WEALTH MONKS
—AIF PRIVATE LIMITED—

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have the below mentioned property mortgaged by **M/s Shivanthi Agro Estates Private Limited** represented by its Director **Mr.K.Sivasubramanian** S/o. P.Kulandaivelu by way of simple mortgage wide **Doc No.2364/2025** dated 20.02.2025 at Chengalpat JSRO-II . We do not have any Objection to get Layout approval from **RERA TAMILNADU**.

SCHEDULE OF THE PROPERTY :

All that part and parcel of vacant land measuring 0.61 Acres equivalent to 26542 sft comprised in survey no. 10 part of the PATTA NO. 447 situated at Veerapuram Village , Chengalpat taluk, Chengalpat district,

Bounded on the

North by : S. No. 102/1

South by : S. No. 7

East by : S. No. 131

West by : S. No. 131

And lying in the **Registration District of Chengalpat and Sub Registration District of Chengalpat Joint II.**

PLACE : CHENNAI

For Wealth Monks AIF Pvt Ltd

DATE : 07-05-2025

WEALTH MONKS AIF PRIVATE LIMITED CHENNAI

Regd Office: 4/3, Breeze Flats, Jayaram Street, J C S T Sasthri Nagar, Tiruvanmiyur, Chennai - 600 041. Kanchipuram District, Tamil Nadu, India
UIN : U66309TN2024PTC167037

+91 - 81222 73333 investment@wealthmonks.com www.wealthmonks.com

2364/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

19 FEB 2025

DF 276400

M/s. SHIVANTHI AGRO ESTATES PVT LTD

T. HARIHARAN

மாவட்டக்கருவூலம் சென்னை-600035

24.2024

DEED OF SIMPLE MORTGAGE

THIS DEED OF SIMPLE MORTGAGE EXECUTED AT CHENNAI ON THIS **20th DAY OF FEBRUARY TWO THOUSAND TWENTY-FIVE**, BY:

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at No. 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Director, **Mr.K.SIVASUBRAMANIAN,** (Aadhaar No: 5557 3874 9761) Son of Mr.Kulandaivelu aged about **72 Years**, (Mobile no 94455 44952) residing at **No. 3/2, 3rd STREET, N.G.O.COLONY, NANGANALLUR, CHENNAI-600061**, hereinafter called the **'MORTGAGOR'**.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR XV

MORTGAGOR

TO AND IN FAVOUR OF

M/s. WEALTH MONKS AIF PRIVATE LIMITED, a private limited company incorporated under companies act, 1956 bearing CIN U66309TN2024PTC167037 and having Registered office at **No.3, A4 Block, Jayaram Street, Thiruvanmiyur, Chennai-600041,** represented by **Mr.M.Krishnakumar (Aadhaar No.6473 4844 4245) aged 42 Years,** hereinafter called the **'MORTGAGEE'**

The terms MORTGAGOR and MORTGAGEE shall mean and include wherever the context admits or requires their respective heirs, executors, administrators, legal representatives, nominees and assigns:

WHEREAS the MORTGAGOR is the sole, legal, true, absolute and exclusive OWNER of Survey **Number 10** measuring **Acre 0.94 cent** Vacant Land situated in Veerapuram Village, Chengalpet Taluk, Chengalpet District, having purchased from M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED vide **Sale Deed doc no 17105/2023 dated 19.10.2023,** at **SRO Chengalpet Joint Sub Registrar II.**

Ever since the MORTGAGOR has been in continuous, uninterrupted peaceful possession and enjoyment of the said schedule property, with full powers of alienation, without any let or hindrances, paying all taxes and outgoing payable to the Government and Local Authorities and has got valid and marketable title to the said property.

WHEREAS the MORTGAGOR is in need of funds for **its Business Development** and had therefore approached the mortgagee herein for a MORTGAGE / LOAN OF **Rs.5,00,00,000/- (Rupees Five Crores Only)** and the MORTGAGEE has agreed to lend the same on the security of the property referred to above and more particularly described in the Schedule hereunder;

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

NOW THIS DEED OF SIMPLE MORTGAGE WITNESSETH as follows:

That in pursuance of the above agreement, a sum of **Rs.5,00,00,000/- (Rupees Five Crores Only)** be paid by way of Term Loan in Tranches.

That in consideration of the said sum of **Rs.5,00,00,000/- (Rupees Five Crores Only)** the mortgagor doth hereby covenant to repay the Mortgagee the said sum of **Rs.5,00,00,000/- (Rupees Five Crores Only)** together with interest and as security for the due and prompt repayment of the principal amount with interest due under this deed, the Mortgagor doth hereby mortgage the property more particularly described in the Schedule hereunder and it is hereby agreed as follows:

1) The principal amount is **Rs.5,00,00,000/- (Rupees Five Crores Only)** and the Mortgagors shall pay interest on the said principal along with the principal repayable on or before 3 months as agreed.

2) The principal amount due under this mortgage shall be repayable on demand by the Mortgagee or immediately after **6 months (SIX MONTHS)** notice shall be given for such demand and the mortgage shall be discharged by the Mortgagee, on the repayment of the same;

3) In case the amount becomes due and payable for any reason either by operation of above said clauses or by operation of law, it shall be open to the Mortgagee to exercise all the powers contained in the Transfer of property Act; 1882, this shall be without prejudice to his right to file suit against the Mortgagor for the sale of the Property;

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

4) In case sale is held after due notice to the Mortgagor, by exercise of the Powers of the Transfer of Property Act, the Mortgagor shall concur with the Mortgagee in executing a conveyance to the Purchaser and in default of his doing so, the mortgagee shall be entitled to execute a conveyance deed to the purchaser, conveying both the rights of the Mortgagor and the Mortgagee, no such sale shall be impeached by the Mortgagor.

5) In case a sale is held and the Sale proceeds are found insufficient for the payment of the principal amount with interest, the balance amount shall be made good by the Mortgagor, personally from their other properties,

6) In case a sale is held and there are surplus proceeds, after appropriation towards cost, interest and principal, such surplus shall be paid to the Mortgagor.

7) The Mortgagor doth hereby covenant that he has got a good and valid title to the Mortgaged Property and that he has not done anything in derogation of the same; and that he has not created any other mortgage, charge or other encumbrances to any other person, over the schedule mentioned Property;

8) The possession of the Mortgaged Property remains with the Mortgagor and has neither given nor has agreed to give possession of the same to the Mortgagee.

9) The Mortgagor doth hereby also assures that he will not allow the security to be impaired within the meaning of section **69, 69A of the Transfer of Property Act, 1882.**

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

10) The Mortgagor assures that he has paid all the taxes and outgoings in relation to the Property hereby mortgaged and further agrees that he will properly and regularly pay all the taxes and other charges in respect of the Schedule Property;

11) Any notice sent or left at the address of the Mortgagor given in this deed of mortgage shall be deemed to be a good service of any notice;

SCHEDULE of Property

All that part and parcel of Vacant Land in measuring about Acres 0.61 cents equivalent to **26542 Square feet** out of Acre 0.94 cents 40984 Square feet comprised in S.No.10/part of **PATTA NO.447** situated at **Veerapuram Village,** Chengalpet Taluk, Chengalpet District.

Bounded on the SCHEDULE OF PROPERTY

North by : Existing 30 Feet Road & Survey No.18

South by : Survey No.131

East by : Survey No.131

West by : Existing 30 feet Road

Measuring to an extent of **26542 square feet**.

land comprised in survey Number.10 situated at Veerapuram Village, Chengalpet Taluk, Chengalpet District.

And lying in the Registration District of Chengalpet and Sub Registration District of Chengalpet Joint II.

MORTGAGOR

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

IN WITNESS WHEREOF THE MORTGAGOR HASSIGNED THIS DEED, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For SHIVANTHI AGRO ESTATES PVT. LTD.

MORTGAGOR

Witnesses:

Signature			Signature		
01	Mr.CHANDRASEKAREN S/o.MR.KAILASAM		02	Mr.SANTHOSH.P S/o.Mr.PARTHIBAN	
Age	52 Years	28.02.1972	Age	29 Years	29.12.1993
ADDRESS	N.NO. 110, O.NO.145, A-2,AVIGNA APARTMENTS, LAKE VIEW ROAD, WEST MAMBALAM, CHENNAI - 600033		ADDRESS	No.1B, TIRUVALLUVAR 1ST CROSS STREET, GANDHI NAGAR, AVADI, CHENNAI - 600054	
AADHAAR No	5324 5441 4474		AADHAAR No	2312 3035 4526	
Mobile	9940045330		Mobile	6381243688	

Drafted by:



PONMA SIVANTHI M
B.B.A., M.M.M., L.L.B.,
Advocate-9841624850
2721/2023
24/1, THAMBIAH REDDY ROAD EXTN
II FLOOR, WEST MAMBALAM,
CHENNAI-600033

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1909 of 2025

I hereby certify that a sum of ₹ 50,000/- (Rupees Fifty 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. சு சிவசுப்ரமணியன் residing at No. 3/2, 3rd STREET, N.G.O.COLONY, NANGANALLUR, Chennai, Tamil Nadu, India, 600061.

Sub Registrar: Chengleput Joint II
Date: 20/02/2025

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

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 16,310/- paid at 11:09 AM on the 20/02/2025 by

Left Thumb





9445544952

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:547820481ff36c0d0df4b539b86a0cc754c4c3e

(Details from UIDAI : Sivasubramanian S/O,Kulandaivelu, 31-07-1952, xxxxxxxx9761)



20th day of February 2025

Document No.2364 of I of Book 2025 Contains 17 Sheets 7 Sheet

Registering Officer

NAVEEN N
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/2364/2025.**

Date: 20/02/2025
Chengleput Joint II

RAVEEN N
Sub Registrar

THE SEAL OF THE JOINT REGISTRAR II CHENGALPATTU

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Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AABCS4881R

பெயர் /NAME

SHIVANTHI AGRO ESTATES PRIVATE LIMITED

தொடங்கியதேதி / அமைப்பு நாள் /DATE OF INCORPORATION/FORMATION

25-12-1995

வருமானவரி இயக்குனர் (அமைப்புகள்)

DIRECTOR OF INCOME TAX (SYSTEMS)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

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Registering Officer

THE SEAL OF THE JOINT REGISTRAR II


भारत सरकार
GOVERNMENT OF INDIA
சிவசுப்ரமணியன்
Sivasubramanian
பிறந்த நாள்/ DOB: 31/07/1952
ஆண் / MALE
5557 3874 9761
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
குழந்தைவேலு, 3/2, 3வது வீதி, எந்.ஜீ.ஓ.காலனி, நங்கநல்லூர், காஞ்சிபுரம், தமிழ் நாடு - 600061
Address
S/O,Kulandaivelu, 3/2, 3rd Street, N.g.o.colony, Nanganallur, Kancheepuram, Tamil Nadu - 600061
5557 3874 9761
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001



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Registering Officer



SHIVANTHI AGRO ESTATES PVT.LTD.

CIN: U70101TN1995PTC033959

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.12.2024 AT 10.30 A.M AT THE REGISTERED OFFICE OF THE COMPANY.

Authorization to sign the documents on behalf of the Company:

"RESOLVED THAT, the board of directors of the Company do hereby authorize, Mr.K.Sivasubramanian, Director (DIN-02009219), bearing PAN-AMXPS0940G, residing at No.3/2, 3rd Street, N.G.O. Colony, Nanganallur, Chennai-600061, as authorized person to sign the Sale/Purchase/Mortgage Deeds/ Agreements/ any government applications, including TNEB, DTCP, RERA, Registrar & Sub-Registrar office or to give the property mentioned herein at Mahindra city to Government Departments as gift for meeting the requirement for getting necessary approvals from DTCP & RERA and Veerapuram Panchayat of the government on behalf of M/s. Shivanthi Agro Estates Private Limited in connection with the Company's property situated at Survey No's.5,7,9,10,101/2A, 2B, 2C & 2D,102/1,102/2 at Veerapuram Village, Mahindra City, Chengalpet District, Tamil Nadu."

Further Resolved that, Mr.K.Sivasubramanain, Director, is be and hereby authorized to execute all necessary documents on behalf of the Company and to do all necessary acts and deeds in connection with the above resolution.

"Certified True Copy"

For Shivanthi Agro Estates Private Limited

A.K. Reddy

A.KUMAR REDDY, B.A., B.L., FCS
Practising Company Secretary
No. 16, First Floor, Metha Nagar Main Road,
Nelson Manickam Road, Chennai - 600
M.No:F7162; C.P.No:7843

K. Lavanya Devi

Mrs.K.Lavanya Devi
Director

Mr.K.Sivasubramanian
Director

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

No.48/2B, South ... Nagar, Chennai -60...
Email: ...@gmail.com

THE SEAL OF THE JOINT SUB REGISTRAR II

FORM I R.

CERTIFICATE OF INCORPORATION

No. 18 - 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES 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 MADRAS

this TWENTY SIXTH day of DECEMBER

FIFTH PAUSA

One thousand nine hundred and NINETY FIVE

One thousand nine hundred and SEVENTEEN (SAKA)

SEAL OF THE REGISTRAR OF COMPANIES TAMIL NADU

(N R SRIDHARAN)

Registrar of Companies
TAMIL NADU

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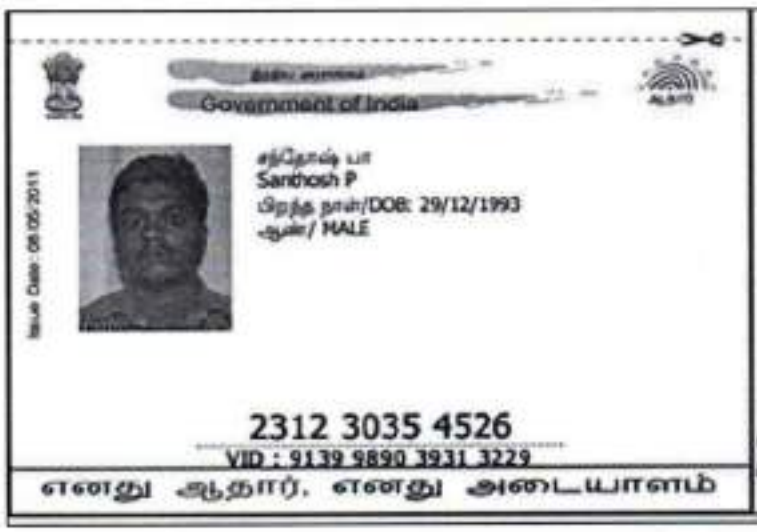
Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director









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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : வீராபுரம் பட்டா எண் : 447

உரிமையாளர்கள் பெயர்

1. ... M/s.SHIVANTHI AGRO ESTATES PRIVATE LIMITED

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

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	
10	-	--	--	0 - 38.00	2.70	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
101	2A	--	--	0 - 20.50	1.41	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
101	2B	--	--	0 - 1.50	0.10	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
101	2C	--	--	0 - 15.00	1.06	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
101	2D	--	--	0 - 15.50	1.16	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
102	1	--	--	0 - 14.00	2.47	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
102	2	--	--	0 - 42.00	7.54	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
5	-	--	--	0 - 29.00	5.23	--	--	2023/0103/35/346393-2023 ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM

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Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

7	-	--	--	0 - 71.00	12.76	--	--	2023/0103/35/346393- -- ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
9	-	--	--	0 - 35.00	2.47	--	--	2023/0103/35/346393- -- ------ Digitally signed: SAMY MS Zonal Deputy Tahsildar 15/11/2023 01:11:04:PM
				2 - 81.50	36.89			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதம் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை நாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/04/220/00447/70015** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 19-02-2025 அன்று 06:45:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (**Declaration**) (நீதிபேராணை எண் : **22163/2018**ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்ப்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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Registering Officer



P262/2023 17105/2023 TP 1624933801



29 SEP 2023

தமிழ்நாடு तमिलनाडु TAMILNADU

Z 086135

Shivanthi Agro Estates (P) Ltd
Chennai - 600017

V.RAMA
S V L No.1481/E/
No 509, ANNA SAL
CHENNAI-600034

SALE DEED

THIS DEED OF SALE executed at CHENNAI on this **19th day** of **OCTOBER 2023** by,

M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED (PAN AACM6904A), a private limited company incorporated under the provisions of the companies Act 1956, having office at 227, Anna Salai, CHENNAI-600002, represented by its Authorised signatory **Mr. MUKUL NAYAN (AADHAAR 6613 3100 6310)** S/0 Mr.Madhusudan Dwivedi Nayan, aged about 41 Years, residing at Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Kakkanad, Ernakulam, Kerala-682030, hereinafter called the **"VENDOR", Party of the First Part;**

Verified 29/11/24

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

17105

Document No ..... of ..1..... of Book
2023. Contains ..33.... Sheets ..1.... Sheet

Registering Officer

VENDOR

PURCHASER

9617/2025

TP/222600181/2025

RECEIPT

THE RECEIPT FOR DISCHARGING THE DEED OF SIMPLE MORTGAGE EXECUTED ON THIS 12TH DAY OF JUNE 2025.

BY

M/s. WEALTH MONKS AIF PRIVATE LIMITED, a private limited company incorporated under companies act, 1956 bearing CIN U66309TN2024PTC167037 registered office at No.3, A4 Block, Jayaram Street, Thiruvanmiyur, Chennai 600041 represented by **Mr.M.KRISHNAKUMAR,** (AADHAAR No.6473 4844 4245), aged about 43 years, Son of Mr.Mariappan, hereinafter called the **'MORTGAGEE'**

TO AND INFAVOUR OF

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101 TN1995PTC033959 and having Registered office address at 48/28, Southwest Boag Road, T.Nagar, Chennai – 600 017,Hereinafter called the **"MORTGAGOR/S".**

The terms **MORTGAGOR** and **MORTGAGEE** shall mean and include wherever the context admits or requires their respective heirs, executors, administrators, legal representatives, nominees and assigns:

WHEREAS the aforesaid Mortgagor(s) had executed a **DEED OF SIMPLE MORTGAGE** dated 20.02.2025 in favour of the above said **M/s. WEALTH MONKS AIF PRIVATE LIMITED.,** property/ies more fully described in the Schedule hereunder for repayment of amounting **Rs.5,00,00,000/- (Rupees Five Crores Only)** and interest thereon granted to **M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED**, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at No.48/28, Southwest Boag Road, T. Nagar, Chennai-600017 and registered dated 20.02.2025 at Sub Registration District of Chengalpattu Joint-II as **Document No. 2364/2025**

SIGNATURE

Document No.9617...of...I...of Book
2025 Contains...6...Sheets...1...Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

For WEALTH MONKS AIF PRIVATE LIMITED

Authorised Signatory

WHEREAS the entire amount **Rs.5,00,00,000/- (Rupees Five Crores Only)** together with interest thereon had been duly repaid by **M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED**, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at 48/28, Southwest Boag Road, T.Nagar, Chennai-600017 tothe **M/s. WEALTH MONKS AIF PRIVATE LIMITED** and there is no outstanding amount to be recovered.

SCHEDULE OF PROPERTY

All that part and parcel of Vacant Land in measuring about **Acres 0.61 cents** equivalent to **26542 Square feet** out of Acre 0.94 cents 40984 Square feetcomprised in **Survey No.10/Part** of **Patta No.447** situated at **VEERAPURAM VILLAGE,** Chengalpattu Taluk, Chengalpattu District.

Bounded on the Schedule of Property

North by : Existing 30 Feet Road and Survey No.18
South by : Survey No.131
East by : Survey No.131
West by : Existing 30 feet Road
Measuring to an extent of **26542 Square feet**

Land comprised in Survey No.10/Part situate at Veerapuram Village, Chengalpattu Taluk, Chengalpattu District.

And lying in the Registration District of Chengalpattu and Sub Registration District of Chengalpattu Joint-II

SIGNATURE

For WEALTH MONKS AIF PRIVATE LIMITED

Authorised Signatory

Document No.9612...of...I...of Book
2025 Contains...6...Sheets...2...Sheet

Registering Officer

IN WITNESS WHERE OF THE MORTGAGOR/THE EXECUTANTS HAVE SUBSCRIBED THEIR HANDS ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSESS:

SIGNATURE

For WEALTH MONKS AIF PRIVATE LIMITED

Authorised Signatory

For WEALTH MONKS AIF PRIVATE LIMITED

Authorised Signatory

WITNESSES:

Signature			Signature		
01	**Mr.CHANDRASEKARAN** Son of Mr.Kailasam		02	**Mr.M.DURAIRAJ,** Son of Mr.Manickam	
Age	52 Years	28.02.1972	Age	33 years	28.01.1992
ADDRESS	No.110, A-2, Avigna Apartments, Lake View Road, West Mambalam, Chennai-600033.		ADDRESS	No.37/5, Murugesanar Street, Chengalpattu Town & Taluk, Chengalpattu District-603002.	
AADHAAR No	5324 5441 4474		AADHAAR No	8250 6960 6865	

Drafted By:-



M.SEKAR, M.COM.,M.A., B.L.,
ADVOCATE
SEYON DOCUMENTATION
ENROLL No: MS.1422/2014
CHENGALPATTU,
MOBILE NO.8148814864

Document No.9617 of I of Book 2025 Contains 6 Sheets 9 Sheet

Registering Officer

[redacted] भारत सरकार
GOVERNMENT OF INDIA



திருஷ்ணகுமார் ம
Krishnakumar M
பிறந்த நாள் / DOB : 10/09/1982
ஆண் / MALE

6473 4844 4245

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Scanned with OKEN Scanner

[redacted] भारतीय विशिष्ट पहचान प्राधिकरण
[redacted] OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
மரியப்பா, பிரீஸ்
அபார்ட் மென்ட், 3/a4 பிளாக்,
ஜெயராம் தெரு,
திருவான்மியூர், சென்னை,
தமிழ் நாடு, 600041

Address:
S/O: Mariappan, BREEZE APARTMENTS, 3/A4 BLOCK JAYARAM STREET, Thiruvanmiyur, Chennai, Tamil Nadu, 600041

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

Scanned with OKEN Scanner

For WEALTH MONKS AIF PRIVATE LIMITED

Authorised Signatory

Document No.9612 of 1 of Book
2025 Contains 6 Sheets 4 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II









For WEALTH MONKS AIF PRIVATE LIMITED

Authorised Signatory

Document No. 9617 of 1 of Book 2025 Contains 6 Sheets 5 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB-REGISTRAR

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 510/- paid at 02:17 PM on the 12/06/2025 by

Left Thumb 	9840848101 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:06639142ac39dd7332f46a1a81c24539637c1fa **(Details from UIDAI : Krishnakumar Mariappan S/O: Mariappan, 10-09-1982, xxxxxxxx4245)**	

12th day of June 2025

NAVEEN N
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/9617/2025**.

Date: 12/06/2025
Chengleput Joint II

NAVEEN N
Sub Registrar

Document No 9612 of I of Book 2025 Contains 6 Sheets 6 Sheet

Registering Officer

2364/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

19 FEB 2025 DF 276400

M/S SHIVANTHI AGRO ESTATES PVT LTD

T. HARIHARAN

மாவட்டக்குற்றவியல் நீதிமன்றம் சென்னை-600035

24.2024

DEED OF SIMPLE MORTGAGE

THIS DEED OF SIMPLE MORTGAGE EXECUTED AT CHENNAI ON THIS **20th DAY OF FEBRUARY TWO THOUSAND TWENTY-FIVE**, BY:

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at No. 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Director, **Mr.K.SIVASUBRAMANIAN,** (Aadhaar No: 5557 3874 9761) Son of Mr.Kulandaivelu aged about **72 Years**, (Mobile no 94455 44952) residing at **No. 3/2, 3rd STREET, N.G.O.COLONY, NANGANALLUR, CHENNAI-600061**, hereinafter called the **'MORTGAGOR'**.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

Document No.2364 of 1 of Book 2025 Contains 17 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR XV

MORTGAGOR

WEALTH MONKS
—AIF PRIVATE LIMITED—

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF WEALTH MONKS AIF PRIVATE LIMITED AT THEIR MEETING HELD ON 10 JUNE 2025 AT REGISTERED OFFICE.

AUTHORITY FOR SIGNING /EXECUTION OF DOCUMENTS ON BEHALF OF COMPANY:

"**RESOLVED THAT Mr.M.Krishnakumar (Aadhar 647348444245)** hereby authorised to act for and on behalf of the company, in any business regulatory or other matter generally necessary to file, submit, present, sign , execute or tender, if necessary, for and on behalf of the company, all applications, forms, documents, letters, deeds, contracts, agreements, undertakings, indemnifies, guarantees, counter guarantee, writings, papers, such other documents in connection with the business of the company.

RESOLVED FURTHER THAT PURSUANT TO SECTION 21 OF THE COMPANIES ACT 2013 for operational convenience, any director of the company (in writing may delegate the authority stated herein above (including right to represent) to any person who is employee of the company/group company or to any consultants/agencies.

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect and shall remain valid as long as the company till withdrawn of the authority in favour of any consultants/agencies.

//Certified True Copy//

P. Saravanan

P.SARAVANAN

DIRECTOR

DIN.01343394

WEALTH MONKS AIF PRIVATE LIMITED CHENNAI

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 12341/2025

ஆவண எண் : R/ Chengleput Joint II/ BOOK-1/ 9617 / 2025

திரு கிருஷ்ணகுமார் அவர்களிடமிருந்து ₹ 510 (ரூபாய் ஐந்நூற்று பத்து மட்டும்) [இணைய வழி: REG20250612505864S ₹ 510] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	பதிவுக் கட்டணம்	200
2	கணினிக் கட்டணம்	200
3	குறுந்தகடுக் கட்டணம்	100
4	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	510

2 எண் இணை சார்பதிவாளர் அலுவலகம் செங்கல்பட்டு 12 JUN 2025

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

2 எண் இணை சார்பதிவாளர் செங்கல்பட்டு

அலுவலகம்

நாள்: 12/06/2025

பதிவு அலுவலர் கையொப்பம்

2 எண் இணை சார்பதிவாளர் செங்கல்பட்டு

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
SEYONDOC (குடிமக்கள்)	SEYON DOCUMENTATION	9710338847	12-06-25 10:33:28 AM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம் சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

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

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி

KASHYAPNANDAN PROJECTS PRIVATE LIMITED

D.No. 1, Plot No.58, Manimegalai Nagar, Easwaran Salai, Karampakkam, Chennai-600 097
E mail: challa1963@gmail.com, Ph: 9176000083

TO WHOMSOEVER IT MAY CONCERN

This is to declare that, **M/s. SHIVANTHI AGRO ESTATE PRIVATE** LIMITED mortgaged below mentioned property with us vide **simple mortgage deed doc no 17104/2023 dated 19.10.2023 at SRO Chengalpet Joint 2.** We do not have any objection in M/s. SHIVANTHI AGRO ESTATE PRIVATE LIMITED converting the land into Housing Site Layout and applying for layout approval with competent approving Authority.

Property Details

SCHEDULE OF PROPERTY

All that part and parcel of Vacant Land in measuring about **Acre 1.04 cent equivalent to 45296.16 Sq.ft,** comprised in **S. No. 102/2, part of PATTA NO. 5** situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

Bounded on the

North by : S. No. 102/1
South by : S. No. 7
East by : S. No. 131
West by : S. No. 131

Measuring

North by : 193.6 Feet
South by : 181.8 Feet
East by : 67 Feet + 54.5 Feet + 135.8 Feet
West by : 83.3 Feet + 26.3 Feet + 143.7 Feet

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

Place : Chennai
Date : 21.08.2024

For KASHYAPNANDAN PROJECTS P Ltd.,

KASHYAPNANDAN PROJECTS PVT. LTD. Chennai

Authorised Signatory.

TP/20487579/2024 18286/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU 23 DEC 2024 DK 632753

SHIVANTHI AGRO ESTATES PVT LTD

T. HARI [illegible]

DEED OF SIMPLE MORTGAGE

(without possession)

THIS DEED OF SIMPLE MORTGAGE EXECUTED AT CHENNAI ON THIS **24th DAY OF DECEMBER TWO THOUSAND TWENTY-FOUR**, BY:

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at No. 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Director, **Mr.K.SIVASUBRAMANIAN,** (Aadhaar No: 5557 3874 9761) Son of Mr.Kulandaivelu aged about **72 Years**, (Mobile no 94455 44952) residing at **No. 3/2, 3rd STREET, N.G.O.COLONY, NANGANALLUR, CHENNAI-600061**, hereinafter called the **'MORTGAGOR'**.

For SHIVANTHI AGRO ESTATES PVT.LTD.

18286

Document No ..... of ..1..... of Book 2024. Contains ..14.. Sheets ...1.... Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

TO AND IN FAVOUR OF

M/s. KASHYAPNANDAN PROJECTS PRIVATE LIMITED, a private limited company incorporated under companies act, 1956 bearing CIN-U45200TN2007PTC061943, and having Registered office at Door No1, Plot No 58, Manimegalai Nagar, 1st Street, Easwaran Salai, Karapakkam, Chennai-600087 hereinafter called the **'MORTGAGEE'**

The terms MORTGAGOR and MORTGAGEE shall mean and include wherever the context admits or requires their respective heirs, executors, administrators, legal representatives, nominees and assigns:

WHEREAS the MORTGAGOR is the sole, legal, true, absolute and exclusive OWNER of Survey **Number 102/2** measuring **Acre 1.04 cent** equivalent to **45303 Sq.ft,** Vacant Land situated in Veerapuram Village, Chengalpet Taluk, Chengalpet District, having purchased from M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED vide **Sale Deed doc no 17103/2023 dated 19.10.2023,** at **SRO Chengalpet Joint Sub Registrar II.**

WHEREAS as per the DTCP housing layout approval procedure land which falls under this survey number **102/2 a total 1739.27 Square meter** approximately gifted to local body by way of Gift Deed Doc no 18285/2024 dated 24-12-2024 at SRO Chengalpet Joint II.

Ever since the MORTGAGOR has been in continuous, uninterrupted peaceful possession and enjoyment of the said schedule property, with full powers of alienation, without any let or hindrances, paying all taxes and outgoing payable to the Government and Local Authorities and has got valid and marketable title to the said property.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

18286

Document No ..... of ..1..... of Book 2024. Contains ..14.. Sheets ..2..... Sheet

Registering Officer

WHEREAS the MORTGAGOR is in need of funds for **its Business Development** and had therefore approached the mortgagee herein for a MORTGAGE / LOAN OF **Rs.4,00,00,000/- (Rupees Four Crores Only)** and the MORTGAGEE has agreed to lend the same on the security of the property referred to above and more particularly described in the Schedule hereunder;

NOW THIS DEED OF SIMPLE MORTGAGE WITNESSETH as follows:

That in pursuance of the above agreement, a sum of **Rs.4,00,00,000/- (Rupees Four Crores Only)** be paid by way of Term Loan in Tranches.

That in consideration of the said sum of **Rs.4,00,00,000/- (Rupees Four Crores Only)** the mortgagor doth hereby covenant to repay the Mortgagee the said sum of **Rs.4,00,00,000/- (Rupees Four Crores Only)** together with interest thereon at the rate of **24% (TWENTY FOUR PERCENT)** per ANNUM and as security for the due and prompt repayment of the principal amount with interest due under this deed, the Mortgagor doth hereby mortgage the property more particularly described in the Schedule hereunder and it is hereby agreed as follows:

1) The principal amount is **Rs.4,00,00,000/- (Rupees Four Crores Only)** and the Mortgagors shall pay interest on the said principal along with the principal repayable on or before 3 months as agreed.

2) The principal amount due under this mortgage shall be repayable on demand by the Mortgagee or immediately after **3 months (THREE MONTHS)** notice shall be given for such demand and the mortgage shall be discharged by the Mortgagee, on the repayment of the same;

Document No 1826 of I of Book 2024. Contains 14 Sheets 3 Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

MORTGAGOR

Director

3) In case the amount becomes due and payable for any reason either by operation of above said clauses or by operation of law, it shall be open to the Mortgagee to exercise all the powers contained in the Transfer of property Act; 1882, this shall be without prejudice to his right to file suit against the Mortgagor for the sale of the Property;

4) In case sale is held after due notice to the Mortgagor, by exercise of the Powers of the Transfer of Property Act, the Mortgagor shall concur with the Mortgagee in executing a conveyance to the Purchaser and in default of his doing so, the mortgagee shall be entitled to execute a conveyance deed to the purchaser, conveying both the rights of the Mortgagor and the Mortgagee, no such sale shall be impeached by the Mortgagor.

5) In case a sale is held and the Sale proceeds are found insufficient for the payment of the principal amount with interest, the balance amount shall be made good by the Mortgagor, personally from their other properties,

6) In case a sale is held and there are surplus proceeds, after appropriation towards cost, interest and principal, such surplus shall be paid to the Mortgagor.

7) The Mortgagor doth hereby covenant that he has got a good and valid title to the Mortgaged Property and that he has not done anything in derogation of the same; and that he has not created any other mortgage, charge or other encumbrances to any other person, over the schedule mentioned Property;

8) The possession of the Mortgaged Property remains with the Mortgagor and has neither given nor has agreed to give possession of the same to the Mortgagee.

Document No 1226 of 1 of Book 2024. Contains 14 Sheets 4 Sheet

Registering Officer

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

9) The Mortgagor doth hereby also assures that he will not allow the security to be impaired within the meaning of section **69, 69A of the Transfer of Property Act, 1882.**

10) The Mortgagor assures that he has paid all the taxes and outgoings in relation to the Property hereby mortgaged and further agrees that he will properly and regularly pay all the taxes and other charges in respect of the Schedule Property;

11) Any notice sent or left at the address of the Mortgagor given in this deed of mortgage shall be deemed to be a good service of any notice;

SCHEDULE of Property

All that part and parcel of Vacant Land in measuring about **0.61 cents equivalent to 26562 Square feet out of Acre 1.04 cents equivalent to 45303 Sq.ft,** comprised in **S. No. 102/2, part of PATTA NO. 447** situated at **Veerapuram Village, Chengalpet Taluk, Chengalpet District.**

Survey No.102/2 Bounded on the
North by : S. No. 102/1
South by : S. No. 7
East by : S. No. 131
West by : S. No. 131

Measuring
North by : 193.6 Feet
South by : 181.8 Feet
East by : 67 Feet + 54.5 Feet + 135.8 Feet
West by : 83.3 Feet + 26.3 Feet + 143.7 Feet

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

Document No 1226 of ..... of Book 2024. Contains ..14.. Sheets ..5.. Sheet

Registering Officer

MORTGAGOR

land comprised in survey number 102/2, situated at Veerapuram Village, Chengalpet Taluk, Chengalpet District.

And lying in the **Registration District of Chengalpet** and **Sub Registration District of Chengalpet Joint II**

IN WITNESS WHEREOF THE MORTGAGOR HASSIGNED THIS DEED, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

MORTGAGOR

Witnesses:

Signature			Signature		
01	Mr.CHANDRASEKAREN S/o.MR.KAILASAM		02	Mr.SANTHOSH.P S/o.Mr.PARTHIBAN	
Age	52 Years	28.02.1972	Age	29 Years	29.12.1993
ADDRESS	N.NO. 110, O.NO.145, A-2,AVIGNA APARTMENTS, LAKE VIEW ROAD, WEST MAMBALAM, CHENNAI - 600033		ADDRESS	No.1B, TIRUVALLUVAR 1ST CROSS STREET, GANDHI NAGAR, AVADI, CHENNAI - 600054	
AADHAAR No	5324 5441 4474		AADHAAR No	2312 3035 4526	
Mobile	9940045330		Mobile	6381243688	

Drafted by:



PONMA SIVANTHI M
B.B.A., M.M.M., L.L.B.,
Advocate-9841624859
2721/2020
24/1, THAMBIAH REDDY ROAD EXTN
II FLOOR, WEST MAMBALAM,
CHENNAI-600033

Doc. No 1886 of 1 of Book 2024. Contains 14 Sheets 6 Sheet

Registering Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 14302 of 2024

I hereby certify that a sum of ₹ 50,000/- (Rupees Fifty 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. சிவசுப்ரமணியன் கு residing at No. 3/2, 3rd STREET, N.G.O.COLONY, NANGANALLUR CHENNAI, Kancheepuram, Tamil Nadu, India, 600061.

Sub Registrar: Chengleput Joint II
Date: 24/12/2024

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

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 16,210/- paid at 12:14 PM on the 24/12/2024 by

Left Thumb





9445544952

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:23457544b571c65d52b4d318f1ae1dd1755183e
(Details from UIDAI : Sivasubramanian S/O.Kulandaivelu, 31-07-1952, xxxxxxxx9761)



24th day of December 2024

Document No 18286 of I of Book 2024. Contains 14 Sheets 7 Sheet

Registering Officer

Sathyapriya R
Sub Registrar
Chengleput Joint II

THE SEAL OF THE JOINT SUB REGISTRAR II

Registered as Number **R/Chengleput Joint II/Book-1/18286/2024**

Date: 24/12/2024
Chengleput Joint II

Sathyapriya R
Sub Registrar

SEAL OF THE JOINT SUB REGISTRAR II

Document No. 18286 of ..... of Book
2024. Contains ..14.. Sheets ..8.. Sheet

Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AABCS4881R

பெயர் /NAME

SHIVANTHI AGRO ESTATES PRIVATE LIMITED

தோற்றுவிக்கப்பட்ட நாள்/அமைக்கப்பட்ட நாள் /DATE OF INCORPORATION/FORMATION

26-12-1995

வருமான வரித்துறை (கணினிமயம்)

DIRECTOR OF INCOME TAX (SYSTEMS)

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

Document No 18216 of I of Book 2024. Contains 14 Sheets 9 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

FORM-I R.

CERTIFICATE OF INCORPORATION

No. 18 : 33959 of 19 95

I hereby certify that SHIVANTHI AGRO ESTATES 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 MADRAS

this TWENTY SIXTH day of DECEMBER
FIFTH PAUSA

One thousand nine hundred and NINETY FIVE
One thousand nine hundred and SEVENTEEN (SAKA)

(D. R. SRITHARAN)
Registrar of Companies
TAMIL NADU

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

Document No. 12286 of 1 of Book 2024. Contains 14 Sheets 10 Sheet

Registering Officer

SHIVANTHI AGRO ESTATES PVT.LTD.

CIN: U70101TN1995PTC033959

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.12.2024 AT 10.30 A.M AT THE REGISTERED OFFICE OF THE COMPANY.

Authorization to sign the documents on behalf of the Company:

"RESOLVED THAT, the board of directors of the Company do hereby authorize, Mr.K.Sivasubramanian, Director (DIN-02009219), bearing PAN-AMXPS0940G, residing at No.3/2, 3rd Street, N.G.O. Colony, Nanganallur, Chennai-600061, as authorized person to sign the Sale/Purchase/Mortgage Deeds/ Agreements/ any government applications, including TNEB, DTCP, RERA, Registrar & Sub-Registrar office or to give the property mentioned herein at Mahindra city to Government Departments as gift for meeting the requirement for getting necessary approvals from DTCP & RERA and Veerapuram Panchayat of the government on behalf of M/s. Shivanthi Agro Estates Private Limited in connection with the Company's property situated at Survey No's.5,7,9,10,101/2A, 2B, 2C & 2D,102/1,102/2 at Veerapuram Village, Mahindra City, Chengalpet District, Tamil Nadu."

Further Resolved that, Mr.K.Sivasubramanain, Director, is be and hereby authorized to execute all necessary documents on behalf of the Company and to do all necessary acts and deeds in connection with the above resolution.

"Certified True Copy"

For Shivanthi Agro Estates Private Limited

A.K. Reddy
A.KUMAR REDDY, B.A., B.L., FCS
Practising Company Secretary
No. 16, First Floor, Metha Nagar Main Road,
Nelson Manickam Road, Chennai - 600 029
M. No:F7162 ; C.P.No:7643

K. Lavanya Devi
Mrs.K.Lavanya Devi
Director

Mr.K.Sivasubramanian
Director

Document No 1827 of I of Book
2024. Contains 14 Sheets 11 Sheet

Registering Officer

No.48/28, Southwest Boag Road, T.Nagar, Chennai -600
Email: Shivanthiagro@gmail.com

THE SEAL OF THE JOINT SUB REGISTRAR II





Document No. 1826 of ..... of Book 2024. Contains ..14.. Sheets ..12.. Sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA

சந்திரசேகரன்
Chandrasekaren
பிறந்த நாள்/ DOB: 26/02/1972
ஆண் / MALE

5324 5441 4474

எனது ஆதார், எனது அடையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
அகவர சாம், புதிய எண் 110, பழைய எண் 145, ப-2, அவிக்ரா அபார்ட்மெண்ட்ஸ், 2வது தளம், லேக் வியூ ரோடு, மேற்கு மாம்பலம், சென்னை, தமிழ் நாடு - 600033

Address
S/O,Kailasam, New No 110, Old No 145, A-2, Avigna Apartments, 2nd Floor, Lake View Road, West Mambalam, Chennai, Tamil Nadu - 600033

5324 5441 4474

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



Government of India

சந்தோஷ் பா
Santhosh P
பிறந்த நாள்/DOB: 29/12/1993
ஆண்/ MALE

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).

2312 3035 4526

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
பார்த்திபன், பிளாட் எண் எப் 3, கே என் ஆர் அபார்ட்மெண்ட், முதல் தளம், பி பிளாக், ஒன்றாவது குறுக்கு திருவள்ளுவர் தெரு காந்தி நகர், ஆவடி, ஆவடி, ஆவடி கேம்ப், திருவள்ளூர், தமிழ் நாடு - 600054

Address:
Parthiban, Flat No.F3, KNR Apartment, First Floor, B Block, 1st Cross Thiruvalluvar Street Gandhi Nagar, Avadi, Avadi, PO: Avadi camp, DIST: Tiruvallur, Tamil Nadu - 600054

2312 3035 4526
VID : 9192 2788 3327 1059

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

Document No ..1826.. of ..I.. of Book 2024. Contains ..14.. Sheets ..13.. Sheet

Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (**Declaration**) (நீதிபேராணை எண் : **22163/2018**ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்ப்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

18286

Document No ..... of ..1..... of Book 2024. Contains ..14.. Sheets .....14 Sheet

Registering Officer

60/2023 17103/2023 ई/162487233/23



29 SEP 2023

தமிழ்நாடு TAMILNADU

Shivanthi Agro Estates (P) Ltd
Chennai - 600017

Z 086134

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SALE DEED

THIS DEED OF SALE executed at CHENNAI on this **19th day** of **OCTOBER 2023** by,

M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED (PAN AAACM6904A), a private limited company incorporated under the provisions of the companies Act 1956, having office at 227, Anna Salai, CHENNAI-600002, represented by its Authorised signatory **Mr. MUKUL NAYAN (AADHAAR 6613 3100 6310)** S/O Mr.Madhusudan Dwivedi Nayan, aged about 41 Years, residing at Mercury 8k Trinity World Apt, X218 C87, Chittethukara, Kakkanad, Ernakulam, Kerala-682030, hereinafter called the **"VENDOR", Party of the First Part;**

For Mahindra World City Developers Limited

Authorised Signatory

For SHIVANTHI AGRO ESTATES PVT. LTD.

Managing Director

Revised 24/11/23

VENDOR

17103

Document No. ..... of ..... Book
2023. Consi... 33 1 Sheet

Executing Officer

PURCHASER

7896/25

TP/219773990/2025

RECEIPT

THE RECEIPT FOR DISCHARGING THE DEED OF SIMPLE MORTGAGE EXECUTED ON THIS 16th DAY OF MAY 2025.

BY

M/s. KASHYAPNANDAN PROJECTS PRIVATE LIMITED, a private limited company incorporated under companies act, 1956 bearing CIN-U45200TN2007PTC061943, and having Registered office at Door No.1, Plot No.58, Manimegalai Nagar, 1st Street, Easwaran Salai, Karapakkam, Chennai-600087 duly represented by **Mr.LOHITH KUMAR ATTULURI,** (AADHAAR No. 2561 6320 4464) Son of Mr.Harinatha Naidu, aged about 32 years, vide resolution dated 19.04.2025, residing at No.1/113, Daddalavari Palli Bodi Pati Vari Palli Rompicherla, Chittoor, Andhrapradesh – 517192, (Hereinafter referred to as the **"MORTGAGEE"** which expression shall whenever the context so requires or admits, mean and include its successors and assigns).

TO AND INFAVOUR OF

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at 48/28, Southwest Boag Road, T.Nagar, Chennai-600017, Hereinafter called the **"MORTGAGOR/S"** which expression shall whenever the context so require or admit, mean and include their heirs, executors, administrators and assigns)

WHEREAS the aforesaid Mortgagor(s) had executed a **DEED OF SIMPLE MORTGAGE** dated 24.12.2024 in favour of the above said **M/s. KASHYAPNANDAN PROJECTS PRIVATE LIMITED.,** property/ies more fully described in the Schedule hereunder for repayment of amounting **Rs.4,00,00,000/- (Rupees Four Crores Only)** and interest thereon granted to **M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED**, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at No.48/28, Southwest Boag Road, T. Nagar, Chennai-600017, and registered on **24.12.2024** at Sub Registration District of **Chengalpattu Joint II** as Document Number.**18286/2024.**

SIGNATURE

For KASHYAPNANDAN PROJECTS PVT. LTD

Authorised Signatory

Document No.7896 of.....1.....of Book
2025 Contains..8.....Sheets.....1.....Sh

Registering Office

WHEREAS the entire amount **Rs.4,00,00,000/- (Rupees Four Crores Only)** together with interest thereon had been duly repaid by **M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED**, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at 48/28, Southwest Boag Road, T.Nagar, Chennai-600017 to the **M/s. KASHYAPNANDAN PROJECTS PRIVATE LIMITED** and there is no outstanding amount to be recovered.

SCHEDULE OF PROPERTY

All that part and parcel of Vacant Land in measuring about **Acre 0.61 cents equivalent to 26562 Square feet out of Acre1.04 Cents equivalent to 45303 Square feet,** Comprised in **Survey No.102/2 Part** of Patta No. 447, situated at **VEERAPURAM VILLAGE,** Chengalpattu Taluk,Chengalpattu District.

SURVEY NO.102/2 BOUNDED ON THE:-

North by : S. No. 102/1
South by : S. No. 7
East by : S. No. 131
West by : S. No. 131

MEASURING:-

North by : 193.6 Feet
South by : 181.8 Feet
East by : 67 Feet + 54.5 Feet + 135.8 Feet
West by : 83.3 Feet + 26.3 Feet + 143.7 Feet

And lying in the Registration District of Chengalpattu and Sub Registration District of Chengalpattu Joint II

SIGNATURE
For KASHYAPNANDAN PROJECTS PVT. LTD.
Authorised Signatory

Document No. 7896 of 2025 of Book 1
Contains 2 Sheets 2 Sheet
Registering Officer

IN WITNESS WHEREOF THE MORTGAGOR/THE EXECUTANTS HAVE SUBSCRIBED THEIR HANDS ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN IN PRESENCE OF

SIGNATURE

For KASHYAPNANDAN PROJECTS PVT. LTD.

Authorised Signatory

For KASHYAPNANDAN PROJECTS PVT. LTD.

Authorised Signatory

WITNESSES:

Signature			Signature		
01	**Mr.CHANDRASEKARAN** Son of Mr.Kailasam		02	**Mr.M.DURAIRAJ,** Son of Mr.Manickam	
Age	52 Years	28.02.1972	Age	33 years	28.01.1992
ADDRESS	No.110, A-2, Avigna Apartments, Lake View Road, West Mambalam, Chennai-600033.		ADDRESS	No.37/5, Murugesanar Street, Chengalpattu Town & Taluk, Chengalpattu District-603002.	
AADHAAR No	5324 5441 4474		AADHAAR No	8250 6960 6865	
Mobile	9940045330		Mobile		

Drafted By:-



M.SEKAR, M.COM.,M.A., B.L.,
ADVOCATE
SEYON DOCUMENTATION
ENROLL No: MS.1422/2014
CHENGALPATTU,
MOBILE NO.8148814864

Document No.1896 of.....1.....of Book 2025 Contains..8...Sheets.....3.....Sheet

Registering Officer

KASHYAPNANDAN PROJECTS PRIVATE LIMITED

D.No. 1, Plot No.58, Manimegalai Nagar, Easwaran Salai, Karampakkam, Chennai-600 097
E mail: challa1963@gmail.com, Ph: 9176000083

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF KASHYAPNANDAN PROJECTS PRIVATE LIMITED AT THEIR MEETING HELD ON 19TH APRIL 2025 AT REGISTERED OFFICE

AUTHORITY FOR SIGNING/EXECUTION OF DOCUMENTS ON BEHALF OF COMPANY

"**RESOLVED THAT Mr. LOHITH KUMAR ATTULURI** hereby authorised to act for and on behalf of the company, in any business regulatory or other matter generally necessary to file, submit, present, sign, execute or tender, if necessary, for and on behalf of the company, all Applications, forms, documents, letters, deeds, contracts, agreements, undertakings, indemnities, guarantees, counter guarantee, writings, papers, such other document in connection with the business of the company

RESOLVED FURTHER THAT pursuant to section 21 of the companies Act,2013, for operational convivence, any director of the company (in writing may delegate the authority stated herein above (including right to represent) to any person who is employee of the company/ group company or to any consultants / agencies

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect and shall remain valid as long as the employee is in employment of the company till withdrawn of the authority in favour of any consultants / Agencies

//Certified True Copy//

For Kashyapnandan Projects Private Limited

Challa Umamaheswara Reddy
Director
Din no: 01819202

KASHYAPNANDAN PROJECTS PVT. LTD. Chennai

Document No. 7296 of 1 of Book
2025 Contains 2 Sheets 4 Sheet
Registering Officer

R/Chengleput Joint II/Book-1/7896/2025

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 510/- paid at 03:21 PM on the 16/05/2025 by

Left Thumb



9701733230

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:49876659a243ef00e57466eaab6b7f9718b6a0a

(Details from UIDAI : LOHITH KUMAR ATTULURI S/O Harinatha Naidu, 20-05-1993, xxxxxxxx4464)



16th day of May 2025

NAVEEN N
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/7896/2025**.

Date: 16/05/2025
Chengleput Joint II

NAVEEN N
Sub Registrar

Document No.7896 of 1 of Book 2025 Contains 8 Sheets 5 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II CHENGALPATTU

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00793/14394

To
லோதித் குமார் ஆத்திலுரி
LOHITH KUMAR ATTULURI
S/O Harinatha Naidu
1-113
DADDALAVARI PALLI
BODIPATI VARI PALLI
Rompicherla
Chittoor Andhra Pradesh - 517192
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லோதித் குமார் ஆத்திலுரி
LOHITH KUMAR ATTULURI
பிறந்த நாள்/DOB: 20/05/1993
ஆண்/ MALE

Issue Date: 21/06/2021

2561 6320 4464
VID : 9135 3419 8961 7581

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Address:
S/O Harinatha Naidu, 1-113, DADDALAVARI PALLI, BODIPATI VARI PALLI, Rompicherla, Chittoor, Andhra Pradesh - 517192

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VID : 9135 3419 8961 7581

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For KASHYAPNANDAN PROJECTS PVT. LTD

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भारत सरकार
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Chandrasekaren
பிறந்த நாள்/ DOB: 28/02/1972
ஆண் / MALE
5324 5441 4474
எனது ஆதார், எனது அடையாளம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
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Address
S/O,Kailasam, New No 110, Old No 145, A-2, Avigna Apartments, 2nd Floor, Lake View Road, West Mambalam, Chennai, Tamil Nadu - 600033
5324 5441 4474
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www.uidai.gov.in
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இந்திய அரசாங்கம்
Government of India



துரைராஜ் மாணிக்கம்
Durairaj Manickam
பிறந்த நாள் / DOB: 28/01/1992
ஆண்/Male

8250 6960 6865

எனது ஆதார், எனது அடையாளம்

ஆதார்

முகவரி: மாணிக்கம், 37/5, முருகேசனார் தெரு, செங்கல்பட்டு, செங்கல்பட்டு, செங்கல்பட்டு, தந்தை, செங்கல்பட்டு, காஞ்சிபுரம், தமிழ் நாடு, 603002

Address: C/O Manickam, 37/5, Murugesanar Street, Chengalpattu, Chengalpattu, Chengalpattu, Natham-chengalpattu, Kancheepuram, Tamil Nadu, 603002

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THE SEAL OF THE JOINT SUB-REGISTRAR II CHENGALPATTU

TP/20487579/2024 18286/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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SHIVANTHI AGRO ESTATES PVT LTD

T. HARI

DEED OF SIMPLE MORTGAGE

(WITHOUT POSSESSION)

THIS DEED OF SIMPLE MORTGAGE EXECUTED AT CHENNAI ON THIS **24th DAY OF DECEMBER TWO THOUSAND TWENTY-FOUR**, BY:

M/s. SHIVANTHI AGRO ESTATES PRIVATE LIMITED, a private limited company incorporated under the companies act, 1956 bearing CIN-U70101TN1995PTC033959 and having Registered office address at No. 48/28, South West Boag Road, T. Nagar, Chennai-600017 duly represented by its Director, **Mr.K.SIVASUBRAMANIAN,** (Aadhaar No: 5557 3874 9761) Son of Mr.Kulandaivelu aged about **72 Years**, (Mobile no 94455 44952) residing at **No. 3, 2, 3rd STREET, N.G.O.COLONY, NANGANALLUR, CHENNAI-600061**, hereinafter called the **'MORTGAGOR'**.

For SHIVANTHI AGRO ESTATES PVT. LTD.

For SHIVANTHI AGRO ESTATES PVT. LTD.

Director

18286

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

MORTGAGOR