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TP/21372718B/2025 2469/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU 06.03.2025 SOUTH GATE CONSTRUCTIONS LLP

EC 612836

I. SARASWATHI
S.V.L. No 30/B3/97
14 Mandaveli Street, 1st Lane,
Kilpauk GARDEN,
CHENNAI-10. Cell: 93828 98011

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS **18th DAY OF MARCH 2025** BETWEEN

M/S.INSIGHT RETAIL PRIVATE LIMITED, (PAN No. AAFC12284L) (CIN U70200TN2019PTC12387) an existing company within the meaning of Companies Act, 2013, having its registered office at SIDCO Industrial Estate, No.1, Olympia Technology Park, Guindy, Chennai – 600 032, represented by its Director and Authorized Signatory, **MR. RAHUL SHUKLA** S/o Mr. Pramod Shukla (Aadhar No.792014815028), aged 37 years, hereinafter called the "PRINCIPAL";

TO AND IN FAVOUR OF

MR. PRAVEEN KUMAR DARDA (Aadhar no.9818 9978 8997 and PAN no. AHGPP0912K), s/o Mr. Navrathanmal Darda, aged 46 years, residing at No. 76, Basin Bridge Road, Old Washermenpet, Chennai 600021 hereinafter called the "AGENT";

Document No. 2469 of 2025 of Book 1 Continus 22 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Whereas the Principal herein represents that they are absolute independent owner of all that Vacant land bearing Door No.1075, Thiruvottiyur High Road, Thangal, Chennai – 600 019, comprised in R.S.No.173 Part measuring 3 Acres 72 Cents, R.S.No.170/2B measuring 2 Acres 96 Cents, R.S.No.170/2A measuring 4 Cents and Survey No.169/1B Part, T.S.No.15, as Per Patta Present T.S.No.15/1, 15/2 and 15/3, Block No.15, Ward No.J, of Thiruvottiyur Village, Thiruvottiyur Taluk (formerly Saidapet Taluk), Chennai District, as per document totally admeasuring 6 Acre 72 Cents, as per TSLR measuring 6 Acre 68.6 Cents or thereabouts, commonly known as Tollgate Works, Thiruvottiyur together with the benefit of a right of way over the passage to the extent of 416 feet in length and 21 feet in breadth along with the Southern Side of the Northern Plot of land forming a portion of the said Survey No. 173 and measuring 2 acres and 20 cents or thereabouts, they having purchased the same from M/s.Eveready Industries India Limited, vide a Deed of Sale dated 9-10-2019, registered as document no.7835 of 2019 at SRO Thiruvottiyur.

And Whereas the Principal herein has decided to develop commercial / plot site over a portion of the above property being Western Portion of vacant lands bearing No.1075 Part, Thiruvottiyur High Road, (Facing Tondiarpet North Terminus Road) Thangal, Chennai – 600 019, comprised R.S.No.173 Part, R.S.No.170/2B Part, R.S.No.170/2A Part and Survey No.169/1B Part, Old T.S.No.15 Part, as Per Patta Present T.S.No.15/1, Block No 15, Ward J and of Thiruvottiyur Village, Thiruvottiyur Taluk (formerly Saidapet Taluk), Chennai District, admeasuring 3 Acre 72 Cents or thereabouts.

And Whereas the Principal has gifted land measuring 31,592 sq.feet, out of the aforesaid property to "The Greater Chennai Corporation" vide a Deed of Gift dated 10-2-2024 registered as document no.1207 of 2025 at SRO Thiruvottiyur.

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Document No. 2469 of 2025 of Book I Continus 22 Sheets 2 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

And Whereas ever since the Principal is in absolute possession and enjoyment of all that remaining extent of the above lands morefully described in the Schedule-A hereunder, by paying all public dues and demands in their names and free of all encumbrances.

And Whereas requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities have been obtained for layout over the Schedule-A mentioned property in Plan Sanction dated 24-2-2025 vide No.SD/WDCNO1/00937/2024 and Layout Approved vide No.LA/WDCNO1/00004/2025 dated 24-2-2025 by "The Greater Chennai Corporation"

And Whereas the Principal herein has decided to sell the lands over the Schedule-A mentioned property, morefully described in the Schedule-B hereunder. But the Principal herein due to their personal inconvenience are not able to take steps and has therefore decided to appoint the Agent herein to carry out the sale and other connected activities in respect of the Schedule-B mentioned property.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH:

THAT the Principal herein do hereby constitute, nominate, appoint and retain the AGENT herein, as their true and lawfully constituted General Power of Attorney Agent in their name and on their behalf to do all or any of the following acts, deeds or things in respect of the Schedule-B mentioned property:

1. To maintain and develop the Schedule-A and B mentioned property and make any application and representation before any Government or other authorities in that regard.
2. To make sign and verify all applications and objections to appropriate authorities for any licence or permission etc., required by law in connection with the management and development of the Schedule-A and B mentioned property.

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Document No.....2469 of 2025 of Book 1 Continus 22 Sheets 3 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

3. To take possession of the Schedule-B mentioned property and also to sub divide, develop and improve the Schedule-B mentioned property on behalf of the Principal herein.
4. To merge and reconstitute the Schedule-B mentioned property with any other property and execute necessary documents in that regard.
5. To construct any building, including Commercial/Residential or Mix Use complex or any other building over the Schedule-B mentioned property.
6. To apply for plan sanction with the concerned local body or CMDA/Corporation of Chennai/Municipality or any other competent authority to construct any building and for such purpose appear or represent before the local authorities, revenue authorities, CMDA/Corporation of Chennai/Municipality or any other appropriate authority on behalf of the Principal herein, for the Schedule B mentioned property.
7. To represent before the CMDA/Corporation of Chennai/Municipality or any other authority in connection with the approval or modification of the building on behalf of the Principal herein, for the Schedule B mentioned property.
8. To sign and submit applications for demolition and for reconstruction of the buildings that may be put up over the Schedule-B mentioned property.
9. To submit applications and correspondences to obtain electricity connection for the buildings to be constructed over the Schedule-B mentioned property or for the transfer of the existing supply if any, with the Tamil Nadu Electricity Board/TANGEDCO.
10. To sign and submit applications for providing amenities.
11. To pay necessary fees, tax, duty, charges or deposits before any authority in respect of the above transactions and sign necessary receipts for payments and also to make applications for refund etc.,

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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Registering Officer

SUBREGISTRAR OF THIRUVOTTIYUR

12. To find out the Purchasers/s and to sell the Schedule-B mentioned property or any portion thereof either as a whole or in parts thereof either as vacant land or after construction of buildings and handover possession of the same.
13. To advertise the sale of property morefully described in the Schedule-B.
14. To negotiate on terms and to sell the Schedule-B to any Purchaser or Purchasers at such price which the said attorney in their absolute discretion, thinks proper, to agree upon and to enter into any agreement or agreements of sale and or to cancel/repudiate the same.
15. To receive from the Purchaser/s any earnest/advance money and also the balance of purchase money and to give valid receipt and discharge for the same, which will protect the Purchaser without seeing the applications of the money.
16. Upon receipt as aforesaid in the name of the Principal on behalf of the Principal to sign and execute any deed of sale, conveyance for the Schedule-B or portions thereof in favour of the Purchaser or his nominee.
17. To sign and execute all other deeds, instruments which the Agents shall consider necessary and to enter into such covenants as may be required for morefully and effectually conveying the property morefully described in the Schedule-B as if the Principal could do the same themselves if present.
18. To present any such Deed of Sale, Conveyance or any other documents for registration, to admit execution and receipt of the consideration before the Sub-registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the property morefully described in the Schedule-B to the said Purchaser or Purchasers as fully and effectually in all respects as the Principal could do the same himself if present. Also, to execute and register Deed of Rectification or Deed of Ratification of Sale Deed.

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

19. To execute and register Deed of Cancellation of Sale Deed.
20. To mortgage or otherwise create any charge over the Schedule-B mentioned property in order to raise loans and execute the necessary deeds and register them before the concerned sub-registrar offices if necessary. The Principal shall not be personally liable for any mortgage loan raised by the Agent over the Schedule-B mentioned property.
21. To lease the Schedule-B mentioned property fix rent, advance and enter into necessary Rental Agreements and also to evict the tenants and initiate appropriate proceedings in that regard.
22. To apply and make applications for transfer of patta in respect of the Schedule-B mentioned property.
23. To appear and act in all Courts, Civil or Criminal (Original or Appellate), or in the revenue or registration offices or any office of the Government or in any other authority in respect of any proceedings or enquiry in connection with the Schedule-B mentioned property or in respect of any other matter concerning the Schedule-B mentioned property.
24. To sign and verify Plaints, written statements, petitions or claims and objections, memorandum of appeals/petitions and applications of all kinds and to file them in any Court of law or Tribunal or office or authorities in respect of any matter concerning the Schedule-A mentioned property and for that purpose to sign Vakalath and engage an Advocate.
25. The Agent should maintain accounts in respect of her dealings under this Deed.
26. No money transaction is involved in this Deed.
27. The Principal hereby agrees to ratify, confirm and indemnify all such acts and deed that might have been done by the said Power of Attorney or their nominee as aforesaid on their behalf and it shall be valid and effective as if done by the Principal themselves.

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF THIRUVOTTIYUR

SCHEDULE-A

All that Western Portion of vacant lands bearing No.1075 Part, Thiruvottiyur High Road, (Facing Tondiarpet North Terminus Road) Thangal, Chennai – 600 019, comprised R.S.No.173 Part, R.S.No.170/2B Part, R.S.No.170/2A Part and Survey No.169/1B Part, Old T.S.No.15 Part, as Per Patta Present T.S.No.15/1 Part, Block No 15, Ward J and of Thiruvottiyur Village, Thiruvottiyur Taluk (formerly Saidapet Taluk), Chennai District, admeasuring 3 Acres 72 Cents or thereabouts and bounded on the

North by	:	Land in T.S.No.1 Part
South by	:	Tondiarpet North Terminus Road (Presently in T.S.No.16)
East by	:	Lands in T.S.No.12 Part, 15/2 and T.S.No.15/3
West by	:	Thirvottriyur high Road (Presently in T.S.No.18)

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

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Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVOTTIYUR

SCHEDULE-B

All the following plots in the HiLiving – Araise layout

PLOT NO	SQ.FT
1	2141
2	2400
3	2535
4	2918
5	3000
6	3083
7	3165
7A	3248
9	3331
10	3124
11	3208
12	3292
13	3379
14	2235
15	2249
16	1982
16A	2344
18	2336
19	2310
20	2270
21	2229
22	2195
23	2156
24	2117
25	2604
25A	1356
27	1356
28	1356

PLOT NO	SQ.FT
29	1356
30	1356
31	1356
32	1356
33	1344
34	1259
34A	1259
36	1259
37	1259
38	1259
39	1259
40	1453
41	1441
42	1937
43	1937
43A	1937
45	1829
46	1841
47	1841
48	1841
49	1841
50	1841
51	1679
52	1212
52A	1240
54	1240
55	1048
56	894

PLOT NO	SQ.FT
57	919
58	944
59	969
60	992
61	939
61A	619
63	632
64	644
65	639
66	621
67	621
68	621
69	621
70	621
70A	621
72	621
73	621
74	621
75	621
76	621
77	621
78	621
79	641
79A	641
81	641
82	641

Over the Schedule-A mentioned property. The total extent of all plots is 1,29,227 sq.feet. Situated within the Registration District of Chennai North and Sub-Registration District of Thiruvottiyur and limits of Corporation of Chennai.

The Market Value of this Schedule – B Property is Rs.71,07,48,500

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Document No. 2469 of 2025

Book 1 Continus 22 Sheets 8 Sheet

Registering Officer

IN WITNESS WHEREOF THE PRINCIPAL AND AGENT HEREIN HAVE SET THEIR HANDS AND SIGNATURE ON THE DAY MONTH AND YEAR FIRST HEREINABOVE WRITTEN:

WITNESSES :

1. Sahil Nahar
S/o: Praveen Chand Nahar
7th floor, Commander Court
Ethiraj Salai, Egmore, Chennai
- 600008

2. Jayam
Jayakanthan S/o Murugan
No.7&3, T. H. Road
Thiruvottiyur, Chn - 19

For INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

PRINCIPAL

AGENT

DRAFTED BY:



Mahindaar Bhansaali, B.A.,B.L.,
Advocate
Flat 3B, 3rd Floor, Siddharty Siyajee Apts,
No.72, Choolai High Road,
Choolai, Chennai – 600 112

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

R/Thiruvottiyur/Book-1/2469/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1879 of 2025

I hereby certify that a sum of ₹ 71,07,485/- (Rupees Seventy One Lakh Seven Thousand Four Hundred and Eighty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ராகுல் சுக்லா residing at No.5, Badaria Garden Lane, Park Town, Chennai, Chennai, Tamil Nadu, India, 600003.

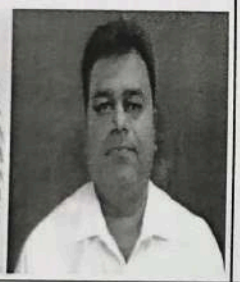
Sub Registrar: Thiruvottiyur
Date: 18/03/2025

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

Presented in the office of the Sub Registrar of Thiruvottiyur and fee of ₹ 71,08,795/- paid at 12:09 PM on the 18/03/2025 by

Left Thumb





9841139077

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:2446885b3cfa170d26b4b7cbea76ac61fe4e84b **(Details from UIDAI : Rahul Shukla S/O: Pramod Shukla, 02-06-1987, xxxxxxxx5028)**



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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

Claim admitted by
Left Thumb





Praveen

70585 70585

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:759100432a3ccc986ab4e419a5615679f654933
(Details from UIDAI : Praveen Kumar Darda S/O: Navarathanmal Darda, 29-07-1979, xxxxxxxx8997)



18th day of March 2025

Mohabathullah A
Sub Registrar
Thiruvottiyur

Registered as Number **R/Thiruvottiyur/Book-1/2469/2025**.

Date: 18/03/2025
Thiruvottiyur

Mohabathullah A
Sub Registrar

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

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Book I continus 22 Sheets N Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

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

AAFCI2284L

नाम / Name	INSIGHT RETAIL PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	29/03/2019

Signature valid

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2019.03.29 [illegible]:05:44 GMT+05:30
Reason: NSDL e-PAN Sign
Location: [illegible]

- ✓ 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 इलेक्ट्रॉनिक 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

AAFCI2284L

नाम / Name
INSIGHT RETAIL PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
29/03/2019

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, 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 INSIGHT RETAIL PRIVATE LIMITED

Authorised Signatory

Document No. 2469 of 2025 of
Book 1 Continus 22 Sheets 12 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVOTTIYUR

INSIGHT RETAIL PRIVATE LIMITED
CIN : U70200TN2019PTC128387
PAN : AAFCI2284L GSTIN : 33AAFCI2284L1ZF
REGISTERED OFFICE : No. 1, SIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600 032.
E-MAIL : infoadmin@olympiagroup.in PHONE : 044 - 4356 3773

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY WAY OF CIRCULATION BY THE BOARD OF DIRECTORS OF INSIGHT RETAIL PRIVATE LIMITED HELD ON MARCH 31, 2021

TO APPOINTMENT OF Mr. RAHUL SHUKLA AS AN ADDITIONAL DIRECTOR

"**RESOLVED THAT** pursuant to Section 161 and other applicable provisions of the Companies Act, 2013, and rules issued thereunder including any statutory modifications, amendments thereto or re-enactment thereof, the applicable provisions of secretarial standards on meeting of the board of directors and further amendment thereof, and the enabling provisions of the Memorandum and Articles of Association of the Company, Mr Rahul Shukla (DIN: 09128126) be and is hereby appointed as an additional director of the Company with effect from March 31, 2021, who shall hold office up to the date of the next annual general meeting.

RESOLVED FURTHER THAT any one of the directors be and are hereby severally authorised to take all necessary steps and to do all such acts, deeds and things as may be required from time to time, to give effect to this resolution including signing and making the necessary filings with the Registrar of Companies, updating the statutory registers of the Company and to settle any question or difficulty which may arise in regard thereto in such manner as they may deem fit.

// Certified True Copy //

For Insight Retail Private Limited

Harsh Kankaria
Director
DIN: 00406511

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Book 1 Continus 22 Sheets 13 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

இந்திய அரசாங்கம்

Government of India



ராகுல் சுக்லா

Rahul Shukla

பிறந்த நாள் / DOB 02/06/1987

ஆண்பால் / Male

7920 1481 5028

ஆகார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்

முகவரி:

S/O: பிரமோட் ஷுக்ல, 5, பத்ரியா கார்டன் லேன், பார்க் டவுன், பார்க்க டவுன, பார்க் டௌந், சென்னை, சென்னை, தமிழ் நாடு, 600003

Address:

S/O: Pramod Shukla, 5, badaria GARDEN LANE, PARK TOWN, Park Town, Park Town, Chennai, Chennai, Tamil Nadu, 600003

7920 1481 5028

1947

help@uidai.gov.in

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR


இந்திய அரசாங்கம்
Government of India
பிரவின் குமார் தர்தா
Praveen Kumar Darda
பிறந்தவருடம் / Year of Birth : 1979
ஆண்பால் / Male
9818 9978 8997
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


ஆதார்
Unique Identification Authority of India
முகவரி:
S/O: நவரதன்மல், 76, சின் ப்ரிட்ஜ் வது, ஓசியன் ஏர்ஹைரைட்ஸ், வாஷேர்மன்பெட், சென்னை, வாஷேர்மன்பெட், தமிழ் நாடு, 600021
Address:
S/O: Navarathanmal Darda, 76, BASIN BRIDGE ROAD, OSIAN HEIGHTS, Washermanpet, Chennai, Washermanpet, Tamil Nadu, 600021
9818 9978 8997
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHGPP0912K
NAVARATHANMAL DARDA
Father's Name
Signature

Document No. 2169 of 2025 of
Book 1 Continus 22 Sheets 15 Sheet
Registering Officer



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN01/00937/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N01	N014	24/02/2025	23/12/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.SOUTH GATE CONSTRUCTIONS LLP REP BY MANAGING PARTNER M.R.PRAVEEN KUMAR DARDA-D.NO.1A, VICTORY FIELD, ALEX NAGAR, MADHAVARAM MILK COLONY, MADHAVARAM ,CHENNAI-600 053	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:THIRUVOTTIYUR MAIN ROAD,Block No:15,Plot No:-, Survey No:T.S.NO.15/1, NORTH TERMINUS ROAD, Katta Thotti (T.H.Road),T.H.Road,KALADIPET,Thiruvottiyur,	
CMDA Development Charges			61000
Regularisation Charges - Land			1503000
மொத்தக் கட்டணம்/Total (In Rs.)			1564000

Amount (in words): Rupees Fifteen Lakhs Sixty Four Thousands Only

C.M.D.A. DD Details : DD Number: 313819 Amount: 1564000 Rs. Date:21/02/2025 Bank:FEDERAL BANK

மின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

24/02/25

Assistant Executive Engineer (T.P.)

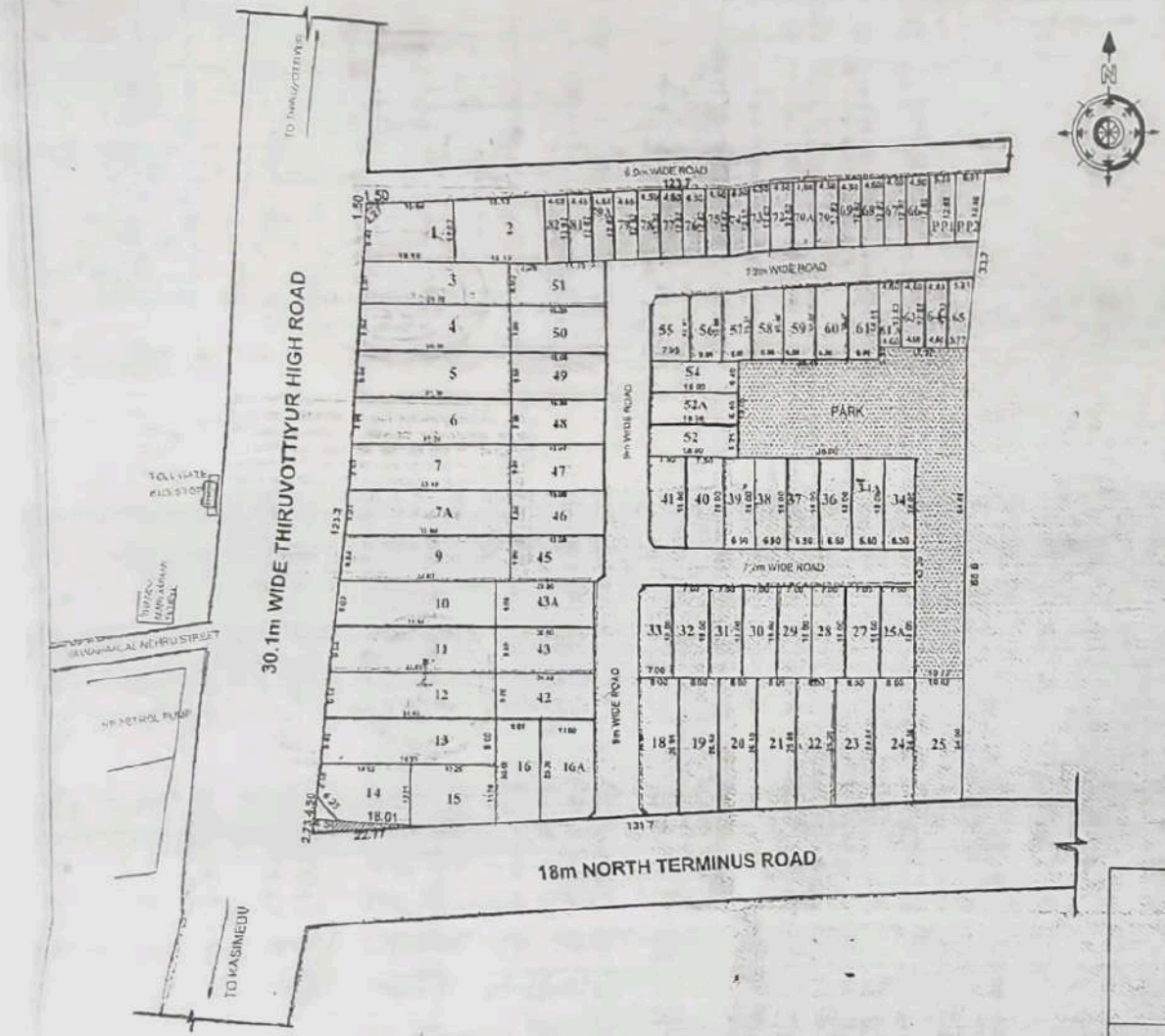
Executive Engineer (T.P.)

24/2/25

Document No. 2469 of 2025 of Book 1 Continus 22 Sheets 16 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR



TOTAL EXTENT (AS PER PATTA)	:	15008.00 Sq.M
ROAD AREA	:	1487.00 Sq.M
ROAD WIDENING AREA	:	30.00 Sq.M
10% OSR REQUIRED (PARK)	:	1349.00 Sq.M
10% OSR PROVIDED (PARK)	:	1350.00 Sq.M
1% PUBLIC PURPOSE REQUIRED	:	134.90 Sq.M
PUBLIC PURPOSE PROVIDED	:	135.50 Sq.M
PLOTTABLE AREA	:	12005.50 Sq.M
10% EWS REQUIRED	:	1200.00 Sq.M
EWS PLOTS PROVIDED	:	1223.00 Sq.M
EWS PLOTS	:	20 Nos.
REGULAR PLOTS	:	62 Nos.
TOTAL No.OF PLOTS	:	82 Nos.

REF:

1. THE ROAD PORTION, ROAD WIDENING, OSR & PUBLIC PURPOSE PLOTS HAS BEEN GIFTED TO GCC VIDE DOC NO : 12077/2025, DATE : 10/02/2025
2. SPLAY OF 1.5m X 1.5m AND 4.5m X 4.5m SHOWN AT THE INTERSECTION OF THE ROAD
3. THE ROADS SHALL BE TAKEN OVER AS PER THE PROVISION IN G.O (MS) NO.181, DATE : 08/12/2020 AND (MS) NO.141, DATE : 16/07/2022 HOUSING & URBAN DEVELOPMENT DEPARTMENT

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2

SKETCH SHOWING THE PROPOSED HOUSE LAYOUT AT THIRUVOTTIYUR MAIN ROAD, NORTH TERMINUS ROAD, COMPRISED IN OLD S.NO. 159/1B1PT., 170/2APT., 2BPT., 173/2PT, AS PER PATTA T.S.NO. 15/1, BLOCK NO.15, WARD - J, OF THIRUVOTTIYUR VILLAGE, THIRUVOTTIYUR TALUK, CHENNAI DISTRICT GREATER CHENNAI CORPORATION, DIVISION NO.014, ZONE - 1

(ALL SITE MEASUREMENTS ARE IN METRE)

For SOUTH GATE CONSTRUCTIONS LLP

Partner

OWNER SIGNATURE:

R. GUNASEKARAN

REGISTERED ENGINEER:

Book 1 Continus 22 Sheets 1 Document No. 2109 of 2025 01

Registering Officer

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் LP/WDC/NO1/00037/2024
(மனை பிரிவு)

நாள் 24/02/2025 வார்டு ....

ஒப்பளிக்கப்பட்டது

24/02/25

உ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 23/12/2024
No. LP/WDC/NO1/00037/2024
பெ.சென்னை மா.ஆ. பணித்துறை
பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மறுதாரர் நிலம்
பரிசீலனை

Layout Approved vide no
LA/WDC/NO1/00004/2025
Dt: 24/02/2025

24/02/25

AEE

For Commissioner

Document No. 2469 of 2025 of
Book 1 Continus 22 Sheets 18 Sheet
Registering Officer

S.R.No. 7159/2024

திருவொற்றியூர் நகரநிலவரித்திட்டம்

WARD : J

BLOCK NO. 15

T.S.No. 15/1

படிவம் -4

மனைவரி தோராயப்பட்டா

குடியிருப்பு மற்றும் வேளாண்மை நிலங்கள் வேளாண்மையில்லாத பிற பயன்பாட்டிலுள்ள வேளாண்மை நிலங்கள் நத்தம் அளவை மற்றும் திட்டம் நிலவரித்திட்டம் அமுல் செய்து மனைவரி விதிக்கும் திட்டம்)

கிராம எண்: 32 கிராம பெயர் : திருவொற்றியூர் வட்டம் : திருவொற்றியூர் மாவட்டம் : சென்னை

பதிவு செய்யப்பட்ட மனை உடைமையாளர் பெயர் : INSIGHT RETAIL PRIVATE LIMITED மனைவரிப்புட்டா எண். 6858

வருவாய் கணக்கு படி											நிலவரித்திட்ட கணக்குபடி						
புல எண்.	பழைய புல எண்.	வகைப்பாடு	மண் வயனம்	தரம்	தீர்வை	வீதம்	பரப்பு ச.மீ	தீர்வை	வகைபாடு	மண் வயணம்	தரம்	தீர்வை	வீதம்	பரப்பு	தீர்வை	குறிப்பு	
15/1	169	ஏ.புஞ்சை	-	-	-	10.00	1.5088.5	-	-	-	-	-	10.00	1.5088.5	-	-	-
	173/2PT																
	173/2PT																

தனிவட்டாட்சியர்
நகர நில வரித்திட்டம்
திருவொற்றியூர்

Registering Office

Book 1 Continus Sheet 1 of 1

Document No. 2183/2024

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0642/30113/00047

To

சாஹில் நாஹர்

Sahil Nahar

C/O: Praveen Chand Nahar,

COMMANDER COURT C WING 7TH,

FLR FLT3 49 ETHIRAJ SALAI,

VTC: Ethiraj Salai,

PO: Egmore,

Sub District: Chennai,

District: Chennai,

State: Tamil Nadu,

PIN Code: 600008,

Mobile: 9710990000

Validity unknown

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4064 7965 1400

VID : 9124 4778 3366 9691

எனது ஆதார், எனது அடையாளம்

Government of India

Aadhaar no. issued: 09/03/2013

சாஹில் நாஹர்

Sahil Nahar

பிறந்த நாள்/DOB: 28/11/2002

ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்பு மற்றும் பயன்பாட்டிற்கான வேறொரு ஆவணமும் அல்லது ஆதாரிடமிருந்து சேகரிக்கப்பட்ட ஆதார் எண் வைத்திருப்பவரால் அங்கீகரிக்கப்பட்ட விதிமுறைகளில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவணத்தின் அமைந்துள்ளது.

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

4064 7965 1400

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. பிறந்த தேதி என்பது ஆதார் எண் வைத்திருப்பவரால் சமர்ப்பிக்கப்பட்ட விதிமுறைகளில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவணத்தின் ஆதாரம் மூலம் ஆதரிக்கப்படும் தகவலின் அடிப்படையில் அமைந்துள்ளது.
- இந்த ஆதார் கடிதத்தை UIDAI நியமித்த அங்கீகார நிறுவனத்தால் ஆன்லைன் அங்கீகாரம் அல்லது ஆப் ஸ்டோர்களில் கிடைக்கும் எம் ஆதார் அல்லது ஆதார் QR ஸ்கேனர் செயலியை பயன்படுத்தி QR குறியீடு ஸ்கேனிங் அல்லது www.uidai.gov.in ல் கிடைக்கும் பாதுகாப்பான QR குறியீடு ரீடர் செயலியை பயன்படுத்தி சரிபார்க்க வேண்டும்.
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- ஆதார் பதிவு செய்யப்பட்ட நாளிலிருந்து ஒவ்வொரு 10 வருடங்களுக்குப் பிறகும் ஆதாரில் அடையாளம் மற்றும் முகவரிக்கான ஆவணங்கள் புதுப்பிக்கப்பட வேண்டும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற mAadhaar செயலியை பதிவிறக்கவும்.
- ஆதார்பயோமெட்ரிக்ஸைப் பயன்படுத்தாதபோது பாதுகாப்பை உறுதிசெய்ய, ஆதார்பயோமெட்ரிக்ஸ் லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்.
- ஆதார் கோரும் நிறுவனங்கள் ஒப்புதலைப் பெற வேண்டிய கட்டாயம் உள்ளது.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

Unique Identification Authority of India

முகவரி:

தேர் ஆப்: பிரவேன் சந்த் நாஹர், ஸ்ஓமம்ஏஎநடீஆர் ஸ்ஓய் ஆரீம ஸீ டப்ல்யூஜஎஞஜீ 7டீஎச், எக்ப்எச்ஆர் எக்ப்எச்3 49 ஈஎச்எஜ்.ஆர்ஏஜே எஸ்ஏச்எஜ், எத்திராஜ் சாலை, எழும்பூர், சென்னை, தமிழ் நாடு - 600008

Address:

C/O: Praveen Chand Nahar, COMMANDER COURT C WING 7TH, FLR FLT3 49 ETHIRAJ SALAI, Ethiraj Salai, PO: Egmore, DIST: Chennai, Tamil Nadu - 600008

Details as on: 17/03/2025

4064 7965 1400

VID : 9124 4778 3366 9691

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

Document No. 2469 of 2025 of Book 1 Continus 22 Sheets 2D Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

சார் பதிவாளர் திருவொற்றியூர்

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2726/53270/01826

To
மு ஜெயகாந்தன்
M Jayakanthan
S/O: Murugan,
746,
VADUGARPALAYAM,
T H ROAD THIRUVOTTIYUR,
VTC: Tiruvottiyur,
PO: Tiruvottiyur,
Sub District: Ambattur,
District: Tiruvallur,
State: Tamil Nadu,
PIN Code: 600019,
Mobile: 7550211410

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3228 4123 1519

VID : 9162 6542 0426 7429

எனது ஆதார், எனது அடையாளம்

Government of India

மு ஜெயகாந்தன்
M Jayakanthan
பிறந்த நாள்/DOB: 17/07/2000
ஆண்/ MALE

Aadhaar no. Issued: 22/12/2013

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்பு மட்டும் பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகார அல்லது QR குறியீட்டை ஸ்கேன் செய்தல்/ஆஃப்லைன் XML)

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3228 4123 1519

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல பிறந்த தேதி என்பது ஆதார் எண் வைத்திருப்பவரால சமர்ப்பிக்கப்பட்ட விதிமுறைகளில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவணத்தின் ஆதாரம் மூலம் ஆதரிக்கப்படும் தகவலின் அடிப்படையில் அமைந்துள்ளது.
- இந்த ஆதார் கடிதத்தை UIDAI நியமித்த அங்கீகார நிறுவனத்தால் ஆன்லைன் அங்கீகாரம் அல்லது ஆப் ஸ்டோர்களில் கிடைக்கும் எம் ஆதார் அல்லது ஆதார் QR ஸ்கேனர் செயலியை பயன்படுத்தி QR குறியீடு ஸ்கேனிங் அல்லது www.uidai.gov.in ல் கிடைக்கும் பாதுகாப்பான QR குறியீடு ரீடர் செயலியை பயன்படுத்தி சரிபார்க்க வேண்டும்.
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- ஆதார் பதிவு செய்யப்பட்ட நாளிலிருந்து ஒவ்வொரு 10 வருடங்களுக்குப் பிறகும் ஆதாரில் அடையாளம் மற்றும் முகவரிக்கான ஆவணங்கள் புதுப்பிக்கப்பட வேண்டும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற mAadhaar செயலியை பதிவிறக்கவும்.
- ஆதார்/பயோமெட்ரிக்ஸைப் பயன்படுத்தாதபோது பாதுகாப்பை உறுதிசெய்ய, ஆதார்/பயோமெட்ரிக்ஸ் லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்.
- ஆதார் கோரும் நிறுவனங்கள் ஒப்புதலைப் பெற வேண்டிய கட்டாயம் உள்ளது.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

Unique Identification Authority of India

முகவரி:
S/O: முருகன், 746, வடுகர்பாளையம், டி எச் ரோடு திருவொற்றியூர், திருவொற்றியூர், திருவொற்றியூர், திருவள்ளூர், தமிழ் நாடு - 600019

Address:
S/O: Murugan, 746, VADUGARPALAYAM, T H ROAD THIRUVOTTIYUR, Tiruvottiyur, PO: Tiruvottiyur, DIST: Tiruvallur, Tamil Nadu - 600019

Details as on: 31/05/2024

3228 4123 1519

VID : 9162 6542 0426 7429

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THIRUVOTTIYUR

சார் பதிவாளர் திருவொற்றியூர்


GPS Map Camera
Chennai, Tamil Nadu, India
1075, Thangal, Sathangadu, Tiruchanankuppam,
Chennai, Tamil Nadu 600019, India
Lat 13.144184° Long 80.297541°
26/02/2025 04:02 PM GMT +05:30
Google
Document No. 2489 of 2025 of
Book 1 Continus 22 Sheets 22 Sheet
Registering Officer
THE SEAL OF THE SUB REGISTRAR OF
For INSIGHT RETAIL PRIVATE LIMITED
Authorised Signatory



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

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