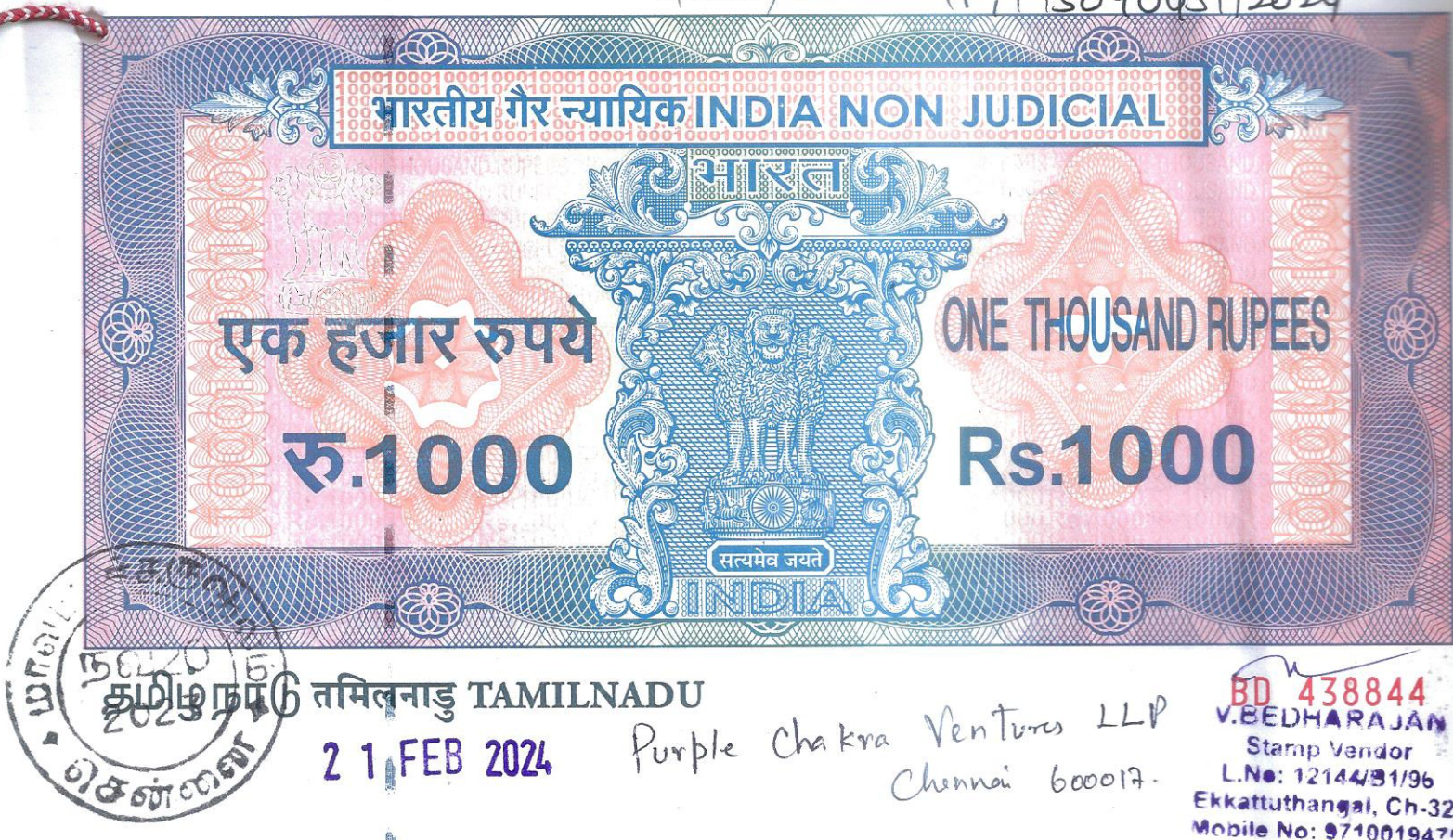


4030/2024 TP/17509045/2024



GENERAL POWER OF ATTORNEY WITH CONSIDERATION

This Deed of General Power of Attorney executed on this .23th day of February 2024 by .

M/s. Pragnya South City Projects Pvt Limited (Previously known as L & T South City Projects Private Limited, earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.,) (CIN No.U70101TN2006PTCO58866), having its registered Office at Eden Park Township, M.R. Radha Main Road, Behind SIPCOT It Park, Siruseri, Pudupakkam, Chennai - 603103, represented by its Vice President-Finance and Accounts, Mr. Govindaraghavan K (Aadhaar No.5363 3491 9188, PAN No.ABDPG9171E), son of Mr. Ramasawamy Krishnamoorthi, aged about 56 years, hereinafter referred to as the PRINCIPAL.

For PURPLE CHAKRA VENTURES LLP

[Signature]

Partnership No. 4030 of 2024 of Book
Contains 23 Sheets 1 Sheet

Registering Officer

For Pragnya South City Projects Pvt. Ltd.

[Signature]

Authorised Signatory



TO AND IN FAVOUR OF

M/s. Purple Chakra Ventures LLP, (PAN No.ABEFP9336M), having its registered Office at No.56, G.N. Chetty Road, T.Nagar, Chennai – 600017, represented by its Partner, Mr.L.Dharmichand Singhvi (Aadhar No.7542 4264 7557) S/o. Mr. Lalchand, aged about 66 years, hereinafter referred to as the AGENT.

WHEREAS:

- a. The property being the land of an extent of 32 cents comprised in S.No.128/6 together with certain other properties of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited, Earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.), the PRINCIPAL herein, they having purchased the same from Mr. S.K. Padmanabhan and Mr. S. Prabhakaran, in terms of Sale Deed dated 16.03.2006, registered as Document Number 2407 of 2006 at the Office of the Sub Registrar of Thiruporur.
- b. The property being the land of an extent of 50 cents comprised in S.No.128/8 together with certain other properties of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited, Earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.), the PRINCIPAL herein, they having purchased the same from Mr. S.K. Padmanabhan and Mr. S. Prabhakaran, in terms of Sale Deed dated 16.03.2006, registered as Document Number 2408 of 2006 at the Office of the Sub Registrar of Thiruporur.
- c. Patta bearing No.1438 was also issued in the name of M/s. Dinesh Ranka Property Developers Pvt. Ltd., for an extent of 13 ares (32 cents approx.) in S.No.128/6 and, 20 ares (49.4 cents approx.) in S.No.128/8.
- d. The property being the land of an extent of 12 cents in S.No.128/9 and 22 cents in S.No.130/25 of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited, Earlier known as M/s. Dinesh Ranka Property Developers Pvt. Ltd.), the PRINCIPAL herein, they having purchased the same from Mr. Robert Vijaykumar, represented by his agents Mr. N. Sirajuddeen

For PURPLE CHAKRA VENTURES LLP

[Signature]
Partner



For Pragnya South City Projects Pvt. Ltd.

[Signature]
Authorised Signatory

Registering Office

Document No. 1099 of 2006 of Book 2 Contains 92 Sheets & 2 Sheet

and Mr. Kathiravan, in terms of Sale Deed dated 16.03.2006, registered as Document Number 2418 of 2006 at the Office of the Sub Registrar of Thiruporur.

- e. Patta bearing No.1438 was also issued in the name of M/s. Dinesh Ranka Property Developers Pvt. Ltd., for an extent of 5 ares (12 cents approx.,) in S.No.128/9 and 9 ares (22 cents approx.,) in S.No.130/25.
- f. The property being the land of an extent of 13068 sq.ft., (30 cents) in S.No.128/7 together with another property of Siruseri Village, Vandalur Taluk, Chengalpattu District is owned by M/s. Pragnya South City Projects Pvt. Limited (Previously known as L & T South City Projects Private Limited), the PRINCIPAL herein, they having purchased the same from Mr. Thirumalai Naicker, Mr. T. Dinesh Kumar, Mr. Soundarrajan, Mrs. S. Hemavathi, Mr. M. Sambanthamoorthy, Mr. M. Raghupathi, Mrs. Poonguzhali, Mrs. Anjalam, Mrs. Veerammal, Mrs. Kuttiammal, Mrs. Devaki, represented by their agent M/s. A.V.R. Properties Developer Pvt. Ltd., and M/s. Surendra Plastics Pvt. Ltd., (as Confirming Party), in terms of Sale Deed dated 18.10.2007, registered as Document Number 9851 of 2007 at the Office of the Sub Registrar of Thiruporur.
- g. Patta bearing No.962 was also issued in the name of M/s. L & T South City Projects Ltd., for an extent of 12 ares (30 cents approx.,) in S.No.128/7.
- h. The PRINCIPAL due to their personal commitments is unable to attend to the day to day affairs for sale / mortgage / lease / development of the property morefully described in Schedule hereunder and for reasons of convenience it is necessary that they should appoint an Attorney and confer upon them the powers to do all acts, matters, deeds and things hereinafter stated connected with the property morefully described in Schedule hereunder for and on their behalf.

NOW THIS DEED OF POWER OF ATTORNEY WITNESSES THAT:

The PRINCIPAL do hereby nominate, constitute, appoint, empower and authorize M/s. Purple Chakra Venture LLP, to be their true and lawful AGENT to do, exercise, execute and perform all or any of the following acts, deeds, matters and things in respect of the property morefully described in Schedule hereunder.

For PURPLE CHAKRA VENTURES LLP


Partner



For Pragnya South City Projects Pvt. Ltd.



Authorised Signatory

Document No. 9851 of 2007
Contains 29 Sheets, 3 Sheet
Registering Office

1. To hold, defend, manage and maintain the property morefully described in Schedule hereunder.
2. To identify and locate persons for purchase of the property morefully described in Schedule hereunder in whole or in parts and to deal with, fix, settle and to receive the consideration on behalf of the PRINCIPAL and to obtain any clearance or certificate from any authority for the proposed transfer/s.
3. To sell and dispose off the property morefully described in Schedule hereunder to the interested purchaser or their nominee/s as a whole or in parts.
4. To receive advance amounts, sale consideration from the interested purchaser with respect to the property morefully described in the Schedule hereunder.
5. To sign, execute, modify, cancel, alter, draw, approve the Sale Agreements, Sale Deeds, Mortgage Deeds, Rectification Deeds, Ratification Deeds, Gift Deeds, Memorandum of Deposit of Title Deeds, Joint Development Agreement or any other deeds and to present the same for registration and admit registration before the concerned Registering Authorities in respect of the property morefully described in Schedule hereunder.
6. To apply/close any loan from any Banks whether nationalised or scheduled Banks or Foreign National Banks or Private Banks, Non-Banking Financial Institutions or any other Financial Institution(s). and to pay any processing fee and to sign the loan application, to accept the loan offer letter, to change or alter or modify the loan amounts, interest rates, repayment periods and other terms and conditions relating to the loan at any time or from time to time. Further the Agent is also authorised to execute any loan agreements, promissory notes, letters or undertakings, declarations or such other documents as may be required by the banks or any other financial institutions. Further, the AGENT is authorized to create registered mortgage or equitable mortgage by depositing the Title Deeds of the property, which are handed over today, morefully described in Schedule hereunder with any Banks whether nationalised or scheduled Banks or Foreign National Banks or Private Banks or any other Financial Institution(s).

For PURPLE CHAKRA VENTURES LLP

[Signature]
Partner



For Pragnya South City Projects Pvt. Ltd.

[Signature]
Authorised Signatory

Document No. 4000 of 1998 of Book
 Contains 29 Sheets & 1 Sheet
 Registering Office

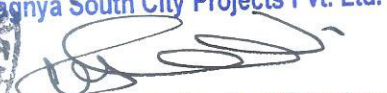
7. To enter into lease, licence or tenancy agreement or any other document regarding the property morefully described in the Schedule hereunder and enforce any covenant in such document/s. To sign and give notice to any occupier of the property morefully described in the Schedule hereunder to quit or to repair or to abate any nuisance or to remedy any breach of covenant or for any other purpose whatsoever.
8. To get prepared plans for Layout over the property morefully described in the Schedule hereunder and to have the same sanctioned, modified and/or altered by DTCP / CMDA, Corporation of Chennai, Tamil Nadu Housing Board, Municipalities or any other Competent Authorities and to make necessary applications, give undertakings, pay fees/charges/levies, obtain sanctions & permits and such other orders and permissions as may be required.
9. To apply for renewal of sanction/s, approval/s or permit/s issued for developing the Layout on the property morefully described in the Schedule hereunder.
10. To apply for and obtain such certificates and permissions and clearances including certificates and/or permission under any law relating to land and/or buildings both urban or rural.
11. To apply to the Authorities such as TNEB, CMWSSB etc., to obtain permissions for electricity, water, drainage and other connections and/or to make alterations and/or close down and/or have disconnected the same over the property morefully described in the Schedule hereunder.
12. To place name boards over the property more fully described in the Schedule hereunder displaying the name of the Promoter/ developer and to advertise in newspapers, dailies, journals or any other form of media, as the AGENT may deem fit, giving complete information regarding the proposed layout for the purpose of soliciting/marketing.
13. To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with the property more fully described in Schedule hereunder before any authority as may be required under any law or laws now prevailing

For PURPLE CHAKRA VENTURES LLP


Partner



For Agnya South City Projects Pvt. Ltd.


Authorised Signatory

Document No. 4030 of 2024 of Book
Contains 22 Sheets 5 Sheet

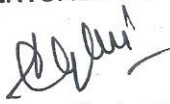
Registering Officer

or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds, matters and things required thereunder.

14. To appoint and authorise an Agent by executing a Specific Power of Attorney or otherwise, for the purpose of delegating the powers conferred herein
15. To appear and act on behalf of the PRINCIPAL, before all Courts, Tribunals and Authorities, Civil, Revenue or Criminal, Original or Appellate and to sign any Plaints, Written Statements, Applications, Affidavits, Petitions, Claims, Objections or any other Petitions/Applications/Appeals to protect rights, and interest of the PRINCIPAL.
16. And the PRINCIPAL hereby for themselves, executors, administrators, successors in Office and legal representatives ratifies and confirms and agrees to ratify and confirm all and whatsoever lawful act or acts, deeds, matters and things done or cause to be done by the AGENT by virtue of these presents.
17. The AGENT shall maintain and render proper accounts.
18. The consideration received for the powers hereby granted is Rs.10,00,000/- (Rupees Ten Lakhs Only).

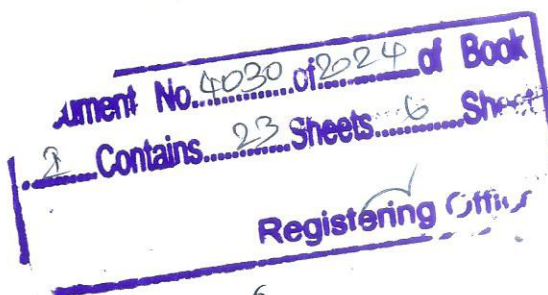
The PRINCIPAL, hereby agreed to ratify and confirm all and whatever other act or acts, deeds or things the said Agent lawfully do, execute or perform or cause to be done, executed or performed in connection with the powers conferred herein and by virtue of this deed.

For PURPLE CHAKRA VENTURES LLP


Partner

For Pragnya South City Projects Pvt. Ltd.


Authorised Signatory



SCHEDULE

All that piece and parcel of property being the Land of an extent of 1 acre 46 cents comprised in S.Nos.128/6, 7, 8, 9 & 130/25 of Siruseri Village, Vandalur Taluk, Chegalpattu District.

Sl. No.	Survey No.	Extent (in cents)
1.	128/6	32
2.	128/8	50
3.	128/9	12
4.	130/25	22
5.	128/7	30
	Total	1 acre 46 cents

situate within the Registration Sub District of Thiruporur and Registration District of Chengalpattu

IN WITNESS WHEREOF the PRINCIPAL, has signed this POWER OF ATTORNEY on the date, month and year hereinabove mentioned.

WITNESSES:

1. *G. Ramesh*

G. Ramesh s/o G George
S.t Thomas Mount Chennai-16

2. *R. Ravi* (M.S. Ramanathan)
NO:144, Blueways wairages
Cpt's main Road, Madambalagam
Chennai -126.

For Pragnya South City Projects Pvt. Ltd.



Authorized Signatory

PRINCIPAL

For PURPLE CHAKRA VENTURES LLP



Partner

POWER AGENT

P. Perin
Drafted by:- Perciba Jose, B.Com. B.L.,
Advocate. Roll No. MS-2006/2016,
Almighty Associates,
'JOSE COMPLEX', No. 48, Nellikuppam Road, Kamarajapuram,
Nandhivaram-Guduvanchery - 603 202.



Document No. 4030 of 2014 of Book
2 Contains 23 Sheets 7 Sheet
7

Registering Officer





தமிழ்நாடு அரசு

வருவாய்த் துறை

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

வட்டம் : வண்டலூர்

பட்டா எண் : 1438

உரிமையாளர்கள் பெயர்

மாவட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : சிறுசேரி

1. - ... DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED

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	
127	1	--	--	0 - 25.00	1.78	--	--	2022/0103/35/283189- -- -- 29-09-2022
127	2	--	--	0 - 24.00	1.69	--	--	2022/0103/35/283189- -- -- 29-09-2022
127	3	--	--	0 - 52.50	3.73	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	1	--	--	0 - 59.00	3.63	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	10	--	--	0 - 12.00	0.68	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	11	--	--	0 - 13.00	0.72	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	14	--	--	0 - 8.00	0.44	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	3	--	--	0 - 27.50	1.53	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	5	--	--	0 - 9.50	0.52	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	6	--	--	0 - 13.00	0.72	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	8	--	--	0 - 20.00	1.13	--	--	2022/0103/35/283189- -- -- 29-09-2022
128	9	--	--	0 - 5.00	0.27	--	--	2022/0103/35/283189- -- -- 29-09-2022
130	25	--	--	0 - 9.00	0.50	--	--	2022/0103/35/283189- -- -- 29-09-2022
139	10	--	--	0 - 23.50	2.03	--	--	2022/0103/35/283189- -- -- 29-09-2022
139	6	--	--	0 - 16.50	1.44	--	--	2022/0103/35/283189- -- -- 29-09-2022
139	7	--	--	0 - 10.50	0.91	--	--	2022/0103/35/283189- -- -- 29-09-2022
139	8	--	--	0 - 25.00	2.17	--	--	2022/0103/35/283189- -- -- 29-09-2022
				3 - 53.00	23.89			

குறிப்பு2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 35/25/038/01438/60836 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 21-02-2024 அன்று 07:05:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து QR/OPRS மூலம் இணைய தளத்தில் சரிபார்க்கவும்

Document No 4030 of 2024 of Book

1.2 Contains 23 Sheets & Sheet

Registering Officer

For PURPLE CHAKRA VENTURES LLP

Partner

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : சிறுசேரி

பட்டா எண் : 962

உரிமையாளர்கள் பெயர்

1. எல்.அண்டு .டி.சௌந்திரபுராஜக்ட்டல் விமிடெட்நிறுவனம்

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	
123	-	--	--	0 - 38.50	2.73	--	--	1424/08--- 11-09-2006
128	7	--	--	0 - 12.00	0.68	--	--	1424/08--- 10-04-2001
132	3	--	--	0 - 26.50	1.89	--	--	1424/08--- 10-04-2001
138	2A	--	--	0 - 13.00	0.92	--	--	1424/08--- 25-07-2002
138	2B1	--	--	0 - 9.50	0.70	--	--	1424/08--2003/424 -- 20-11-2003
138	4A	--	--	0 - 13.00	0.90	--	--	2022/0105/35/358496-2022/35/15/000076SD -- 06-04-2022
138	5A	--	--	0 - 8.00	0.52	--	--	--- 30-10-2014
138	5B	--	--	0 - 7.50	0.57	--	--	1424/08--- 01-12-2004
139	2D1	--	--	0 - 0.50	0.10	--	--	2018/0105/03/108770-2018/03/11/000015SD -- 13-06-2018
151	3	--	--	0 - 21.00	1.82	--	--	1424/08--- 25-07-2002
154	1	--	--	0 - 11.00	0.95	--	--	1424/08--- 10-04-2001
154	2	--	--	0 - 12.00	1.05	--	--	1424/08--- 01-12-2004
159	2	--	--	0 - 5.00	0.30	--	--	--- 26-01-2016
160	2B	--	--	0 - 13.00	1.02	--	--	1424/08--- 10-04-2001
160	3	--	--	0 - 14.50	1.26	--	--	1424/08--- 24-07-2002
160	4A	--	--	0 - 5.00	0.40	--	--	1424/08--243/1417 -- 09-09-2007
160	4B	--	--	0 - 11.00	0.90	--	--	1424/08--243/1417 -- 09-09-2007
160	4C	--	--	0 - 11.00	0.90	--	--	1424/08--243/1417 -- 09-09-2007
162	-	--	--	0 - 12.00	0.86	--	--	1424/08--- 10-04-2001
163	4B	--	--	0 - 14.50	1.15	--	--	1424/08--- 25-07-2002
163	5	--	--	0 - 33.00	2.37	--	--	1424/08--- 25-07-2002
166	4	--	--	0 - 26.50	1.87	--	--	1424/08--- 25-07-2002
166	6	--	--	0 - 25.00	1.78	--	--	1424/08--- 25-07-2002
166	1A	--	--	0 - 16.50	1.87	--	--	1424/08--- 25-07-2002
167	1A	--	--	0 - 12.50	0.90	--	--	1424/08--1152/1416 -- 03-08-2007
167	2	--	--	0 - 24.50	1.72	--	--	1424/08--- 25-07-2002
168	1A	--	--	0 - 14.50	1.05	--	--	1424/08--1152/1416 -- 03-08-2007
168	2	--	--	0 - 26.00	1.84	--	--	1424/08--- 25-07-2002
				4 - 47.00	33.02			

குறிப்பு 2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்பதில் தளத்தில் 35/15/038/00962/140877 என்ற குறிப்பு எண்ணை உள்ளிட்டு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 21-02-2024 அன்று 07:07:02 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்



For PURPLE CHAKRA VENTURES LLP

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory



PRAGNYA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s. PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED (THE "COMPANY") AT THEIR MEETING HELD ON 3RD JANUARY 2024 AT 11:00 A.M.

To sell a land extent of 1.46 acres at Survey No.128/6 (32 cents), Survey No.128/7 (30 cents), Survey no.128/8 (50 cents), Survey No.128/9 (12 cents) and Survey No. 130/25 (22 cents) of Siruseri Village.

"RESOLVED THAT the consent of the Board of Directors be and is hereby given to sell another land extent of 1.46 acres situated at Survey No.128/6 (32 cents), Survey No.128/7 (30 cents), Survey no.128/8 (50 cents); Survey No.128/9 (12 cents) and Survey No. 130/25 (22 cents) of Siruseri Village for an approximate consideration of upto Rs.13 Crores.

"RESOLVED FURTHER THAT the sale consideration of the above lands will be used for launch expenses of Eden Park-Phase 2B and other financial commitments of the Company.

"RESOLVED FURTHER THAT Mr. Francis O Haokip, Director and Mr.Srinivas Rao K, Chief Executive Officer of the Company are severally authorised to deal with the above sale transaction including fixing the buyer, seller, fixing consideration, payment terms, mode of payment and such other terms conditions in relation to the transaction.

"RESOLVED FURTHER THAT the minimum sale price to be fixed should not be below Rs.5,00,000 per cent of land

"RESOLVED FURTHER THAT Mr.Francis O Haokip and Mr. Srinivas Rao K are severally authorised to delegate and authorise Mr. Govindaraghavan K, Vice President-Finance & Accounts of the Company to execute, sign, appear before Sub Registrar and do other formalities for registration of above said property/ies

"RESOLVED FURTHER THAT any Director or a Company Secretary of the Company, be and is hereby severally authorised to sign and forward a true copy of the foregoing resolution to the concerned authorities, as and when necessary."

**//CERTIFIED TO BE TRUE//
FOR PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED**



**Francis O Haokip
Director
(DIN: 07154987)**

**Document No. 4030 of 2024 of Book
Contains 23 Sheets 10 Sheet
Registering Officer**

For Pragnya South City Projects Pvt. Ltd

Pragnya South City Projects Pvt. Ltd. (Formerly L&T South City Projects Pvt. Ltd.)

Eden Park Township, M.R. Radha Main Road, Behind SIPCOT IT Park, Siruseri, Pudupakkam Village,

Chennai - 603 103, Tamil Nadu, INDIA | Tel : +91 44 6660 0666 | www.edenpark.net | CIN No. U70101TN2006PTC058866

Authorised Signator



For Pragnya South City Projects Pvt. Ltd.

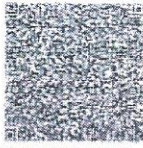
Authorised Signatory

Document No. 4030 of 2024 of Book
1 Contains 22 Sheets 11 Sheet
Registering Officer





இந்திய அரசாங்கம்
Government of India
கோவிந்தராகவன் கி
Govindaraghavan K
பிறந்த நாள் / DOB : 22/02/1967
ஆண்பால் / Male



5363 3491 9188

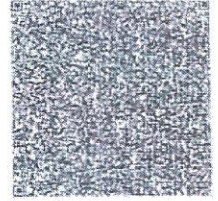
எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

ஆதார்
முகவரி: அபார்ட்மென்ட் ஏ 1025, பேரல்
அபார்ட்மென்ட்ஸ், நம்பர் 1, லாக் வீதி,
ஆட்டோ ஸ்டான்ட், கோட்டுர்புரம்,
கோட்டுர்புரம், கோட்டுர்புரம், சென்னை,
தமிழ் நாடு, 600085

Address: Apartment A 1025, Pearl
Apartments, Number 1, Lock Street, Auto
Stand, Kotturpuram, Kotturpuram,
Kotturpuram, Chennai, Tamil Nadu, 600085



5363 3491 9188



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No. 4030 of 2024 of Book
2 Contains 23 Sheets 12 Sheet
Registering Office



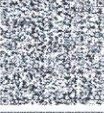
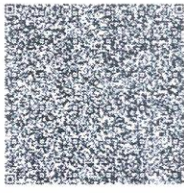
आयकर विभाग INCOME TAX DEPARTMENT	 भारत सरकार GOVT. OF INDIA	इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं: आयकर पैन सेवा इकाई, प्रोटीयन टेक प्रैक्टिस लिमिटेड (पूर्व में एनएसईआई-गवर्नंस इंफ्रास्ट्रक्चर लिमिटेड) चौथी मंजिल, सफ़ायर चेंबर, बानेर रोड, बानेर, पुणे - ४११०४५
स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABEFP9336M		
नाम / Name PURPLE CHAKRA VENTURES LLP		
निगमन/गठन की तारीख Date of Incorporation/Formation 03/02/2024		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 3060, Email: ninfo@proteantech.in

For PURPLE CHAKRA VENTURES LLP


 Partner

Document No. 4030 of 2024 of Book
 2 Contains 23 Sheets 13 Sheet
 Registering Officer



 இந்திய அரசாங்கம் Government of India  தமிழ்சந்திர சிங்கவி எல் Dharmichand Singhvi L பிறந்த நாள்/DOB: 31/12/1957 ஆண்/ MALE  7542 4264 7557 VID: 9186 2403 1764 0616 எனது ஆதார், எனது அடையாளம்	 இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: S/O: லால் சந்த், எண் 6/ஏ, லக்ஷ்மணன் தெரு, திருநகர், தியாகராஜ நகர், சென்னை, தமிழ் நாடு - 600017 Address: S/O: Lal Chand, NO 6/A, LAKSHMANAN STREET, T.NAGAR, Thiagaraya Nagar, Chennai, Tamil Nadu - 600017  7542 4264 7557 VID: 9186 2403 1764 0616 www.uidai.gov.in
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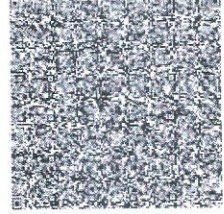
आयकर विभाग INCOME TAX DEPARTMENT  भारत सरकार GOVT. OF INDIA  स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAIPS2071B  नाम / Name L DHARMICHAND SINGHVI पिता का नाम / Father's Name LALCHAND SINGHVI जन्म की तारीख / Date of Birth 31/12/1957  हस्ताक्षर / Signature	इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें: आयकर पैन सेवा इकाई, एन एस डी ईएल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016. If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in
---	---

For PURPLE CHAKRA VENTURES LLP


Partner

Document No. 4030 of 2024 of Book
2 Contains 23 Sheets 14 Sheet
Registering Officer



 இந்திய சர்க்கார் Government of India  மா ச ராஜமானிக்கம் M S Rajamanickam பிறந்த நாள்/DOB: 01/05/1990 ஆண்/ MALE 3734 5329 9261 VID : 9106 6481 5038 3792 எனது ஆதார். எனது அடையாளம்	 இந்திய அடையாளம் அமைப்பு Unique Identification Authority of India முகவரி: முகர் ஆர். மா சக்திவேல், 144, பிளாட் எண். 52 மொகலிஸ் கீதலாய், 4 வது மெயின் ரோடு, புவனேஸ்வரி நகர், மாடம்பாக்கம், கங்கேச்சுரம், தமிழ் நாடு - 600126 Address: C/O: M Sakthivel, 144, Flat No.52 Mohis Geethalaya, 4 th Main Road, Bhuvaneswari Nagar, Madambakkam, Kancheepuram, Tamil Nadu - 600126  3734 5329 9261 VID : 9106 6481 5038 3792 1947 help@uidai.gov.in www.uidai.gov.in
--	--

आयकर विभाग INCOME TAX DEPARTMENT M S RAJA MANICKAM MANICKAM SAKTHIVEL 01/05/1990 Permanent Account Number BDLPR6191L Signature	भारत सरकार GOVT. OF INDIA 
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Signature

For Pragnya South City Projects Pvt. Ltd.

Signature

Authorised Signatory

Document No. 4030 of 2024 of Book
Contains 22 Sheets 15 Sheet
Registering Officer



FORM 1 R.



CERTIFICATE OF INCORPORATION

CIN. U70101TN2006PTC058866

I hereby certify that..... **DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED**

is this day incorporated under the Companies Act 1956 (No.1 of 1956) and that the Company is Limited.

Given under my hand at..... **CHENNAI**

this..... **FIFTEENTH TWENTY SIXTH** day of..... **FEBRUARY**

Two thousand **SIX**

One thousand nine hundred and **TWENTY SEVEN** (Saka)



Asst.

(**R.V. UNNIKRISHNAN**)

Registrar of Companies
TAMIL NADU



For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No. **4020** of **2024** of Book

2 Contains **23** Sheets **16** Sheet

Registering Officer

2



CONVERSION OF PRIVATE TO
PUBLIC COMPANY UNDER
SECTION 44 OF THE
COMPANIES ACT, 1956

Company Number:

U70101TN2006PLC059866

**FRESH CERTIFICATE OF INCORPORATION
CONSEQUENT ON CHANGE OF NAME**

In the office of the Registrar of Companies, Tamil Nadu, Chennai-8
(Under the Companies Act, 1956 (1 of 1956))

IN THE MATTER OF

*** DINESH RANKA PROPERTY DEVELOPERS LIMITED ***

I hereby certify that

*** DINESH RANKA PROPERTY DEVELOPERS LIMITED ***

which was originally incorporated on **FIFTEENTH** day of **FEBRUARY** **2006**

under the Companies Act, 1956/1913 and under the name

***** DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED *****

having duly passed the necessary resolution on **13.03.2006** in terms of Section 21/22 (1) (a) / 22 (1) (b) / 44 / 43A (4) / 31 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai.

Letter No. dated

the name of the said company in this day changed to

***** DINESH RANKA PROPERTY DEVELOPERS LIMITED *****

and this Certificate is issued pursuant to Section 23(1)/44/43A(4)/31 of the said Act.

Given under my hand at CHENNAI this **FIFTH** Day of **APRIL**

FIFTEENTH **CHAITRA**

Two thousand **SIX**

One thousand nine hundred and **TWENTYSEVEN (Saka)**



S. H. Venkatesh
(S. H. VENKATESH)
Asst. Registrar of Companies
Tamil Nadu, Chennai

- * Here give the name of the company as existing prior to the Change.
** Here give the name of the Act(s) under which the company was originally registered and incorporated.



Document No. **4030** of **2006** of Book

Contains **23** Sheets **17** She. For **Pragnya South City Projects Pvt. Ltd.**

Registering Office

Authorised Signatory

3



Company Number:

U70101TN2008PLC058866

**FRESH CERTIFICATE OF INCORPORATION
CONSEQUENT ON CHANGE OF NAME**

In the office of the Registrar of Companies, Tamil Nadu, Chennai-6
(Under the Companies Act, 1956 (1 of 1956))

IN THE MATTER OF* **DINESH RANKA PROPERTY DEVELOPERS LIMITED**

I hereby certify that **DINESH RANKA PROPERTY DEVELOPERS LIMITED**

which was originally incorporated on **FIFTEENTH** day of **FEBRUARY 2008**

under** Companies Act, 1956/1913 and under the name

DINESH RANKA PROPERTY DEVELOPERS LIMITED

having duly passed the necessary resolution on **25.06.2008** in terms of Section 21/22(1)(b)/22(1)(b)/44/48A(4)/34 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded hereto in the Ministry of Finance, Department of Company Affairs, Registrar of Companies, Chennai,

Letter No. **58886/S.21/2008** dated **07.07.2008**

the name of the said company in this day changed to

*******S.T. SOUTH CITY PROJECTS LIMITED*******

and this Certificate is issued pursuant to Section 23(1)/44/48A(4)/34 of the said Act.

Given under my hand at CHENNAI this **SEVENTH** Day of **JULY**
SIXTEENTH **ASADHA**

Two thousand **SIX**

One thousand nine hundred and **TWENTY EIGHT (Baka)**



(R.V. UNNICKRISHNAN)
ASST Registrar of Companies
Tamil Nadu, Chennai

May give the name of the company as existing prior to the Change.

Here give the name of the Act(s) under which the company was originally registered and incorporated.



Document No. **4630** of **2024** of Book

2 Contains **23** Sheets **18** Sh

Registering Officer

For Pragnya South City Projects Pvt. Ltd

Authorised Signatory

(4)

Certificate of Incorporation Consequent upon conversion to Private Limited Company



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Chennai
Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

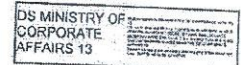
Corporate Identity Number: U70101TN2006PTC058866

Fresh Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company

IN THE MATTER OF L & T SOUTH CITY PROJECTS LIMITED

I hereby certify that L & T SOUTH CITY PROJECTS LIMITED which was originally incorporated on Fifteenth day of February Two thousand six under the Companies Act, 1956 as DINESH RANKA PROPERTY DEVELOPERS PRIVATE LIMITED and upon an intimation made for conversion into Private Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Chennai vide SRN G40139040 dated 18.04.2017 the name of the said company is this day changed to L & T SOUTH CITY PROJECTS PRIVATE LIMITED.

Given under my hand at Chennai this Eighteenth day of April Two thousand seventeen.



Vineet Rai
Authorizing Officer - RoC
Registrar of Companies
RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

L & T SOUTH CITY PROJECTS PRIVATE LIMITED
MOUNT PONAMALLEE ROAD., MANAPAKKAM, P.B.NO.979,
CHENNAI, Tamil Nadu, India, 600089



For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

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2 Contains 23 Sheets 19 Sheet
Registering Officer





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70101TN2006PTC058866

I hereby certify that the name of the company has been changed from L & T SOUTH CITY PROJECTS PRIVATE LIMITED to PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name L & T SOUTH CITY PROJECTS PRIVATE LIMITED.

Given under my hand at Chennai this Tenth day of April two thousand nineteen.



N.VAIRAMUTHU

Registrar of Companies

RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED

Phase II, L & T Eden Park Township, M. R. Radha Main Road, Siruseri, Chennai, Kancheepuram,
Tamil Nadu, India, 603103



For Pragnya South City Projects Pvt. Ltd.

Authorised Signatory

Document No. 4030 of 2014 of Book
2 Contains 22 Sheets 20 Sheets
Registering Officer





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

பதிவேட்டு எண்/Enrolment No.: 1057/00100/00745

Ramesh G (ரமேஷ் ஜா)

தகவல்

S/O George G, No 177, Indira Nagar, St.Thomas
Mount H.O, Kancheepuram,
Tamil Nadu - 600016

- 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.

3217 5709 6724



Signature Not Verified

Digitally signed by DS UNIQUE
IDENTIFICATION AUTHORITY OF INDIA 02
Date: 2017.05.13 10:13:49 IST

ஆதார் -எனது ஆதார், எனது அடையாளம்.

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

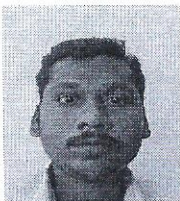
- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- ஆதார் ஆதார் பெறுவதற்கு ஒரே ஒரு முறை மட்டுமே நீங்கள் விண்ணப்பத்தை பூர்த்தி செய்து பதிவு செய்ய வேண்டிய அவசியம் ஏற்படும்.
- தயவுசெய்து உங்களின் சமீபத்தைய புதிய மொபைல் நம்பர் மற்றும் e-மெயில் முகவரியை பதிவு செய்யவும். இதனால் உங்களுக்கு பல்வேறு வசதிகளை பெற்றுக் கொள்ளும் சௌகரியம் கிடைக்கும்.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ரமேஷ் ஜா
Ramesh G
பிறந்த நாள்/ DOB: 07/05/1980
ஆண் / MALE

முகவரி:
S/O ஜார்ஜ் ஜா, எண் 177,
இந்திரா நகர், சென்.தாமஸ்
மவுண்ட் ஹ.ஓ, காஞ்சிபுரம்,
தமிழ் நாடு - 600016

Address:
S/O George G, No 177, Indira
Nagar, St.Thomas Mount H.O,
Kancheepuram,
Tamil Nadu - 600016



Document No. 4030 of 2024 of Book
2 Contains 23 Sheets 21 Sheet

3217 5709 6724

Registering 3217 5709 6724

எனது ஆதார், எனது அடையாளம்.

मेरा AADHAAR, मेरी PEHACHAN

For Pragnya South City Projects Pvt. Ltd.

G. Jankar

Authorised Signatory

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3217 of 2024

I hereby certify that a sum of ₹ 40,000/- (Rupees Fourty 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. கோவிந்தராஜன் residing at pudupakkam, Chengalpattu, Tamil Nadu, India, 603103.

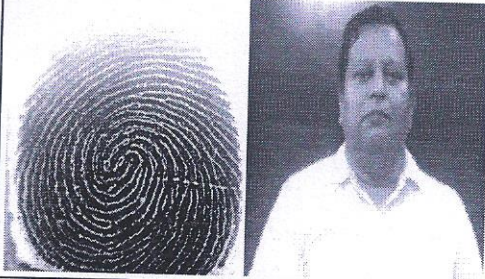
Sub Registrar: Thiruporur
Date: 23/02/2024

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

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 10,01,610/- paid at 06:38 PM on the 23/02/2024 by

Left Thumb



8754496949

Additions as per recitals of document



Execution admitted by
Left Thumb

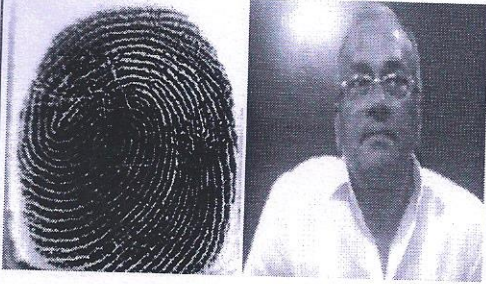


Identity of the person* verified through Consent based
AADHAAR Authentication using Thumb Impression
with UIDAI reference No. :
UKC:52768316715484b1434b32898e3e3a3b23b851
(Details from UIDAI : Govindaraghavan K , 1967,
xxxxxxxxx9188)



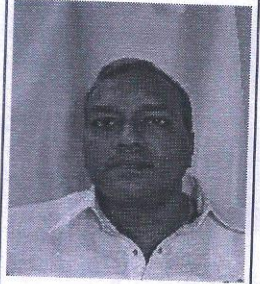
Instrument No. 4030 of 2024 of Book
Contains 22 Sheets 22 Sheets
Registering Officer

Claim admitted by
Left Thumb



9003051000

Identity of the person verified through Consent based
AADHAAR Authentication using Thumb Impression
with UIDAI reference No. :
UKC:587032fd346d047a854993a825317fabbd49f5
(Details from UIDAI : Dharmichand Singhvi L S/O:
Lal Chand, 1957, xxxxxxxx7557)



23rd day of February 2024

NAVEEN N
Sub Registrar

**SUB REGISTRAR
THIRUPORUR**

Registered as Number R/Thiruporur/Book-1/4030/2024.

Date: 23/02/2024
Thiruporur

NAVEEN N
Sub Registrar

**SUB REGISTRAR
THIRUPORUR**

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



Document No. 4030 of 2024 of Book
2 Contains 23 Sheets 23 Sheet
Registering Officer



3

24

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL



TAMILNADU
Dinesh Ranka Property
Developers (P) Ltd
80632
14-3-06

042135
S. Mangala
S. MANGALAI
STAMP VENDOR
66, MURTHY STREET
CHENNAI-600 033.
LICENCE NO: 994218
PHONE NO.

SALE DEED

THIS SALE DEED is executed at Chennai this the 16th day of March, 2006 by

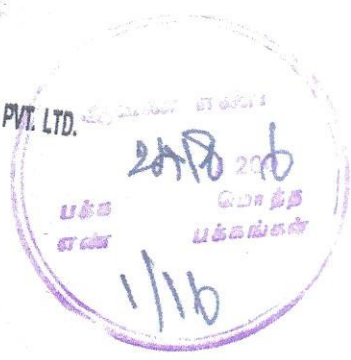
MR. ROBERT VIJAYKUMAR, aged about 48 years, son of Mr. Atharaiyan Nadar,
residing at No.9, Old Aattuthoddi Road, Royapuram, Chennai 600 013, represented
by his Power Agents:

- (i) Mr. N. Sirajuddeen, aged 52 years, son of Mr. Naina Mohamed, residing at 18/3, Samath School Road, Khaja Nagar, Trichy 20
- (ii) Mr. K. Kathiravan, aged 32 years, son of Mr. R. Kafiyaamurthy, residing at No. 25, 7th cross Street, Thandeewaram, Velachery, Chennai 600 042

For DINESH RANKA PROPERTY DEVELOPERS PVT. LTD.

Director

[Signature]



[Signature]



तमिलनाडु TAMILNADU

Dinesh Ranka Property
Developers (P) Ltd
SALE DEED

042798

S. Mangala
S. MANGALA
STAMP VENDOR
66, MURTHY STREET
CHENNAI-600 033
PHONE NO: 994211

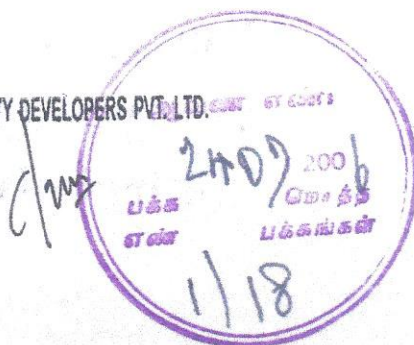
THIS SALE DEED is executed at Chennai this the 16th day of March, 2006 by

1) MR. S. K. PADMANABHAN, aged about 29 years, son of Mr. V. Sundaram,
residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk,
Chennai 600 119; and

2) MR. S. PRABHAKARAN, aged about 26 years, son of Mr. V. Sundaram,
residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk,
Chennai 600 119 PAN No. AJRPP6960E

For DINESH RANKA PROPERTY DEVELOPERS PVT. LTD.

Director



[Signature]

[Signature]

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU



80676
14.3.06

Dinesh Ranka Property
Developers (P) Ltd

042796

S. Mangala
S. MANGALA
STAMP VENDOR
66, MURTHY STREET
CHENNAI-600 035
LICENCE NO: 9942
PHONE NO.

SALE DEED

THIS SALE DEED is executed at Chennai this the 16th day of March, 2006 by

1) MR. S. K. PADMANABHAN, aged about 29 years, son of Mr. V. Sundaram,
residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk,
Chennai 600 119; and

2) MR. S. PRABHAKARAN, aged about 26 years, son of Mr. V. Sundaram,
residing at 1/181, Elliamman Koil Street, Semmencheri Village, Tambaram Taluk,
Chennai 600 119 PAN No: AJRPP6960E

For DINESH RANKA PROPERTY DEVELOPERS PVT. LTD.

Director



S. K. Padmanabhan

S. Prabhakaran

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

Rs 1000/-

A 72619

தமிழ்நாடு தமில்நாடு TAMILNADU

0.080
2007

36401
16/10/2007

L & T South City
projects Ltd

TANANTHA RAI
STAMP VENDOR
No:14, Narayani A
R.A. Puram, Chennai
L.No: 44/D3/200
Ph: 24640790

SALE DEED

THIS DEED OF SALE executed at Chennai on this 18th day of October, 2007

BY

1. **Mr. Thirumalai Naicker**, aged about 57 years, son of Mr. Murugappa Naicker, Hindu, residing at No. 1, Bharathi Street, Kamarajapuram, Chennai - 600 042;
2. **Mr. T. Dinesh Kumar**, aged about 24 years, son of Mr. Thirumalai Naicker, Hindu, residing at No. 1, Bharathi Street, Kamarajapuram, Chennai - 600 042;

For L & T SOUTH CITY PROJECTS LIMITED

For SORENDRA PLASTIC FYI. LTD.

AUTHORISED SIGNATORY

Authorised Signatory.

