/o Mr. A. S. Venkatraman, aged about 56 years permanently residing at United States of America, represented by Power Agent Mr. V. Srivatsan, S/o Mr.A.S. Venkatraman, aged about 52 years, residing at No.26 Venus Colony II Street, Alwarpet, Chennai 600 018 hereinafter called the "VENDOR" of the one part which context shall mean and include his respective legal heirs, legal representatives, assignees, successors, nominees and administrators, and assigns of the ONE PART;

Document
1460/06
Page No: 1
Total Pages: 20

Current No 10460 of 2006
Contains 19 Book 1
Sub-Registrar

10460/2006

S. No. 5599 of 2006
ENDORSEMENT UNDER SECTION 41 AND 42 OF ACT II OF 1899

I hereby certify that proper / deficit stamp duty of Rs. 30,048 Rupees Three lakhs one thousand forty eight only has been levied in respect of this instrument from Thiru M. Pankaj Kumar Jain residing at Chennai

Sub-Registrar's Office Kundrathur
Date: 18.9.06
Registrar under Sec 41 of the Stamp Act

Presented in the office of the Sub Registrar of Kundrathur and Fee of Rs. 39,610/- Paid between the hours of 2 and 3 on the 18th September 2006 by

DOCUMENT NO/ YEAR 10460/06
Page No: 2
Total Pages: 20

LEFT THUMB



SUB-REGISTRAR KUNDRATHUR

S/o Mahaveer Chand Jain
No-404, Kanthappan street,
Sowcarpet Ch-79

Execution Admitted by Left Thumb



SUB-REGISTRAR KUNDRATHUR

Relation S/o Late A.S. Venkataramana
26, Venu colony, II Street, Alwarpet, Chennai-18
Power Agent of V. Srikrishnan.

Identity Proved by Election Card
No. CJJ2117356

Claim Admitted by Left Thumb



SUB-REGISTRAR KUNDRATHUR

S/o Mahaveer Chand
No-4G, Kanthappan St., Sowcarpet Ch-79

Identity Proved by Indian Driving licence (Tamilnadu)
No. E/TN/10/000658/2001

IDENTIFIED BY

M. Rajkumar S/o Mahaveer Chand 204 Kurumana Road Che-116
G. Sanni S/o Govindaswamy 2/90 Vannagaram Che-95

18th day of September 2006

REGISTERED AS NO: 10460 OF 2006
OF BOOK 1
DATE: 18.9.06

SUB-REGISTRAR KUNDRATHUR

Note: No of copies Registered ONE

Sub Registrar

Sub Registrar

(24)



तमिलनाडु TAMILNADU

N. Indra
CH.

028461

2694
29.8.2006

K. PARTHASARATHY
STAMP VENDOR
LICENCE NO. 01651/85
CHENNAI-600 067

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai, this the 18th day of Sep-2006 by MR. V. SRIRAMAN, S/o Mr.A.S. Venkatraman, aged about 65 years and residing at United States of America at 37537 Newburgh Park Circle, Livonia, MI-48152, USA, represented by Power Agent Mr. V. Srivatsan, s/o Mr.A.S. Venkatraman, aged about 52 years, residing at No.26 Venus Colony II Street, Alwarpet, Chennai 600 018 hereinafter called the "VENDOR" of the one part which context shall mean and include his respective legal heirs, legal representatives, assignees, successors, nominees and administrators, and assigns of the ONE PART;

N. Indra

Srivatsan

DOCUMENT NO/YEAR 1046/06
Pages No: 1
Total pages: 21

(0461/2006)

S. No. 1600 of 2006
ENDORSEMENT ... SECTION 41 AND 42

I hereby certify that proper deficit stamp duty of Rs. 29498/- (Rupees Two thousand Nine hundred eighty four only) has been levied in respect of this instrument from Thiru N. Indra residing at Chennai

Sub-Registrar's Office
Kunrathur
Date: 18.9.06

Registrar under sec 41 of the Stamp Act.

Presented in the office of the Sub Registrar of Kundrathur and Fee of Rs. 38910/- Paid between the hours of 2 and 3 on the 18th September 2006 by

LEFT THUMB





N. Indra
c/o Naresh Chand.
No. 46, Erullappa Sto. Chennai-79

SUB-REGISTRAR
KUNDRATHUR

Execution Admitted by Left Thumb



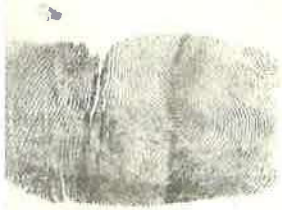


Vilatsa s/o Late A.S. Venkatar
26, Venu colony 2nd St, Thanjavur Chennai-18
Power Agent of Y. Sriraman

Indenty Proved by Election card
No. CJJ2117356

SUB-REGISTRAR
KUNDRATHUR

Claim Admitted by Left Thumb





N. Indra c/o Naresh chand
No. 46, Erullappa Sto, Sowcarpet Ch. 79

SUB-REGISTRAR
KUNDRATHUR

Indenty Proved by ELECTION Commison of India
No. AZZ0172882 (TamilNadu)

DOCUMENT NO/YEAR 10461/06
Page No: 2
Total Pages: 21



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

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

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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