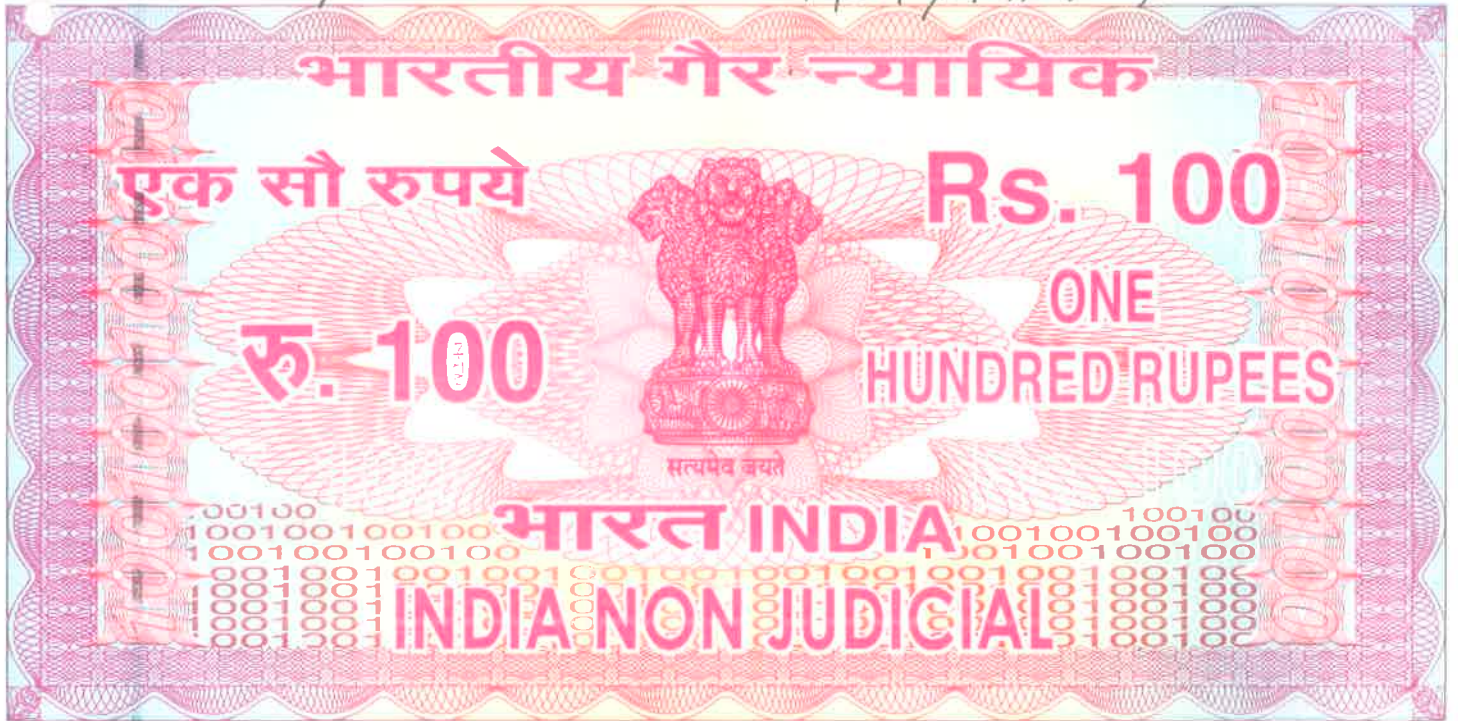


(2)

13003/2023

TP/14844/408/2023



தமிழ்நாடு தமில்நாடு TAMILNADU

CY 787632

4.5.2023

Executive Officer,
Thiruporur Town Panchayat.

 Thiruporur Town Panchayat, Chennai - 600 119, Tamil Nadu, India.

 Chairman - Cell : 9884051444

GIFT DEED

THIS INDENTURE IS EXECUTED AT THE SUB REGISTRAR OFFICE THIRUPORUR, ON THIS THE 27th DAY OF MAY, 2023

BETWEEN

M/s. BHAGYASREE REALTORS PRIVATE LIMITED, a company registered under the provisions of the Indian Companies Act, 1956 and having its registered office at No.7, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai - 600 119, in the State of Tamilnadu, India represented by its Authorized Signatory Mr. Bhyrava Bhat G in terms of Board Resolution dated May 17th, 2023, hereinafter called the "DONOR" (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their successors, executors, administrators, legal representatives and assigns) of the ONE PART;

AND

THIRUPORUR TOWN PANCHAYAT, situated within the Thiruporur Panchayat Union, Thiruporur Taluk, Chengalpattu District, represented herein by its Executive Officer, hereinafter called the "DONEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators, legal representatives and/ or assigns of the OTHER PART.

13003 2023

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Contains 13 Sheets. 1 Sheet

8

Registering Officer

For BhagyaSree Realtors Pvt. Ltd.

 Authorised Signatory


The DONOR and the DONEE collectively referred to as Parties.

Whereas the "**DONOR**" is the absolute owner of the property bearing Survey Nos. 148/2B (out of Survey No. 148/2 measuring to an extent of 62 ¼ Cents) and 149/6 measuring to an extent of 35 Cents of Kannagapattu Village, Thiruporur, Chengalpattu Taluk, Chengalpattu District (erstwhile Kancheepuram District) (hereinafter referred to as "Schedule 'A' Property"), having acquired the same in the name of the **DONOR** vide the registered Sale Deeds mentioned below:

1. Sale Deed bearing Doc.No.3808/2008 dated 26.05.2008 for Survey No. 148/2
2. Sale deed bearing Doc.No.3980/2007 dated 11.04.2007 for Survey No. 149/6

All the above Sale Deeds have been registered in the SRO, Thiruporur, Thiruporur Taluk, Chengalpattu District.

WHEREAS the DONOR is the owner and in possession of all that piece and parcel of the land in Schedule 'A' Property and that the Schedule 'A' Property is free from all encumbrances.

WHEREAS the DONOR made an application dated: 12/12/2022 to The Town and Country Planning Department for the approval of the proposed layout of house Site measuring to an extent of 3950 Sq.Mtrs in the Schedule 'A' Property with the area earmarked as Roads, Public Purpose and Electricity Board (EB) Use in the proposed layout.

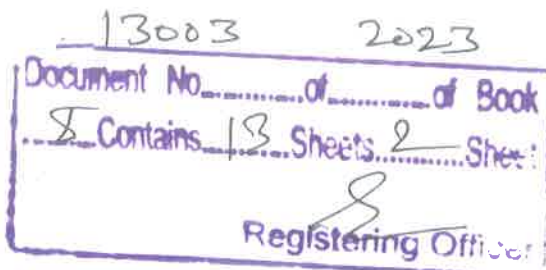
WHEREAS the office of the Town and Country Planning Department vide its Letter bearing No. ROC No. 1JIVRVWS dated 4/15/23 (hereinafter referred to as "DTCP Letter") referring to the DTCP Circular No.19799/2020/T dated 24/12/2020 mentions that the space set apart for Roads, Public Purpose and Electricity Board (EB) Use have to be handed over to concerned local body through a gift deed by the applicant/owner of the land and the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

WHEREAS as per the terms of the DTCP Letter, and in compliance with the rules and regulations prevailing now, the "DONOR", in the interest of the public has agreed to transfer certain portion of the land in Schedule 'A' Property earmarked as Roads, Public Purpose and Electricity Board (EB) Use shown in the sketch annexed as Annexure 'A' (morefully described in the Schedule B hereunder and hereinafter referred to as "Schedule 'B' Property"), hereunder described through this Gift Deed in favour of the DONEE and DONEE has agreed to accept the same.

For BhagyaSree Realtors Pvt. Ltd.

EBB

Authorised Signatory

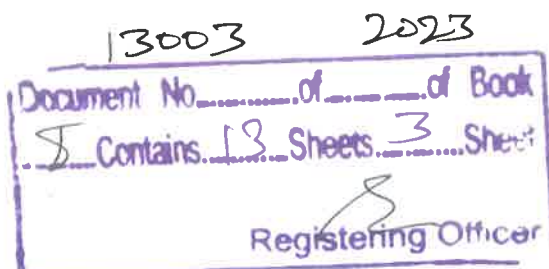


NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1) THAT the "DONOR" doth hereby give, grant, convey and assign by way of gift the land more particularly described in the Schedule 'B' Property hereunder for Roads, Public Purpose and Electricity Board (EB) Use in the interest of the public unto the "DONEE" who hereby accepts the land of total measuring to an extent of **1038.20 Sq Meters** for Roads, Public Purpose & EB use situated in the Survey Nos. 148/2B and 149/6 situated in Kannagapattu Village, Thiruporur, Chengalpattu Taluk, Chengalpattu District (erstwhile Kancheepuram District), within Registration Sub District of Thiruporur and Registration District of Chengalpattu and more particularly described in the schedule hereunder as Schedule 'B' Property and marked in the sketch annexed with this Deed as "Annexure A" wherein the colour marked in **brown** in the sketch measuring to an extent of **983 square meters** is reserved for **Roads along with Splay area**, the colour marked in **green** in the sketch measuring to an extent of **27.10 square meters** is reserved for **Public Purpose** and the colour marked in **cyan** in the sketch measuring to an extent of **28.10 square meters** is reserved for **EB use**.
- 2) That the "DONOR" doth hereby covenant with the "DONEE" that the "DONOR" now do have good right to gift, grant, convey and assigns the Schedule B Property land for Roads, Public Purpose & EB use hereby gifted and assigned up to the "DONEE" with the manner aforesaid.
- 3) That the "DONEE" shall and may at all times hereafter peacefully and quietly possess and enjoy the said Schedule B Property lands for Roads, Public Purpose & EB use free from all encumbrances whatsoever without the lawful eviction interruption claims, whatsoever from or by the "DONOR" or any person claiming under or interest for the DONOR.
- 4) That further that the "DONOR" and all persons having lawfully or equitably claiming any rights on such Roads, Public Purpose & EB use or any part thereof from under or interest for the "DONOR" or from or under any of his ancestors shall and will from time to time and at all times hereafter at the request of and cost of the "DONOR" do execute and register or cause to be done executed and registered all such acts, deeds and things whatsoever for further and more perfectly assuring the land in Schedule 'B' Property and every part thereof for Roads Public Purpose & EB use unto the "DONEE" in the manner aforesaid or as shall or may be reasonably required.

For BhagyaSree Realtors Pvt. Ltd.


Authorised Signatory



**SCHEDULE 'A' PROPERTY
(LARGER PROPERTY)**

All that piece and parcel of land in property bearing Survey Nos. 148/2 measuring to an extent of 62 ¼ Cents and 149/6 measuring to an extent of 35 Cents of Kannagapattu Village, Thiruporur, Chengalpattu Taluk, Chengalpattu District (erstwhile Kancheepuram District).

**SCHEDULE 'B' PROPERTY
(PROPERTY GIFTED FOR ROADS, PUBLIC PURPOSE & EB USE)**

All that piece and parcel of land allotted for **Roads with splay area** measuring to an extent of **983 square meters** marked in **brown** colour, for **Public Purpose** measuring to an extent of **27.10 square meters** marked in **green** colour, for **EB Use** measuring to an extent of **28.10 square meters** marked in **cyan** colour, total of Roads with splay area, Public Purpose and EB Use measuring to an extent of **1038.20 Sq Meters** all comprised in Survey Nos. 148/2B and 149/6 as shown in the layout sketch of Site measuring to an extent of 3950 Sq.Mtrs enclosed herewith as Annexure 'A' situated at Kannagapattu Village, Thiruporur, Chengalpattu Taluk, Chengalpattu District (erstwhile Kancheepuram District) and within the Registration District of Chengalpattu and Registration Sub District of Thiruporur.

ITEM No.1

Details of land extent allotted for Road and splay:

1A. ROAD NO.1 ALONG WITH SPLAY AREA:

Road with splay at Survey No. 148/2B (Part) measuring to an extent of 376.50 Sq Mtr,

North : 41.02 M
East : 9.0 M
South : 41.69 M
West : 9.0 M

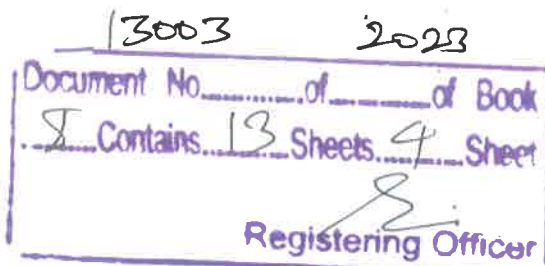
and bounded as follows:

North : Proposed layout plots
East : Existing Approved 12.00 mtr Road
South : Proposed layout plots
West : Proposed layout Road No. 2

For BhagyaSree Realtors Pvt. Ltd.

EBB

Authorised Signatory



1B. ROAD NO.2 ALONG WITH SPLAY AREA:

Road with splay at Survey No. 148/2B (Part) measuring to an extent of 245.20 Sq.mt

North : 9.0 M
East : 24.96 M
South : 9.53 M
West : 27.80 M

and bounded as follows:

North : Proposed layout plots
East : Proposed layout Road No. 2 & Proposed layout plots
South : S.No 148/2A
West : Proposed layout Road No. 3 & Proposed layout plots

1C. ROAD NO. 3 ALONG WITH SPLAY AREA:

Road with splay at Survey No. 149/6 (Part) measuring 361.30 Sq.Mtrs.

North : 39.89 M
East : 9.08 M
South : 40.16 M
West : 9.12 M

and bounded as follows:

North : Proposed layout plots
East : Proposed layout Road No. 2
South : Proposed Owners use, Public use & EB
West : S.No. 149/3A

ITEM No.2

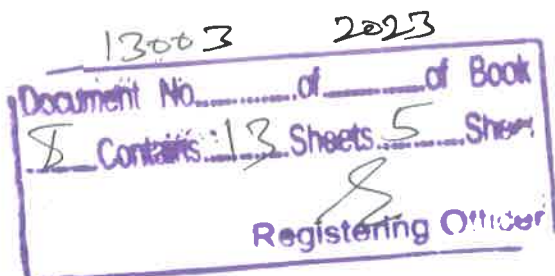
Details of land extent allotted for EB Use

EB Use of Area 28.10 Sq.mt at Survey No. 149/6 (Part):

North : 2.20 mt
East : 13.00 mt
South : 2.20 mt
West : 12.55 mt

For BhagyaSree Realtors Pvt. Ltd.


Authorised Signatory



and bounded as follows:

North : Proposed Layout Plots
East : S.No. 148/2A
South : S.No. 260/2
West : Proposed layout public use

ITEM No.3

Details of land extent allotted for Public Purpose

Public Purpose of Area 27.10 Sq.mt at Survey No. 149/6 (Part):

North : 2.22 mt
East : 12.55 mt
South : 2.22 mt
West : 12.10 mt

and bounded as follows:

North : Proposed layout Road
East : Proposed layout EB Use
South : S.No. 260
West : S.No.149/6

IN WITNESS WHERE OF the above parties have put their signature on the day month and year above written in the presence of:

DONOR:

For M/s. BHAGYASREE REALTORS
PRIVATE LIMITED

EBB

Signature: _____
Authorised Signatory
Name: **Bhjrava Bhat G**
Date:

Witness 1: *P.Rab - S/o Parthe Sasadany*
NO 4/1, 3-rd Street
Anna Nagar, Panapakkam
P.N - 631052

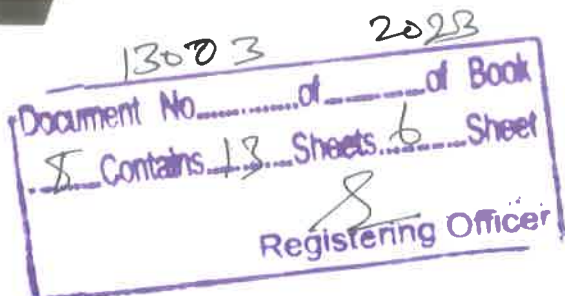
Witness 2: *V. Jagan S/o Vedha Chakravarthy*
Thiruvananthapuram
Periyar Nagar - 603106

Drafted by :- Prabha Dass,



Prabha
Advocate, Enroll. No. MS/429/2016,

Blessing Associates, 8526 55 55 33.
No. 6, First Floor, South Mada Street, (OMR),
Near Thiruporur SRO.



Town and Country Planning Department
124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

(Road Pattern)

ROC No. 1JIVRVWS

/ 2022 / TCP

Date : 4/15/23 12:41 PM

To

Bhagyasree Realtors Pvt Ltd, Chennai, Sholinganallur, Sholinganallur, No.07, Rajiv Gandhi Salai (OMR), 600119

Sir/ Madam,

Sub

Layout-DTCP - T.S.No.148/2B, 149/6 -Kannagapattu Village- Mamallapuram LPA / Thiruporur Town Panchayat / Panchayat Union -
Thiruporur Taluk -Chengalpattu District - 3950 sqm - Extent - Layout Road Pattern approval reg.

Ref: 1.The layout proposal received through online vide reference dated 12.12.22
2.DTCP circular no. 24282/2005LA2 dated 04/05/20063.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and
G.O.(Ms.)No.16, MA&WS department, dated:31/01/20204.G.O.(Ms.)No.181, Housing and urban development department, dated:
09/12/20205.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarked as roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

13003 2023

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Contains 13 Sheets 8 Sheet		
 Registering Officer		

District Town and Country Planning

Document certified by Raghu Kumar.

Signed by Assistant Director
Location Chengalpattu
Date: 2023 04 15 12:41:48



[illegible]

2023

Registering Officer



தமிழ்நாடு அகாடமி
THE SEAL
OF THE
TAMIL NADU
SAHITYA AKADEMI

Document certified by Rajesh Kumar.

Signed by: Ayoob Ali, Superior
Location: Chicago, IL
Date: 2023.06.27

ம.வ/மா.த.தி.க(செ.மா)எண்:/2023

உய்துள் தூய்மையை உறுப்பினர் செயலர்
பாங்குமேறப் பள்ளித் திட்ட குழுமம்
பாங்குமேறப் பள்ளித் திட்ட குழுமம்
பாங்குமேறப் பள்ளித் திட்ட குழுமம்

**EXTRACTS OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF
BHAGYASREE REALTORS PRIVATE LIMITED HELD ON MAY 17, 2023 AT DIVYASREE
CHAMBERS, WING A, 11, O' SHAUGNESSY ROAD, BANGALORE 560025**

"RESOLVED THAT in supersession to the earlier Board resolution passed on May 3, 2023 in connection with relinquishing / gifting certain land parcels , the approval of the Board be and is hereby accorded to relinquish/gift certain land parcels belonging to the Company admeasuring about 983 square meters for roads with splay, about 27.10 square meters for public use and about 28.10 square meters of lands for usage by Electricity Board (EB) comprised in survey numbers 148/2B and 149/6 as per the details given in the table below, more particularly described in the draft Gift Deed, as placed before the Board in favour of Thiruporur Town Panchayat, Thiruporur Taluk, Chengalpattu District for public use, in line with the approvals granted by "The Director of Town and Country Planning", Chennai:

Purpose of Relinquishment/ gifting the Land Parcels	Extent of Land relinquished / Gifted (in sq mts)	Survey numbers
Roads with splay	376.50	148/2B (Part)
	245.20	148/2B (Part)
	361.30	149/6 (Part)
Public use	27.10	149/6 (Part)
Electricity Board	28.10	149/6 (Part)

"RESOLVED FURTHER THAT Mr. Sanjay Bathija and Mr. Bhyrava Bhat be and are hereby severally authorised as authorised signatories of the Company to execute and register the aforesaid Gift Deed with the jurisdictional sub-registrar/appropriate authority in favour of Thiruporur Town Panchayat, Thiruporur Taluk, Chengalpattu District, execute such other documents as may be required and to do all such acts, deeds and things as may be required in this connection."

"RESOLVED FURTHER THAT any of the Directors of the Company be and are hereby authorised to furnish the certified true copy of the aforesaid resolution wherever necessary."

//Certified True Copy\\
For Bhagyasree Realtors Private Limited


Raghavendra Rao N A
Director
DIN: 00246054



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8
E-mail ID: info@bhagyasree.com; Ph. No: 080 22213344
Registering Officer





भारत सरकार



இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 1111/66610/00293

To
பைரவ பட் ஜீ
Bhyrava Bhat G
S/O: Krishna Bhagavan Bhat
NO.-2A
RAJESH AVENUE
SALIGRAMAM
Saligramam
Chennai Tamil Nadu - 600093
7200834696

Validity unknown
1111/66610/00293



உங்கள் ஆதார் எண் / Your Aadhaar No. :

4656 4767 9584

VID : 9187 0904 3752 4933

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



பைரவ பட் ஜீ
Bhyrava Bhat G
பிறந்த நாள்/DOB: 30/12/1968
ஆண்/ MALE

4656 4767 9584

VID : 9187 0904 3752 4933

எனது ஆதார், எனது அடையாளம்



भारत सरकार
Government of India



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல
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INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதார்ல் புதுப்பிக்கவும்
- mAadhaar செயலிழைப்பு பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

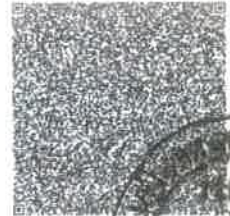
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Unique Identification Authority of India



முகவரி:
அ/பெ: கிருஷ்ண பகவான் பட், எண் - 2அ,
ராஜேஸ் அவேன்யு, சாலிগ্রாமம்,
சாமிக்கிராமம், சென்னை,
தமிழ் நாடு - 600093
Address:
S/O: Krishna Bhagavan Bhat, NO.-2A, RAJESH
AVENUE, SALIGRAMAM, Saligramam,
Chennai,
Tamil Nadu - 600093



4656 4767 9584

VID : 9187 0904 3752 4933

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8
Registering Officer

For BhagyaSree Realtors Pvt. Ltd.

Authorised Signatory



Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 1,420/- paid at 11:27 AM on the 27/05/2023 by

Left Thumb



EBB
7200834696

Additions as per recitals of document

Execution admitted by
Left Thumb



EBB

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:7227876cd6bb7ac58b4357a04d8831f889a55e
(Details from UIDAI : Bhyrava Bhat G S/O: Krishna Bhagavan Bhat, 30-12-1968, xxxxxxxx9584)



27th day of May 2023

RAVICHANDRAN PALANISAMY
Sub Registrar
Thiruporur
SUB REGISTRAR
THIRUPORUR

Registered as Number R/Thiruporur/Book-1/13003/2023.

Date: 27/05/2023
Thiruporur

RAVICHANDRAN PALANISAMY
Sub Registrar
SUB REGISTRAR
THIRUPORUR

13003 2023
Document No. _____ of _____ of Book
8 Contains 13 Sheets 13 She.
Registering Officer

