Tp/19621141812024 8859/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DH 800531

25 SEP 2024

Thiruchendhur Murugar Properties Private Limited

R. LAKSHMANAN
STAMP VENDOR
L.C.No 6/772/B3/96
No 261, E.V.R ROAD
AMINJIKARAI.CHENNAI-29

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I 1. RAJENDRAN DEVAREDDY (Aadhaar No. 4466 6988 0254) son of Mr.D.Anantha Reddyiar, and **2. SOBHA DEVAREDDY** (Aadhaar No. 8159 8882 3551) Wife of Mr.Rajendran Devareddy, both residing at No. 61, 1ST Street, Ramareddypalayam, Minjur, Ponneri Taluk, Thiruvallur District Tamilnadu – 601 203, **hereinafter both collectively known as PRINCIPAL** and Do hereby constitute and appoint **M/s. THIRUCHENDHUR MURUGAR PROPERTIES PRIVATE LIMITED,** having its incorporated under companies Act 1956, Marketing Office at No. 11, F - Block, 2nd Main Road, Anna Nagar East, Chennai - 600 102 through its Authorised Signatory **Mr. R. RAMACHANDRAN** (PAN : BPEPR9622B, Aadhaar No. 5758 4228 0144), Son of Mr. Ravichandran as our Lawful **Power of Attorney Agent** and empower the said company to do the following acts enumerated hereunder :

For Thiruchendhur Murugar Properties Private Limited

D. Sobha.

THE SEAL OF THE SUBREGISTRAR PONNERI

Document No.....8859.....of 2024 of Book...I...Contains.....17.....Sheets.....1.....Sheet

Authorized Signatory

Sub Registrar

WHEREAS the 1st Principal is the absolute owner of the properties being lands in **Survey No. 78/1 measuring 38 cents** in Minjur Village, Ponneri Taluk, Thiruvallur District, more fully mentioned in the Schedule Property hereunder and hereinafter referred to as the Schedule Property and the same acquired by him as A Schedule Property in his family partition deed dated **03.12.1978** in Document No. **2376/1978** registered in SRO Ponneri.

WHEREAS the 1st Principal thereafter settled ½ Undivided share and right in the above said property to and in favour of his wife i.e., 2nd Principal hereunder under **Deed of Settlement No.8356 /2024** registered before the Sub Registrar Ponneri. Thus they became absolute equal owner of the said property more fully mentioned in the Schedule Property hereunder.

WHEREAS the Principal due to their personal affairs, they could not personally able to sell and supervise the day to day matters of the Schedule mentioned property and also to attend before the various concern authorities as and when required in connection with the sell and development of the Schedule mentioned property therefore, we hereby appoint **M/s. THIRUCHENDHUR MURUGAR PROPERTIES PRIVATE LIMITED** as our Lawful Power of Attorney to do all or any of the following acts on our behalf and in our name.

1. To general manage the Schedule mentioned property.

2. To execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations,

For Thiruchendhur Murugar Properties Private Limited

Authorized Signatory

D. Sobha.

THE SEAL OF THE SUBREGISTRAR PONNERI

Document No.....8859..of 2024 of Book...I...Contains.....17.....Sheets.....2.....Sheet

Sub Registrar

undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Chennai Metropolitan Development Authority (CMDA) / Department of Town and Country Planning (DTCP), Real Estate Regulatory Authority, Corporation/Municipality, Panchayat Union, Panchayat, Local Authorities, Revenue Authorities, Collecterate, Tahsildar, Village Administrative Officer, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Chennai Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests (MoEF), Indian Green Building Council (IGBC), Tamilnadu Pollution Control Board (TNPCB), Airport Authority of India (AAI), Indian Air force (IAF), Fire & Rescue Dept., Police Department, TANGEDCO (Formerly TNEB), Real Estate Regulatory Authority (RERA), National Highways Authority of India (NHAI), Highways Department, Archeological Survey of India (ASI), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may in respect of any and all matters relating to and connected with the **" Schedule Property"** including:-

a. Any conversion, sub-division, Consolidation/reconstitution, Amalgamation and Sub Division of the Plots mentioned in the Schedule hereunder or any part thereof and shall execute gift deed if any require for the road area to be earmark in the propose amalgamation and sub division of plots in the Schedule mentioned property hereunder to the competent authority and present the said gift deed before the concern Sub Registrar and to comply the Registration formalities.

For Thiruchendhur Murugar Properties Private Limited

Authorized Signatory

D. Sobha.

THE SEAL OF THE SUB REGISTRAR PONNERI

Document No.....8859.....of 2024 of Book...I...Contains.....17.....Sheets.....3.....Sheet

Sub Registrar

b. Apply, submit and obtain sanctions, permissions, approvals, completion certificates, in respect of the proposed construction of the building or buildings and development activity.

c. To obtain G.O. for the construction of multistoried building, special building if necessary, and to apply, submit and obtain permission, no objection certificates from any or all the concerned authorities in this regard

d. Apply for additions, revisions and alterations to the existing building or proposed buildings that may be constructed thereon.

e. Apply for and pay the necessary charges including premium FSI, in this regard to the concerned authorities and sign all necessary documents, etc., in this regard.

f. Apply for demolition of if any existing buildings / superstructures and obtain sanction thereof.

g. Obtaining fresh services and/or to transfer existing services in respect of electricity, Solar Photo Voltaic system, water supply, drainage and sewerage and such other connections as may be required

h. Pay If any OSR Charges, developmental charges, deposits, fees and payments levied by any authorities in this regard and also authorized to get refund of any fees, charges or etc paid excess or wrongly to any authority.

i. To pay, deposit and apply for refunds/compensation and receive the same from Central Government, State Government, local authorities including but not limited to Chennai Metropolitan Development Authority / Real Estate Regulatory Authority/Department of Town and Country Planning, Municipality/ Panchat/ Panchayat Union / Corporation of Chennai, Water Supply and Sewerage Board, Electricity Department, relevant Land Acquisition Authorities, Revenue Authority and sign and issue receipts, Indemnity bonds, declarations etc for this purpose.

j. Apply and obtain certificate copy of legal heirship certificates, patta, and other documents from the Tahsildar

For Thiruchendhur Murugar Properties Private Limited

Authorized Signatory

D. Sobha

Document No. 8859 of 2024 of Book 1 Contains 17 Sheets & 1 Sheet

Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

k. To Apply and obtain, No Objection Certificates (NOC) from Central Government, State Government, local authorities including but not limited to the Tahsildar/PWD / CMWSSB / WRD / SEIAA / MOEF/IGBC/ TNPCB/Fire & Rescue Dept., TNPCB, and or any other competent Authorities.

l. To exchange the land mentioned in the Schedule Property hereunder as whole / part with any one for the same valuable lands in such regard to sign and execute all application, forms, affidavit, indemnity, plans, and all kinds of deed/document and present the same before the concern Sub Registrar and register the same and shall get back the said document on behalf of me.

3. To entrust the construction work to any person at their discretion and do such incidental works which are required for the purpose of putting up construction over the Schedule mentioned property To appoint architect, engineers, skilled and unskilled labourers, contractors, sub-contractors and do such things which are necessary for demolition, construction, development etc on the Schedule mentioned property.

4. To issue notice and evict any trespasser or unauthorized occupants etc if any from the said property and initiate such legal action as may be necessary.

5. The Attorney/Agent herein empowers to choose any name to the layout to be developed on the schedule mentioned property as the Attorney thinks fit and proper and to advertise and make publicity of the proposed project on the Schedule mentioned property.

6. To fix sale consideration and thereby enter into agreement of sale for the Schedule mentioned property as whole or part or plot or undivided share as the power of attorney thinks fit and proper and to receive the advance money and or entire sale consideration and issue receipts acknowledging the same and to execute and register the sale agreement and sale deed and present the same for registration before the concern registering authority and to comply the registration formalities.

For Thiruchendhur Murugar Properties Private Limited

D. Sobha

Authorised Signatory

Document No. 8859 of 2024 of Book I Contain 17 Sheets 5 Sheet

Sub Registrar

THE SEAL OF THE SUB REGISTRAR POONERI

7. And also execute and register documents if any require, such as construction agreement, tripartite agreements, mortgage deed, receipt, cancellation deed, lease deed, rental agreement, gift deed for road and public purpose, rectification deed, ratification deed, exchange deed or any other deed or document as my attorney think fit and proper which connect to the Schedule mentioned property and to present the same for registration if any necessary before the concerned registering authority and to comply the Registration formalities.
8. To deliver vacant/legal possession of the Schedule mentioned property to the Purchaser/s and or his/her/their nominee/s.
9. To obtain Life Certificate from the PRINCIPAL duly signed by them, get the Principal examined by registered medical practitioner, affix photo of the Principal duly signed by the Registered Medical Practitioner or Group 'A' Gazetted Officer in the prescribed form as and when required by the Attorney/Agent till the sale of the said property and or all the undivided share of land in the said property.
10. To raise money from any bank, financial institution, non-banking financial company, private party, firm, company etc., on the basis of Security/Collateral of the Schedule Property and for which create equitable mortgage, charge, lien of the Schedule Property including the building proposed to be constructed/Constructed thereon including but not limited to giving the said property as security (primary or collateral), and obtain loans, overdrafts or any other credit facility offered in any manner as the power of attorney deems fit and proper and for the said purpose to execute mortgage deed, memorandum of deposit of title deeds, Receipt and/or all other necessary documents and to present the same for registration before the concerned Registering authority and to admit execution thereof in respect of the schedule property.
11. To appear in any court, tribunal or authority to institute, conduct, prosecute and to defend any proceedings in respect of the said property, to sign and

For Thiruchendhur Murugar Properties Private Limited

Authorised Signatory

Document No.....885/2024 of 6

Book...I...Contains.....17...Sheets.....Sheet

Sub Registrar

THE SEAL OF THE SUB REGISTRAR OFFICE PONNERI

verify all the pleadings, petition, affidavits, statement, vakalats or papers and to appoint advocates or legal practitioners for such purposes, file appeal, revision applications, compromise, compound and withdraw or take such other proceedings, and to prosecute such judgments and decrees to final adjudication and to take execution proceedings against the said property and person of judgment debtors.

12. To sub delegate the power of attorney and or to execute special power of attorney for presentation in respect of the Schedule Property. To substitute and appoint any power of attorney or attorneys under him with the same powers or with limited powers then herein before expressed and to remove at his pleasure such substitute or substitutes and to appoint another or others by such writing as aforesaid.

13. To do all such acts, deeds and things for and on our behalf in relation to the aforesaid matters concerning the Schedule mentioned property as shall be required or deemed proper and necessary.

14. And generally to do all such acts, deeds and things as the power of attorney shall think expedient for the purpose mentioned hereinabove in all respects and we hereby agree to ratify all acts, deeds, things and assurances done, executed and made by the said power of Attorney pursuant to the Power conferred as if the same is done, executed and made by Principal if personally present.

No consideration has been received for granting this power of attorney.

We hereby declare that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by us and we hereby ratify and confirm all and whatsoever that our attorney shall lawfully do or cause to be done for me by virtue of the Powers hereby given.

For Thiruchendhur Murugar Properties Private Limited

Authorized Signatory

Document No.....8859.....of 2024 of Book...1...Contains...17...Sheets...7...Sheet

Sub Registrar

THE SEAL OF THE SUBREGISTRAR THOOTHUKUDI

SCHEDULE OF PROPERTY

All the piece and parcel of lands in **Survey No. 78/1 measuring 38 cents** in Minjur Village (as per Sub Registrar Office Record Minjur 1) Ponneri Taluk, Thiruvallur District. Situated in the Sub Registration District of Ponneri.

Value of the Property is **Rs. 72,90,000/- for the purpose paying Registration Fees only.**

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS DAY OF 28th SEPTEMBER 2024.

1. D. Sobha.
2.

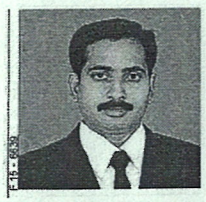
For Thiruchendhur Murugar Properties Private Limited

Authorized Signatory

ATTORNEY **PRINCIPAL**

WITNESSES

1. R. Gova S/o (R. Muruganath) (R. Govardan) No 11 F-Block 2nd main Road Anna Nagar East Ch-102
2. D. Madhusudhan (S/o D. Subramaniam) No-18- U.R. Palayam, Minjur



Drafted By.,
K.S.Senthil Kumar,
Advocate, En No. 2545/2009.

Document No.....8859.....of 2024 of Book...1...Contains...17...Sheets.....8.....Sheet
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

R/Ponneri/Book-1/8859/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

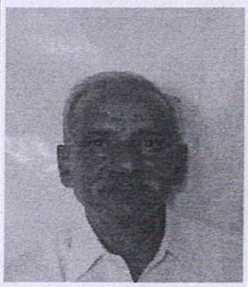
S.No 6597 of 2024

I hereby certify that a sum of ₹ 72,900/- (Rupees Seventy Two Thousand Nine Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ராமசந்திரன் residing at அண்ணாநகர், Tiruvallur, Tamil Nadu, India, 600102.

Sub Registrar: Ponneri
Date: 28/09/2024

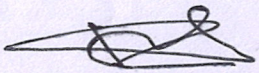
Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Ponneri and fee of ₹ 75,410/- paid at 02:07 PM on the 28/09/2024 by

Left Thumb 	8015333444 Additions as per recitals of document	
Execution admitted by Left Thumb 	867572 1604 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9543049bcbd7ce2c124c86a782cc4dd7bd5590 **(Details from UIDAI : Rajendran Devareddy S/O D Anantha Reddy, 30-11-1950, xxxxxxxx0254)**	

Document No.....8859.....of 2024 of Book...I...Contains.....17.....Sheets.....9.....Sheet
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

Execution admitted by Left Thumb 	D. Sobha. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:637435359b6a47a29140a99beec48e05795048 **(Details from UIDAI : Sobha Devareddy W/O Rajendran Devareddy, 20-08-1956, xxxxxxxx3551)**	
Claim admitted by Left Thumb 	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4261451e18163fe927462eb0374ca8877010d6 **(Details from UIDAI : R Ramachandran S/O R Ravichandran, 23-07-1991, xxxxxxxx0144)**	

28th day of September 2024

KUMARESAN S
Sub Registrar
Ponneri

Registered as Number **R/Ponneri/Book-1/8859/2024**.

Date: 28/09/2024
Ponneri

KUMARESAN S
Sub Registrar

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

Document No.....8859.....of 2024 of Book...1...Contains...17...Sheets.....10.....Sheet
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : பொன்னேரி

வருவாய் கிராமம் : மீஞ்சூர் பட்டா எண் : 423

உரிமையாளர்கள் பெயர்

1. டி அனந்தா ரெட்டி மகன் டி ராஜேந்திரன் -

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	
100	1A1D1A	0 - 0.96	0.07	--	--	--	--	2021/0105/01/350815--2021/01/04/000545SD -------- 07-08-2021
100	1A1F1A	0 - 1.00	0.07	--	--	--	--	14050/13--1110/1423 -------- 24-09-2013
100	1A1F1C	0 - 1.03	0.07	--	--	--	--	2022/0105/01/459574--2022/01/04/000784SD -------- 13-12-2022
100	37	0 - 0.80	0.10	--	--	--	--	11648/14--2658/1424 -------- 28-05-2015
100	5	0 - 0.40	0.10	--	--	--	--	9669/13--151/1423 -------- 09-07-2013
100	8	0 - 0.50	0.10	--	--	--	--	11879/13--702/1423 -------- 16-08-2013
42	2A1A1	0 - 74.14 (மா)	6.18	--	--	--	--	2023/0105/01/537550--2023/01/04/000984SD -------- 30-12-2023
44	2	0 - 2.00 (மா)	0.17	--	--	--	--	---- -------- 16-07-2002
70	2	0 - 52.50 (மா)	4.38	--	--	--	--	---- -------- 16-07-2002
71	1	0 - 78.00 (மா)	6.47	--	--	--	--	---- -------- 16-07-2002
73	5	0 - 6.50 (மா)	0.54	--	--	--	--	---- -------- 16-07-2002
76	1	0 - 14.50 (மா)	1.21	--	--	--	--	---- -------- 16-07-2002
78	1	0 - 15.50	1.05	--	--	--	--	---- -------- 16-07-2002
78	6	0 - 59.50	4.04	--	--	--	--	---- -------- 16-07-2002
		3 - 7.33	24.55					

*மா - மானாவரி

Document No. 838 of 2024 of Book...I...Contains...17...Sheets...11...Sheet
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

குறிப்பு :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/04/135/00423/50579** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 28-09-2024 அன்று 09:45:57 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No.....4859 of 2024 of Book...1...Contains.....17 Sheets.....12 Sheet
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJCT8060F

नाम / Name
THIRUCHENDHUR MURUGAR PROPERTIES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
25/11/2022

भारत सरकार
Government of India

आधार



Aadhaar no. issued: 12/08/2011

ர ராமசந்திரன்
R Ramachandran
பிறந்த நாள் / DOB : 23/07/1991
ஆண் / Male



ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை, அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் 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).

5758 4228 0144

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Details as on 04/01/2024

முகவரி: S/O ரா ரவிச்சந்திரன், AP 299, 30வது தெரு, I பிளாக், கம்பர் குடியிருப்பு, அண்ணா நகர் மேற்கு, சென்னை, தமிழ் நாடு, 600040
Address: S/O R Ravichandran, AP 299, 30TH STREET, I BLOCK, KAMBAR KUDIYIRUPPU, ANNA NAGAR WEST, PO:, DIST:Chennai, Tamil Nadu, 600040



5758 4228 0144

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

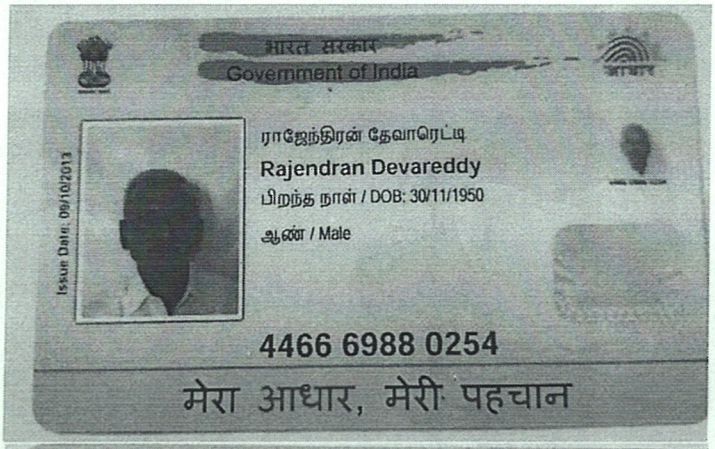
For Thiruchendhur Murugar Properties Private Limited

Authorized Signatory

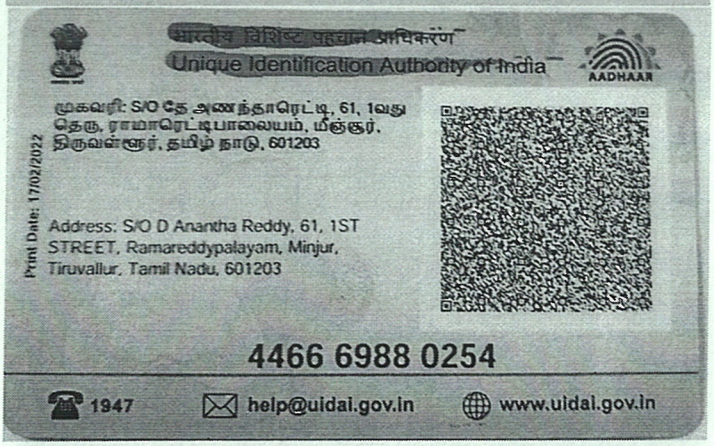
THE SEAL OF THE SUB REGISTRAR OFFICE

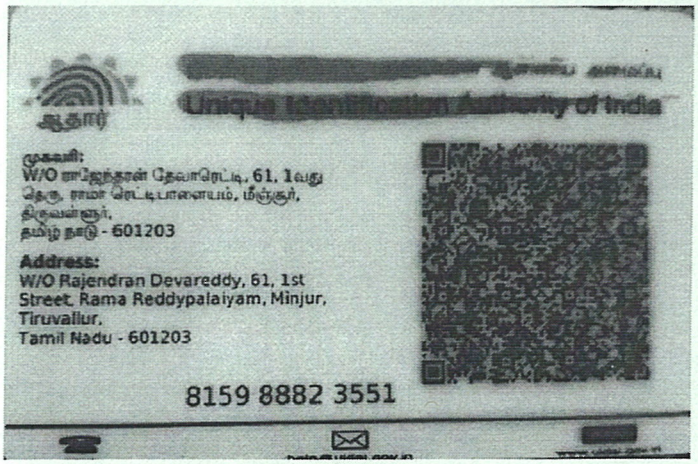
Document No. 8859 of 2024 of Book 1 Contains 17 Sheets 13 Sheet

Sub Registrar









D. Sobha.



Document No. 8859 of 2024 of
Book...1... Contains 17 Sheets 14 Sheets
Sub Registrar

THE SEAL OF THE SUBREGISTRAR PONNERI

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1111/52007/04546

To
கோவர்தனன்
Govardan
S/O: Murugaiah
43 ARASAMARA STREET
SEETHANCHERRY KATCHUR
Katchur
Seethanjeri
Uthukottai Tiruvallur
Tamil Nadu 602026
9884450495

11/06/2013
35687412

MN356874127FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2624 7691 4221

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



கோவர்தனன்
Govardan
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MERA AADHAAR, MERI PEHACHAN

D. Madhu Sudhan

Document No. 8859 of 2024 of
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THE SEAL OF THE SUBREGISTRAR PONNERI

பதிவுத்துறைத்தலைவர் அவர்களின் ந.க.எண். 35083/சி1/2021, நாள்.07.02.22

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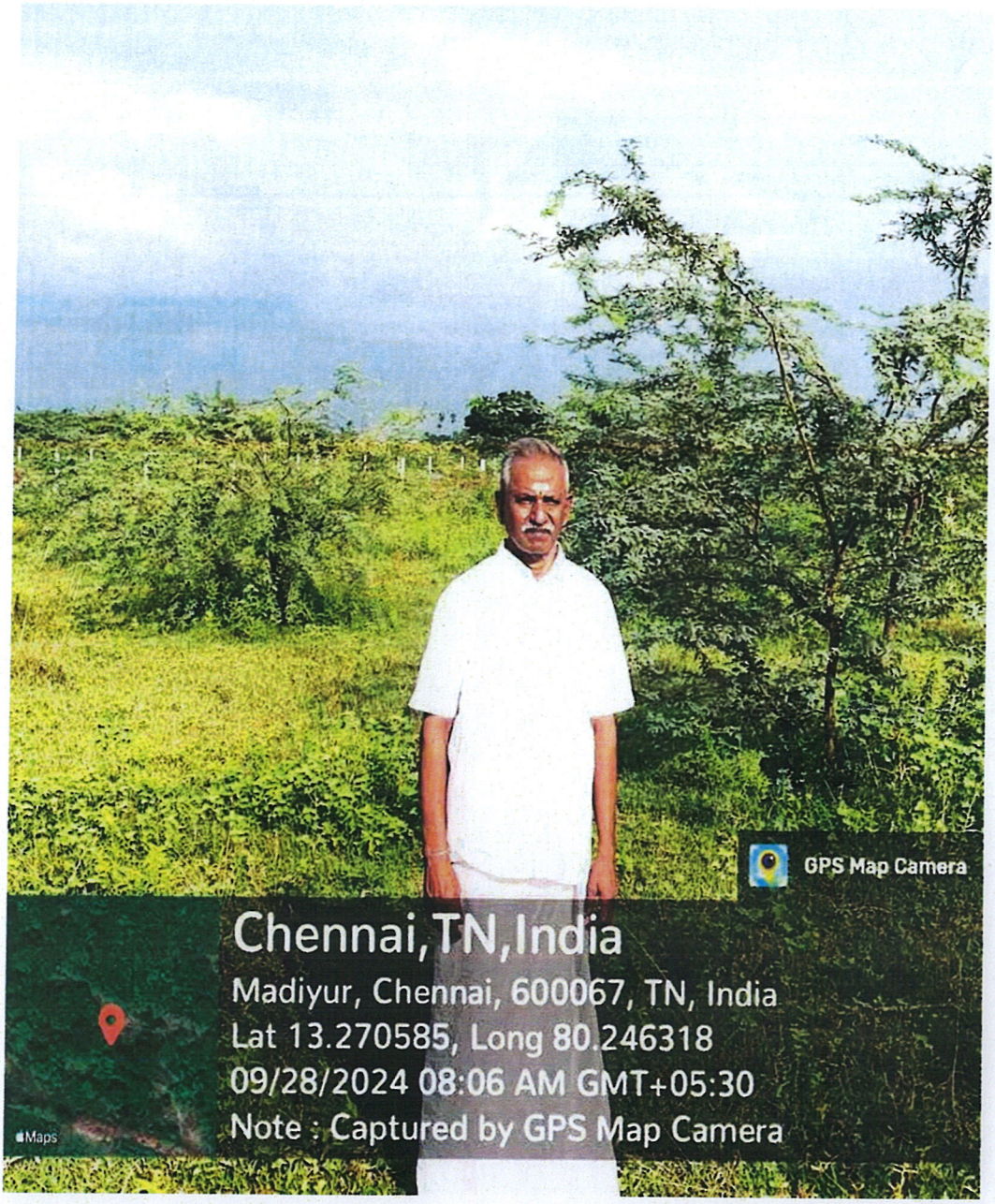
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Document No. 8859 of 2024 of Book-I Containing 17 Sheets 16 Sheet
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