Form-5

Certificate by Architect/Licensed Surveyor
(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project: **"THE CROWN"** S.F.No.**90/4A, 90/4B and 90/5B2** in Alagusamudram Panchayat and Village, Tharamangalam Panchayat Union, Omalur Taluk, Salem District, Tamilnadu.

Date: 07.02.2026

Promoter Name : Mr.B.Arjun Sri (Power Agent), Partner of M/s.GLOBAL VENUS ESTATES LLP and Mr.Nikhil Kumar Bantia(Land owner), Director of M/s.Superb Land Space Project Private Limited.

Promoter Address : Door No.176, Green Lands, Raja Rajan Nagar, Alagapuram, Salem –636 016.

Subject: Certificate for **"THE CROWN"**

Sir,

I, **A.P.CHIDAMBARASAN** having **License No.10/2022-2023, RE-GR-II** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"THE CROWN"** situated on the plot bearing survey no **S.F.No. 90/4A, 90/4B and 90/5B2** demarcated by **11°40'03.8"N Latitude 78°01'44.1"E Longitude** Alagusamudram Panchayat and Village, Tharamangalam Panchayat Union, Omalur Taluk, Salem District, Tamilnadu measuring **4050.00 Sq.m** developed by Mr.B.Arjun Sri (Power Agent), Partner of M/s.GLOBAL VENUS ESTATES LLP and Mr.Nikhil Kumar Bantia(Land owner), Director of M/s.Superb Land Space Project Private Limited.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP vide No. PLANNING PERMISSION NO: 155/2025 and**

SWP/DTCP/SALEM/LAYOUT NO: 407/2025 Dated **01.12.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Enclosed: Photographs of all sides of site

Er.A.P.CHIDAMBARASAN, B.E.,PGDQSV.,
Registered Engineer Grade-II
Reg. No: 10/2022-2023/RE-GR-II
No:7/135, Housing Board,
Thalavaipatty, SALEM-636 302.

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

6,Sannathi St,Subramanya Nagar,Suramangalam,

Salem-636 005.

Phone: 0427-2448625.

Email: ddslmregion@gmail.com

Website: WWW.tn.gov.in/tcp

SALEM DTCP

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.***A.P.CHIDAMBARASAN*** has enrolled as **Registered Engineer *Grade-II* (RE)** with Salem District Town and Country Planning who has the qualification of ***B.E.CIVIL ENGG,*** and experience in the relevant field for ***06*** years.

He has been given the Registration No ***10/2022-2023, RE-GR-II*** on ***27.03.2023***. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(MS) No. 18, MAWS (MA1) Dept., Dated:04.02.2019.

This Registration is valid upto ***26.03.2028.***



27.3.23

ASSISTANT DIRECTOR,
SALEM DISTRICT TOWN AND COUNTRY PLANNING,
SALEM.

27.3.23.

Sl No	Survey Number as per approved plan	Sale Deed				Patta			GPA document				
		Doc No & date	Owner	Survey No.	Extent (Sq.m)	Owner	Survey Number	Extent Sq.m	Doc No & date	Executed by	Infavour of	S.No.	Extent (sq.m)
1	90/4A	7140 & 10.09.2025	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	90/4A	62.73	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	90/4A	50	7149 & 10.09.2025	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	M/s.GLOBAL VENUS ESTATES LLP	90/4A	62.73
2	90/4B	7143 & 10.09.2025	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	90/4B	3660.46	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	90/4B	3650	7149 & 10.09.2025	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	M/s.GLOBAL VENUS ESTATES LLP	90/4B	3660.46
3	90/5B2	7140 & 10.09.2025	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	90/5B	350	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	90/5B2	350	7149 & 10.09.2025	M/s.SUPERB LAND SPACE PROJECT PRIVATE LIMITED	M/s.GLOBAL VENUS ESTATES LLP	90/5B	350
				TOTAL	4073.19		TOTAL	4050				TOTAL	4073.19

மேற்கண்ட சொத்து விபரப்படி எங்களது இடம் அமைகிறது. மேற்படி எங்களுக்கு சொந்தமானதாகும் என இதன் மூலம் உறுதி கூறுகிறோம்.

மேற்கண்ட ஆவணங்களின்படி 4073.19 ச.மீ உள்ளது. பட்டாபடி 4050 ச.மீ பரப்புக்கு நகர் ஊரமைப்பு துறையில் அனுமதி பெறப்பட்டது. எனவே இந்த மனைப்பிரிவிற்கு RERA அனுமதி வழங்குமாறு மிகத் தாழ்மையுடன் கேட்டுக்கொள்கிறோம்.

For SUPERB LAND SPACE PROJECT PRIVATE LIMITED

DIRECTOR

For GLOBAL VENUS ESTATES LLP

Partner

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: **ACL-6231**

The Permanent Account Number (PAN) of the LLP is **ABCFG3799F***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **CHEG22226B***

It is hereby certified that GLOBAL VENUS ESTATES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this TWENTY SEVENTH day of JANUARY TWO THOUSAND TWENTY FIVE

Document certified by DS MINISTRY OF CORPORATE AFFAIRS , CRC MANESAR 1 <ROC.CRC@MCA.GOV.IN>.

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS , CRC MANESAR 1
Date: 2025.01.27 16:51:36 IST

BINNY OBEROI
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:
GLOBAL VENUS ESTATES LLP

9/1, 2ND FLOOR, GANESH TOWERS, SKS HOSPITAL ROAD, KALIAPILLAI THOPPU, FAIRLANDS, SALEM, Alagapuram, ALAGAPURAM, Salem, Salem- 636004, Tamil Nadu, India

*as issued by Income tax Department

SUPERB LAND SPACE PROJECT PRIVATE LIMITED

CIN: U68100TN2024PTC171197

EXTRACTS OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/s. SUPERB LAND SPACE PROJECT PRIVATE LIMITED HELD ON MONDAY, THE 01st DAY OF SEPTEMBER 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SHAKTI TOWERS – I, 766, ANNA SALAI CHENNAI - 600 002.

RESOLVED THAT Mr. Nikhil Kumar Banita R (DIN: 10645950), Director of the Company be and is hereby authorised:

a) to approve, negotiate, finalise the terms of any agreement, deed or instrument in relation to the Properties owned by the Company, to be Purchased by the Company, and any other related documents thereto;

b) to sign, execute and deliver, on behalf of the Company, any agreement, deed or instrument, and any other documents or deeds contemplated thereunder, and any renewals or amendments thereto instrument in relation to the Properties owned by the Company / to be Purchased by the Company;

c) to do all such other acts, matters, deeds and things necessary or desirable in connection with or incidental to giving effect to the resolutions contained herein including without limitation, executing and delivering any powers of attorney required to be executed and delivered, and making the necessary filings with and appearing before, the Ministry of Corporate Affairs, the jurisdictional registrar of companies, and/or any other relevant government authority.

FURTHER RESOLVED THAT the copies of the foregoing resolutions certified to be true copies by the Directors of the Company be furnished to such persons as may be deemed necessary.

//CERTIFIED TO BE TRUE//

For SUPERB LAND SPACE PROJECT PRIVATE LIMITED

AKSHAY KUMAR BANTIA
Director
DIN: 10675124

Superb Land Space Project Private Limited Chennai 600 002

आयकर विभाग INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

ABCFG3799F

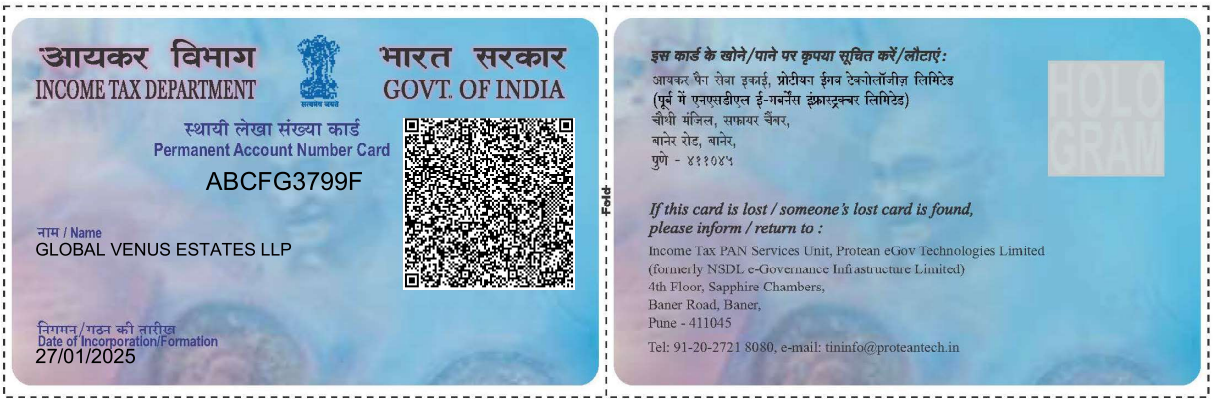
नाम / Name	GLOBAL VENUS ESTATES LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	27/01/2025

Signature valid

Digitally signed by Income Tax Dept
Date: 2025.01.27 04:06:09 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है ।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

आयकर विभाग

INCOME TAX DEPARTMENT

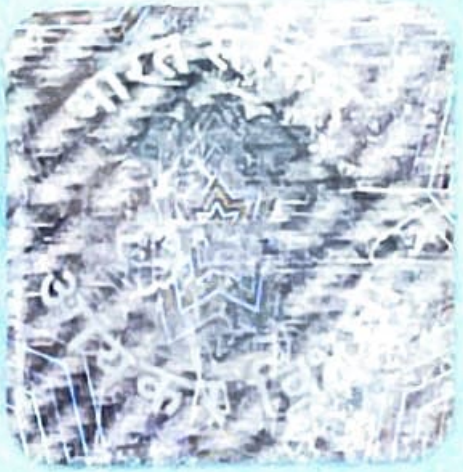
सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

ARJUNSRI BASKAR

BASKAR CHINNAPPAN



29/01/1993

Permanent Account Number

BHEPB3739H

B. Arjun

Signature



18112011

Acknowledgement Number:667944530160925 **Date of filing : 16-Sep-2025**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2025-26

PAN	ABCFG3799F		
Name	GLOBAL VENUS ESTATES LLP		
Address	9/1, 2ND FLOOR, GANESH TOWERS, SKS HOSPITAL ROAD, KALIAPILLAI THOPPU, FAIRLANDS, Salem, SALEM , Salem , 29-Tamil Nadu, 91-INDIA, 636004		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	667944530160925

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	0
	(+) Tax Payable /(-) Refundable (6-7)	8	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

Income Tax Return electronically transmitted on 16-Sep-2025 19:34:06 from IP address 223.185.25.218 and verified by SIVAPERUMAL PREMKUMAR having PAN BSHPP8285N on 16-Sep-2025 using paper ITR-Verification Form /Electronic Verification Code EBM1MWNL2I generated through Aadhaar OTP mode

System Generated Barcode/QR Code

ABCFG3799F05667944530160925b5e57e9e11daa7f766be04204c00abbb4cf52e0b

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

A.Y. 2025-2026

Name	: GLOBAL VENUS ESTATES LLP	**Previous Year**	: 2024-2025
	:	**PAN**	: ABCFG 3799 F
Address	: 9/1, 2ND FLOOR GANESH TOWERS SKS HOSPITAL ROAD, KALIAPILLAI THOPPU, FAIRLANDS Salem, SALEM - 636 004	**Date of Formation**	: 27-Jan-2025
		Status	: LLP

Statement of Income

	Sch.No	Rs.	Rs.	Rs.
n **Profits and gains of Business or Profession**				
Business-1: GLOBAL VENUS ESTATES LLP				
Net Profit Before Tax as per P & L a/c			1	
Income chargeable under the head "Business and Profession"				1
n **Total Income**				1
Total income rounded off u/s 288A				0
Tax on total income				0

Bank A/cs

Bank Accounts in India

Bank Name and Account No.	IFS Code	Type of Account	For refund?
AXIS BANK - 924020059199109	UTIB0001742	Current	Yes

For GLOBAL VENUS ESTATES LLP

Date : 16-Sep-2025
Place : SALEM

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

ABNCS7209Q

नाम / Name	SUPERB LAND SPACE PROJECT PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	20/06/2024

Signature Not Verified

Digitally signed by Income Tax Deptt.
Date: 2024.06.20 12:17:59 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है ।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABNCS7209Q

नाम / Name
SUPERB LAND SPACE PROJECT PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
20/06/2024

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, प्रोटीयन ईगव टेक्नोलॉजीज़ लिमिटेड
(पूर्व में एनएसडीएल ई-गवर्नेंस इंफ्रास्ट्रक्चर लिमिटेड)
चौथी मंजिल, सफायर चैंबर,
बानेर रोड, बानेर,
पुणे - ४११०४५

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

Income Tax PAN Services Unit, Protean eGov Technologies Limited
(formerly NSDL e-Governance Infrastructure Limited)
4th Floor, Sapphire Chambers,
Baner Road, Baner,
Pune - 411045

Tel: 91-20-2721 8080, e-mail: tininfo@proteantech.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

Acknowledgement Number:838302721101225 **Date of filing : 10-Dec-2025**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2025-26

PAN	ABNCS7209Q		
Name	SUPERB LAND SPACE PROJECT PRIVATE LIMITED		
Address	46 , Bakers Street, Choolai High Road, Vyasarpadi, Chennai , Chennai , 29-Tamil Nadu, 91-INDIA, 600007		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	838302721101225

Taxable Income and Tax Details	Current Year business loss, if any	1	44,53,564
	Total Income	1A	0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	0
	(+) Tax Payable /(-) Refundable (6-7)	8	0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

This return has been digitally signed by AKSHAY KUMAR BANTIA in the capacity of Director having PAN AEQPB7942G from IP address 49.37.213.31 on 10-Dec-2025 21:08:41 at CHENNAI (Place) DSC Sl.No & Issuer 9123443 & 378994532092CN=XtraTrust Sub CA 2022,OU=Certifying Authority,O=XtraTrust DigiSign Private Limited,C=IN

System Generated Barcode/QR Code

ABNCS7209Q06838302721101225cc5837623ce5165b1f230462c1cdf475bca15423

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
R NIKHIL KUMAR BANTIA
RAJESH KUMAR BANTIA
21/11/1996
Permanent Account Number
AHYPB6226C
Signature

