

SCANNED

16/11/2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

- [1] **Mr.RAMAN KASI VISHWANATHAN**, son of Mr.K.T.Raman, aged about 70 years, having Canadian Passport No.HN144499, Overseas Citizen of India Card No.A2496778, Income Tax P.A.No.FXDPR6578H and
- [2] **Mrs.THANGAMANI KASI VISHWANATHAN**, wife of Mr.R.K.Vishwanathan, aged about 66 years, having Canadian Passport No.HN142980, Overseas Citizen of India Card No.A2496752, both residing at 731 Dolly Bird Lane, Mississauga, Ontario, Canada, L5W 1C7, hereinafter jointly referred to as "**the PRINCIPALS**".

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as our TRUE AND LAWFUL ATTORNEY in our name and on our behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.1, in the Ground Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1071 sq.ft. and an Undivided share of about 103 sq.ft. in the common built up area, totally measuring - 1174 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, (No.51/1 (26/1), IVth Trust Cross Street, Mandavelipakkam as per Corporation property tax records), together with 13.35% (798.33 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District,



REGISTERING OFFICER

Document No. 166 of 2024 of Book 166 SHEETS 1 SHEET

21/11/2024
Gill Law Firm Professional Corporation
Lakshvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

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ADJication Dec No-161/2024

குறிப்பு: கட்டிட / மதிப்பு சரி / காலிமனை	
மா.ப. மைலாப்பூர்	
மு.மு. எண்: —	உரை / 2024
நாள்: 11/7/2024	
நாள்: 11/7/2024	
சாப்பிடுவான் மைலாப்பூர்	

together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belonged to the PRINCIPALS herein, they having become entitled to the said Schedule 'A' property, in the following manner:

- [a] Aforementioned 13.35% (798.33 sq.ft.) Undivided Share and interest in the land from Mrs. Alamelu Narasimhan, wife of Mr.R.N.Narasimhan, vide Sale Deed dated 23/11/1989, Registered as Doc.No.1867/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPALS herein.
- [b] Aforementioned Residential Flat bearing No.1, in the Ground Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1071 sq.ft. and an Undivided share of about 103 sq.ft. in the common built up area, totally measuring measuring 1174 sq.ft., vide Agreement of Project Promotion and Construction dated 12/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the PRINCIPALS herein

WHEREAS the PRINCIPALS have contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building originally existed on the Schedule 'A' property has been demolished and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPALS herein are absolutely entitled to the above mentioned Schedule 'A' property.

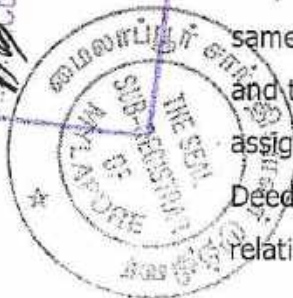
21/6/2024
Gill Law Firm Professional Corporation
Lakshmi Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

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WHEREAS currently the PRINCIPALS herein are desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as their true and Lawful Power of Attorney Agent in their name and on their behalf to do the following acts, deeds and things with regard to 200.335 sq.ft. Undivided share in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

- [1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as our Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For us and on our behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.



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Professional Corporation
LAWYER SINGH GILL PH.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Tivoli Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

21/6/2024

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[4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.

[5] To execute and present in our name and on our behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

[6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on our behalf in connection with respect to the Sale of the Schedule 'B' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.



[Handwritten signature]

4 *[Handwritten signature]*

[Handwritten signature] 21/6/2024
Gill Law Firm
Lakshmi & Associates
B: 735 Twin Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

[10] The Power Agent is fully accountable to the PRINCIPALS and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.35% (798.33 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY

200.335 sq.ft. UNDIVIDED SHARE in the above mentioned Schedule 'A' Vacant land.



REGISTERING OFFICER

Document No. 161 of 2024 of Book 66 SHEETS 5 SHEET

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada

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IN WITNESS WHEREOF THE PRINCIPALS ABOVE NAMED HAVE
HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF
ATTORNEY ON THIS THE 21st DAY OF JUNE, 2024 IN THE PRESENCE
OF FOLLOWING:

WITNESS:-

1.

[Signature]
(AMARDEEP KAURA)
8-735 Twain Ave, Mississauga
ON L5W 1X1

2.

[Signature]
(SARAJEET GUL)
8-735 Twain Ave
Mississauga on L5W 1X1

1.

[Signature]
RAMAN KASI VISWANATHAN

2.

[Signature]
THANGAMANI KASI VISWANATHAN
PRINCIPALS

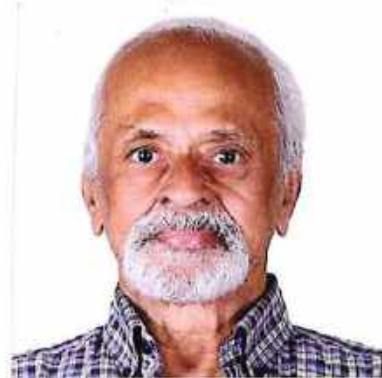
Sworn, (Affirmed or Declared) before me at

MISSISSAUGA in the Province of Ontario,

this 21st day of JUNE, 2024

[Signature]
Notary Public in and for the Province of Ontario

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
735 Twain Avenue, Unit 8
Mississauga, ON L5W 1X1 Canada
905-564-7288



Document No. 161 of 2024 of Book
... contain 16 SHEETS 6 SHEET

REGISTERING OFFICER



THIS PASSPORT IS VALID FOR ALL COUNTRIES UNLESS OTHERWISE SPECIFIED. THE BEARER MUST COMPLY WITH ANY VISA OR OTHER ENTRY REGULATIONS OF THE COUNTRIES TO BE VISITED.

SEE OBSERVATIONS BEGINNING ON
PAGE 5 (IF APPLICABLE)

Ce passeport est valable pour tous les pays, sauf indication contraire. Le titulaire doit se conformer aux formalités relatives aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre.

VOIR LES OBSERVATIONS DÉTAILLÉES À
LA PAGE 3 (LE CAS ÉCHÉANT)

E 5 Y 0 4 5 7 5

7N 1 0 4 1 9

Passport No./N° de passeport
HN144499

Issuing Authority/Autorité de délivrance
MISSISSAUGA

P<CANKASI<VISWANATHAN<<RAMAN<<<<<<<<<<<<<
HN144499<3CAN5207251M2610210<<<<<<<<<<<<06

676

Certified to be a true copy
of the original, that does not
seem to be altered in any manner

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
 Barrister, Solicitor & Notary Public
 735 Twain Avenue, Unit 8
 Mississauga, ON L5W 1X1 Canada
 905-564-7288

ENDORSEMENTS AND LIMITATIONS
This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited.

SEE OBSERVATIONS BEGINNING ON PAGE 5 (IF APPLICABLE)

**CE PASSEPORT EST VALABLE POUR TOUS LES PAYS
SANS INDICATION CONTRAIRE. LE TITULAIRE DOIT
SE CONFORMER AUX LOIS LOCALES RELATIVES AUX
VISAS OU AUX AUTRES FORMALITÉS D'ENTRÉE
DES PAYS OÙ IL A L'INTENTION DE SE RENDRE.**

VOIR LES OBSERVATIONS DÉBUTANT À
LA PAGE 50 LE CAS ÉCHÉANT.

Signature of bearer / Signature du titulaire

PASSPORT
PASSEPORT

CANADA

Passport No./N° de passeport
HN142980

Type/Type	Issuing Country/Pays émetteur
P	CAN

Sumama/Nom
KASI VISHWANATHAN

Given names/Prénoms
THANGAMANI

Nationality/Nationalité
CANADIAN/CANADIENNE

Date of birth/Date de naissance
07 JUNE/JUIN 55

Sax/ Sexe	Place of birth/Lieu de naissance
F	VELLORE IND

Date of issue/Date de délivrance
19 OCT /OCT 16

Date of expiry/Date d'expiration
19 OCT / OCT 26

MISSISSAUGA

P<CANKASI<VISHWANATHAN<<THANGAMANI<<<<<<<<<
HN142980<8CAN5506079F2610195<<<<<<<<<<<<<<<04

Gill Law Firm Professional Corporation
Lakhvir Singh Gill Ph.D., LL.B., LL.M.
Barrister, Solicitor & Notary Public
 735 Twain Avenue, Unit 8
 Mississauga, ON L5W 1X1 Canada

Certified to be a true copy
of the original, that does not
seem to be altered in any manner



1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 23790/- (ரூபாய் இருபத்து மூன்றாயிரத்து எழுநூற்று தொண்ணூறு மட்டும்) திரு/திருமதி/செல்வி. ரமேஷ்குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் பிரைவேட் லிட் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : மைலாப்பூர்
நாள் : 11/07/2024

சார்பதிவாளர்
SUB-REGISTRAR
MYLAPORE

2024 ஆம் ஆண்டு ஜூலை மாதம் 11ம் நாள் மைலாப்பூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்



N. Ramasubramanian
9940153007

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி.

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு ஆதிசக்தி த/பெ கந்தசாமி 12/101, Abinaya Apts, Kothai Nagar, Aadhur, Karur, கரூர், தமிழ்நாடு, இந்தியா, 639008

2. திரு திவாகர் த/பெ நாகராஜன் 12-13, Middle Street, Madurai, மதுரை, தமிழ்நாடு, இந்தியா, 625535

2024 ஆம் ஆண்டு ஜூலை மாதம் 11ம் நாள்



பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்
மைலாப்பூர்

SUB-REGISTRAR
MYLAPORE

ADJ/Mylapore/161/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 11/07/2024
மைலாப்பூர்

Document No161.....of 2024 Of Book
...Contain...16...SHEETS...9...SHEETS

REGISTERING OFFICER

பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்

SUB-REGISTRAR
MYLAPORE

CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore.

Central and Sub-Registration District of Mylapore.

Document No of 2024 Of Book
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CIN:U45100TN1948PTC001454

REGISTERED OFFICE Formerly Known as Mill Stores (Madras) Pvt.Ltd.

For Bhaggyam Constructions Pvt Ltd
N. Ramesh Kumar
Authorised Signatory

SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

Document No. 16 of 2024 Of Book
... Contain... 16 SHEETS... 11 SHEET



For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

CIN:U45100TN1948PTC001454

REGIS **Formerly Known as Mill Stores (Madras) Pvt.Ltd.**

- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

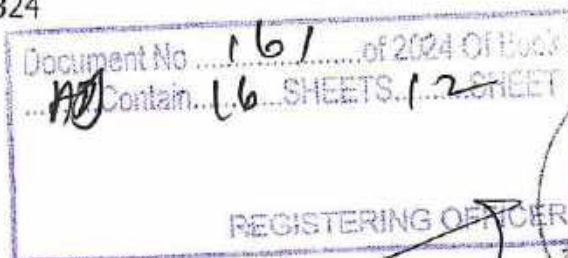
On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED

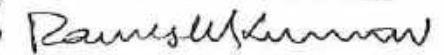

Director

Name: Mrs. Ranjani

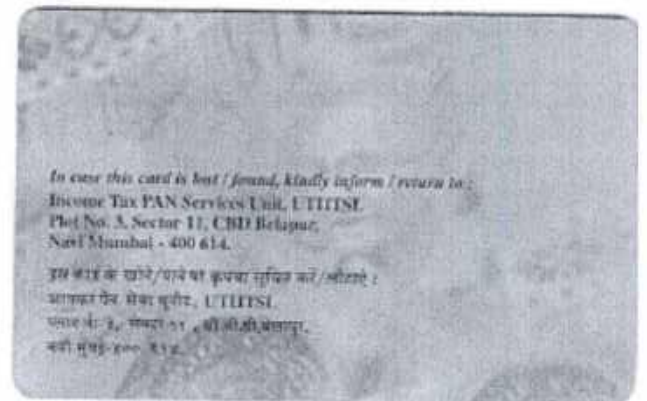
03579324



For Bhaggyam Constructions Pvt Ltd



Authorised Signatory



For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

இந்திய அரசாங்கம்
Government of India

ஆதிகத்தி க.
Aathisakthi K
பிறந்த நாள்/DOB: 25/09/1985
ஆண்/ MALE

4458 4620 6189
VID : 9179 1207 9571 0080

எனது ஆதார். எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணையர்
Unique Identification Authority of India

முகவரி:
தி/பெ கந்தசாமி, கவ/காக, அபினயா
அப்பார்ட்மெண்ட், கோதை நகர், கே வி பி
காயத்ரி நகர் விஸ்தரிப்பு, ஆத்தூர், கரூர்,
தமிழ் நாடு - 639008

Address:
S/O KANDASAMY, 12/101, ABINAYA
APPARTMENT, KOTHAI NAGAR, KVB
GAYATHRI NAGAR EXTENSION, Athur, Karur,
Tamil Nadu - 639008

4458 4620 6189
VID : 9179 1207 9571 0080

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

K. Athiyar

இந்திய அரசாங்கம்
Government of India

திவாகர் நா
Diwahaar N

பிறந்த நாள் / DOB: 17/05/1989
ஆண் / Male

9488 6418 4935

இந்திய தனிப்பட்ட அடையாள ஆணையர்
Unique Identification Authority of India

முகவரி: தஞ்சை / தாமிரவருணி
நாகராஜன், எ. எ. நடு தெரு, எலுமலை
எலுமலை, எலுமலை, மதுரை, தமிழ் நாடு
625535

Address: S/O: Nagarajan,
12-16, middle street,
elumalai, Elumalai RF,
Madurai, Elumalai RF, Tamil
Nadu, 625535

9488 6418 4935

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

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஜெ. ஜெ.

Document No. 16/14 of 2014 Of Bork
Contain 16 SHEETS. 14 SHEET

REGISTERING OFFICER



N. RAMESH KUMAR

BHAGGYAM CONSTRUCTIONS PVT LTD

No: 2, SARANGAPANI STREET

T. NAGAR

CHENNAI - 600 017

INDIA

Document No. 161
Contain 16 SHEETS 15
REGISTERING OFFICER



STES
NADA
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1.055 Kg
100733
Chevron
Chevron



Document No. (b) of 2024 of 1023
Contain (b) SHEETS 16 SHEET
REGISTERING OFFICER





பதிவுத்துறை
இரசீது -

இரசீது எண் : 4972/2024
ஆவண எண் : ADJ/ Mylapore/ 161 / 2024

திரு.திருமதி/செல்வி ரமேஷ்குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் பிரைவேட் லிட் அவர்களிடமிருந்து ₹ 23,795 (ரூபாய் இருபத்து மூன்றாயிரத்து எழுநூற்று தொண்ணூற்றைந்து மட்டும்) இணைய வழி: REG202407114570662 ₹ 23795 கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	23,790
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	23,795

சார்பதிவாளர்
மைலாப்பூர்
நாள்: 11/07/2024

N. Ramesh Kumar
9940153001

பதிவு அலுவலர் கையொப்பம்
SUB-REGISTRAR
MYLAPORE

SCANNED

2244/5/2024



தமிழ்நாடு தமில்நாடு TAMILNADU

20 JUN 2024

Mr. V. Aravind alias
venkat raman aravind.

DL 475483

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr. V. ARAVIND alias VENKATARAMAN ARAVIND, son of
Mr.P. Venkataraman, aged about 55 years, having Income Tax
P.A.No.AAAPA6513G, Aadhaar No.390967563730, residing at BC6,
Whispering Heights, 132, St. Mary's Road, Alwarpet. Chennai 600 018,
hereinafter referred to as "the PRINCIPAL".

For Bhaggyam Constructions Pvt Ltd

N. Ramaswami

Authorised Signatory



me

செலாண்மை எண் 2244/2024

குறிப்பு: கட்டிட மதிப்பு எண் / கட்டிடம்	
மேலே குறிப்பிடப்பட்ட	
ம.ந. எண்:	524 / 2024
திகதி:	26/6/2024
நாள்:	28/6/2024
செலாண்மை மேலே குறிப்பிட்ட	

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No. 670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.2, (No.51/2 (26/2), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Ground Floor of the building, having plinth area of 855 sq.ft. and an Undivided share of about 82 sq.ft. in the common built up area, totally measuring 937 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 10.66% (637.47 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein, he having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory



- i. Aforementioned 10.66% (637.47 sq.ft.) Undivided Share and interest in the land from Mrs. Devaki Iyer, wife of Mr.R.S. Iyer, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 28/11/1989, Registered as Doc.No.1883/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mr.P. Venkataraman.
- ii. Aforementioned bearing No.2, (No.51/2 (26/2), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Ground Floor of the building, having plinth area of 855 sq.ft. and an Undivided share of about 82 sq.ft. in the common built up area, totally measuring 937 sq.ft. vide Agreement of Project Promotion and Construction dated 16/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mr. P. Venkataraman.

WHEREAS subsequently the above named Mr. P. Venkataraman settled the said property in favour of his son of Mr. V. Aravind, being the PRINCIPAL herein, vide a Deed of Absolute Settlement dated 21/02/2011, Registered as Doc.No.435/2011, in the Office of the Sub-Registrar, Mylapore.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory



WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **39.475 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

- [1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory

Document No. 2244 of 2024 Of Book
...I... Contain 21 SHEETS 4 SHEET

REGISTERING OFFICE

4

THE SEAL
SUB-REGISTRAR
OF
TAMIL NADU
CHENNAI

- [3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.
- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.
- [5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian
Authorised Signatory

Document No. 2244
Contain 21 SHEETS
REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
MYSORE

- [6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.
- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.
- [8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.
- [9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.
- [10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.



For Bhaggyam Constructions Pvt Ltd

P. Ramakrishnan

Authorised Signatory

Document No 2249 of 2024 Of Book 6
I Contain 21 SHEETS 6 SHEET
REGISTERING OFFICER



SCHEDULE 'A' PROPERTY

All that piece and parcel of 10.66% (637.47 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY
(Subject matter of this Power of Attorney)

39.475 sq.ft. Undivided share, from and out of the above mentioned Schedule 'A' property.

[Handwritten signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramasethi
Authorised Signatory

Document No. 2244 of 2024 Of Book
...I...Contain 21 SHEETS 7 SHEET
REGISTERING OFFICER



The Present Market value of the Schedule 'B' property is Rs.4,89,488/-
(Land value - Rs.4,14,488/- and Building value - Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE
NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED
OF POWER OF ATTORNEY ON THIS THE 22nd DAY OF JUNE, 2024 IN
THE PRESENCE OF FOLLOWING:

WITNESS:-

1. Mr. S. S. S.
(M. DIWAIKAR)
S/O S. Nagarajan.
12.16, Middle St.
Elumalai.
Madurai - 625 535

PRINCIPAL

2. Mr. R.

(Nivetha. R) D/o S. Ramesh
No.11, Carnation Street,
ulundurpet, Kallakurichi
606101.

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory

ATTORNEY



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email : advocateseshadri@gmail.com

Document No	2244	of 2024 Of Book
I...Contain	21 SHEETS	8 SHEET
REGISTERING OFFICER		



சொத்தானது நீர்நிலை பகுதியில் அமைப்புப் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேரவைஎண் 22163/2018ல்
வழங்கப்பட்டதிர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாடுகள்,
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 Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின்
கையொப்பம்

Document No. 2244 of 2024 Of Book
I Contain 21 SHEETS SHEET
REGISTERING OFFICER



CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

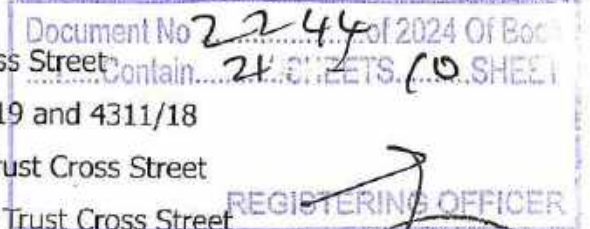
It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street



situated within the Registration District of Chennai Registration District of Mylapore Central and Sub-Registration District of Mylapore.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

SCHEDULE 'B' PROPERTY

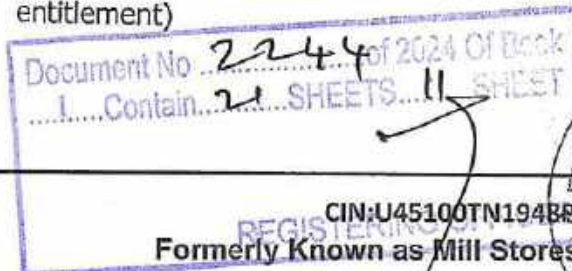
**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)



Authorised Signatory

- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED

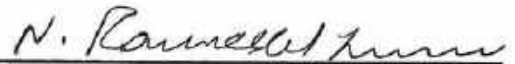

Director

Name: Mrs. Ranjani

03579324



For Bhaggyam Constructions Pvt Ltd



Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.



**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Mylapore

Town : Mylapore (Part 2)

Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboka, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adongal (UDS Details)	How the holding is utilised	Remarks	
		Sur.	Sub Field Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.					
1	Block : 0097-4 யுராஸ்டு இராஸ் தெரு	4311	22	-	51	ரயத்தவாரி	வீடு வரி	-	-	0-		0.00		0	5	51.5	-	10.00	-	ராமன் காளிவில்லுநாதன் ... லதா நாதன் ... ராமன் மி.கே ... தங்கமணி தாசி வில்லுநாதன் ... சுரவிந்த் தெ.க.எஸ்.செவியர் ரிதின் சேவியர் கணபதி சப்பிரமணியன் சம்பாஸ்கப்ரீமணியன் பாசியம் கன்ஸ்ட்ரக்ஷன்ஸ் பிரைவேட் லிமிடெட் ராதன் ...	வீடு	2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023	

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 21-07-2023

பெயர் / Name : Elangovan S

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22
	2. இத் தகவலை 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 22-06-2024 at 11:22:42 AM
	3. கைப்பிடி கேமராவின் 2D barcode டயூப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

[Handwritten Signature]

Document No 2246
...Contain 21 SHEETS... 13 SHEET
REGISTERING OFFICER

... Constructions Pvt.Ltd

M. Ramasubramanian
Authorised ...





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Teynampet
Demolition Permission

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road, Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and
10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block
No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th
T r u s t C r o s s
Street,Mandavelipakkam,Mandavelipakkam,Mylap
ore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8,
NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross
Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023

Date : 10/10/2023

Approval is hereby granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For Bhaggyam Constructions

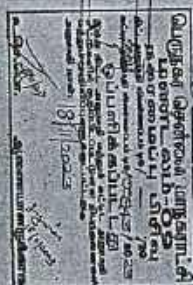
[Signature]

Document No 2249/2024 Of Book
.....Contain.....21 SHEETS.....SHEET

N. Ramakrishnan
Executive Engineer

REGISTERING OFFICER





DEMO/RENOVATION	PROPOSED
DEMOLITION OF EXISTING (ASPER DOCK)	\$51,505gm 515,489gm
DEMOLITION OF EXISTING FIRST FLOOR AREA	205.06
DEMOLITION OF EXISTING SECOND FLOOR AREA	205.06
DEMOLITION OF EXISTING THIRD FLOOR AREA	205.06
DEMOLITION OF EXISTING TOTAL AREA	17.60
DEMOLITION OF EXISTING TOTAL AREA	\$372.4



Document No. 2245
Date 21/06/24



GPS Map Camera



Chennai, Tamil Nadu, India
51/26, 4th Trust Cross Rd, Mandavelipakkam, Raja Annamalai Puram,
Chennai, Tamil Nadu 600028, India
Lat 13.02652°
Long 80.26727°
24/06/24 10:49 AM GMT +05:30

Handwritten signature

For Bhaggyam Constructions Pvt Ltd

W. Karunesh Kumar
Authorised Signatory

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1704 of 2024

I hereby certify that a sum of ₹ 4,895/- (Rupees Four Thousand Eight Hundred and Ninty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. வி.அரவிந்த் residing at BC6, Whispering Heights, 132, St. Mary's Road, Alwarpet, Chennai 600 018, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 6,505/- paid at 03:20 PM on the 24/06/2024 by

Left Thumb  	<i>d.h.</i> 9380241987 Additions as per recitals of document	
Execution admitted by Left Thumb  	<i>d.h.</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:41846352938fd24c8b410181240b27c479681e (Details from UIDAI : Venkataraman Aravind S/O: Venkataraman, 12-04-1969, xxxxxxxx3730)	

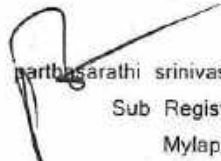
Document No. 2244 of 2024 Of Book
I Contain 21 SHEETS 17 SHEET

REGISTERING OFFICER



Claim admitted by Left Thumb  	<i>N. Ramesh Kumar</i> <i>9940153001</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:082053e38e76b2fb98427bbf408754c9e7fd25 (Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)	
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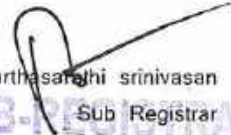
24th day of June 2024


parthasarathi srinivasan
Sub Registrar
Mylapore

Registered as Number R/Mylapore/Book-1/2244/2024.

Date: 24/06/2024
Mylapore

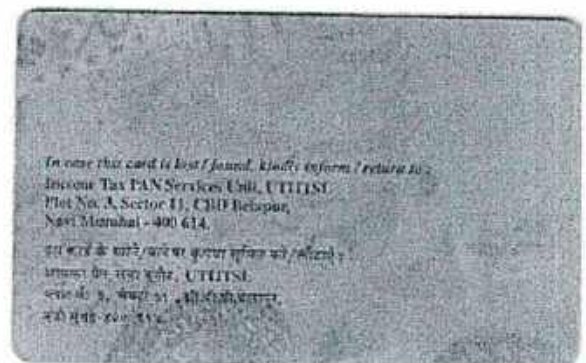



parthasarathi srinivasan
Sub Registrar
Mylapore

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

Document No. *2244* of 2024 Of Book
I Contain *21* SHEETS *18* SHEET
REGISTERING OFFICER





For Bhaggyam Constructions Pvt Ltd

[Handwritten Signature]

Document No 2244 of 2024 Of Book
...Contain... 21 SHEETS... 19 SHEET

N. Rameshkumar
Authorised Signatory

REGISTERING OFFICE



 இந்திய அரசாங்கம் Government of India திவாஹர் நா Diwahaar N பிறந்த நாள் / DOB: 17/05/1989 ஆண் / Male 9488 6418 4935 	 இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: திவாஹர், நடு தெரு, எலுமலை, மதுரை, தமிழ் நாடு Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535 9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்	
1947 1800 303 1947 help@uidai.gov.in www.uidai.gov.in	

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 இந்திய அரசாங்கம் Government of India நிவேதா R Nivetha R பிறந்த நாள்/DOB: 25/04/2000 பெண் / FEMALE 7907 4918 3196 VID : 9199 1785 2709 8879	 இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: C/O ரமேஷ், 11, கர்னேஷன் தெரு, வுண்டர்பெட்டை, விழுப்புரம், தமிழ் நாடு - 606107 Address: C/O Ramesh, 11, Karneshan Street, Vundurpet, Villupuram, Tamil Nadu - 606107 7907 4918 3196 VID : 9199 1785 2709 8879
எனது ஆதார், எனது அடையாளம்	
1947 help@uidai.gov.in www.uidai.gov.in	

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Document No. **2244** of 2024 Of Book
Contain **21** SHEETS **21** SHEET

REGISTERING OFFICER



(கமீஷன்)

SCANNED

2246/II/2024



காரிங்கா 6 தமில்நாடு TAMILNADU

Mr. J.T.L. Xavier

20 JUN 2024

DL 475481

N. JYOTHISELVAM
STAMP VENDOR
L. No. 99CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr.J.T.L. XAVIER also known as JOSEPH THOMAS LOUIS XAVIER, son of Mr.Joseph Pillai, aged about 72 years, having Income Tax P.A.No.AAEPX9542Q, Aadhaar No.837265453263, residing at No.2/4, 10th Trust Cross Street, Mandavelipakkam, Raja Annamalaipuram, Chennai – 600 028, hereinafter referred to as "the PRINCIPAL".

Xavier

For Bhaggyam Constructions Pvt Ltd

N. Ramasethu
Authorised Signatory

Document No 2246 of 2024 Of Book
I Contain 22 SHEETS 1 SHEET
REGISTERING OFFICER



1 ml

செண் எண் 2246/2024

குறிப்பு: கட்டி மதிப்பு	
ம.மு. எண்:	527
திகதி:	26/6/2024
திகதி:	28/6/2024
சாப்பிடுவதன் மேலானபடி	

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'C' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring - 1224 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, (No.51/3 (26/3), IVth Trust Cross Street, Mandavelipakkam as per Corporation property tax records), together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein along with his Son Mr.Rithin Xavier, they having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory

Xavier

Document No. 2246 of 2024 Of Book
I Contain 22 SHEETS 2 PAGES
2
REGISTERING OFFICER



- [a] Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from from Mrs. Thylambal Krishnan, wife of Mr.H. Krishnan, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1898/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mr.J.T.L. Xavier, being the PRINCIPAL herein and Mr. Rithin Xavier.
- [b] Aforementioned Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring measuring 1224 sq.ft., vide Agreement of Project Promotion and Construction dated 04/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mr.J.T.L. Xavier, being the PRINCIPAL herein and Mr. Rithin Xavier.

WHEREAS in the manner aforesaid, the Schedule 'A' property absolutely belongs to the above named Mr.J.T.L. Xavier, being PRINCIPAL herein and his Son Mr.Rithin Xavier, each having HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property.

WHEREAS in the manner aforesaid, the PRINCIPAL herein has HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property, which share of the PRINCIPAL is more fully described in the Schedule 'B' hereunder.

For Bhaggyam Constructions Pvt Ltd

[Signature] N. Ramesh Kumar
Authorised Signatory

Document No. 2246 of 2024 Of Book
I Contain 22 SHEETS 3 SHEET
REGISTERING OFFICER

[Circular Stamp: THE SEAL SUB-REGISTRAR OF MYLAPORE]

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023 and currently the Schedule 'A' property is a Vacant land.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to 117.508 sq.ft. Undivided share in the Schedule 'B' property, more fully described in the Schedule 'C' hereunder.

- [1] To negotiate for the sale of the Schedule 'C' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Owner



- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'C' property from the purchaser or purchasers and to give proper and expedient receipts thereof.
- [3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'C' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'C' Property.
- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'C' mentioned Property.



For Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian

Authorised Signatory

Document No. 2246 of 2024 Of Book
I Contain 22 SHEETS 5 SHEET
5
REGISTERING OFFICER



- [5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'C' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office
- [6] To deliver vacant possession of the Schedule 'C' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.
- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'C' property.
- [8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'C' Property.
- [9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'C' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

For Bhaggyam Constructions Pvt Ltd
N. Ramasath Kumar
Authorised Signatory

Document No. 2246
Contain 22 SHEETS 6 SHEET

REGISTERING OFFICER

THE SEAL
SUB-REGISTRAR
OF
MADRAPORE

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY

(Share of the PRINCIPAL in the Schedule 'A' property)

HALF UNDIVIDED SHARE (50% SHARE – 416.50 sq.ft.) in the above mentioned Schedule 'A' property.

SCHEDULE 'C' PROPERTY

(Subject matter of this Power of Attorney)

117.508 sq.ft. Undivided share, from and out of the above mentioned Schedule 'B' property.

For Bhaggyam Constructions Pvt Ltd

[Signature]
Document No. 2246
I Contain 22 SHEETS
7
REGISTERING OFFICER
N. Ramesh Kumar
Authorized Signatory
THE SEAL
S.D. REGISTRAR
OF
CHENNAI
100001

The Present Market value of the Schedule 'C' property is Rs.12,71,350/-
(Land value – Rs.12,33,850/- + Compound wall value – Rs.37,500/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE
NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED
OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN
THE PRESENCE OF FOLLOWING:

WITNESS:-

1. Mr. S. S. Narayan
(N. DIWAHAR)
S/O S. Nagarajan.
12-16, Middle St,
Elumalai.
Madurai - 625 535
2. M. R.
(Nivetha. R)
D/o. S. Ramesh
No. 11, Carnation Street,
Chennai - 600 107.

S. S. Narayan
PRINCIPAL

For Bhaggyam Constructions Pvt Ltd
N. Ramesh
Authorised Signatory
ATTORNEY



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email : advocateseshadri@gmail.com

Document No. 2246 of 2024 Of Book
Contain 22 SHEETS. 8 SHEET
REGISTERING OFFICE



சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேரவைஎண் 22163/2018ல்
வழங்கப்பட்டதீர்ப்புரையைக்காண்க)

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 Bhaggyams Constructions Pvt Ltd

N. Ramakrishna

ஆவணத்தை எழுதிப்பெறுபவர்களின்
கையொப்பம்

சுருதி

ஆவணத்தை எழுதிப் கொடுப்பவர்களின்
கையொப்பம்

Document No. 2246 of 2024 Of Book
I Contain 22 SHEETS 9 SHEET
REGISTERING OFFICER



CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the :-

North by : 40 Feet Road now known as IV Trust Cross Street

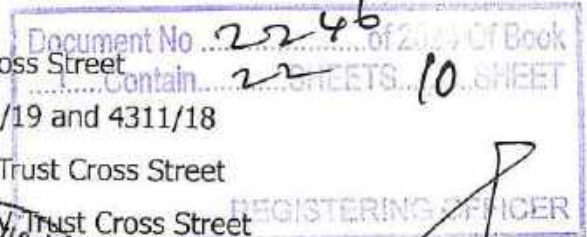
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.25/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore.

Central and Sub-Registration District of Mylapore



For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorized Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

[Signature]

SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

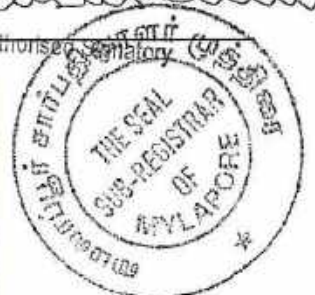
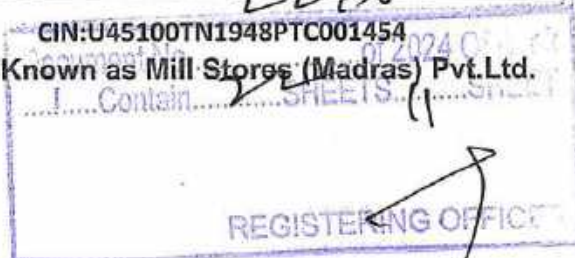
- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Deiver

CIN:U45100TN1948PTC001454
Formerly Known as Mill Stores (Madras) Pvt.Ltd.



- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED


Director

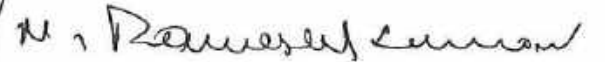
Name: Mrs. Ranjani

03579324





For Bhaggyam Constructions Pvt Ltd



Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.



**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Mylapore

Town : Mylapore (Part 2)

Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitth, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	IF Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey		Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks		
		Sur.	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal					Govt.	
1	Block : 0097-4 புரஸ்ஸு பிரஸ்ஸு தெரு	4311	22	-	51	ரயத்தவாரி	விடுவாரி	-	-	0-		0.00		0	5	51.5	-	10.00	-	ராஜன் காசியில்லாதன் .. புதா நாதன் .. ராமன் வி.கே .. தங்கமணி காசி விஸ்வநாதன் .. அரவிந்த் .. தெ.டி.எல்.செவியர் .. ரத்தின செவியர் .. கணபதி சுப்பிரமணியன் .. எஸ்.பாலசுப்பிரமணியன் .. பாண்டி கனிசுடரகஸனஸ் பிரஸ்ஸுடா கிமிட்டெட் .. நாதன் ..	விடு	2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023	

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 21-07-2023

செயர் / Name : Elangovan S

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாநகரம் / Chennai

குறிப்பு / Remarks :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உடனடி செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22
	2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் துச்சடிக்கப்பட்டது. The certificate was printed on 22-06-2024 at 11:22:42 AM
	3. கைப்பிசி கேமராவின் 2D barcode படிப்பார் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

Signature

For Bhaggyam Constructions Pvt Ltd

Signature

Authorised Signatory





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Teynampet
Demolition Permission

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road, Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and
10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block
No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th
T r u s t C r o s s
Street,Mandavelipakkam,Mandavelipakkam,Mylap
ore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8,
NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross
Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023

Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919. for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For Bhaggyam Constructions Pvt Ltd

[Signature]
Authorised Signatory

Executive Engineer

Document No ... 2266 ... of 2024 Of Book
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SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.05 x 2.13
D	DOOR	0.91 x 2.13
DI	DOOR	0.81 x 2.13
W	WINDOW	1.21 x 1.57
V	VENTILATOR	0.76 x 0.60

AREA STATEMENTS

Plot Extent (As per Patta)	Sqm
551.50 Sqm	
Plot Extent (As per Doc)	Sqm
555.54 Sqm	
DEMOLITION:	
GROUND FLOOR AREA	205.06
FIRST FLOOR AREA	205.06
SECOND FLOOR AREA	205.06
THIRD FLOOR AREA	205.06
TERRACE FLOOR AREA	17.60
TOTAL AREA (DEMOLITION)	837.84

PLAN SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO. 24 OLD DOOR NOS 260 TO 268 AND NEW DOOR NOS 151/1 TO 151/4, 4TH TRUST CROSS STREET, MANDAVELUPAKKAM, CHENNAI-600 028. COMPRISED IN P.S. NO. 431/22, BLOCK NO 97, OF MYLAVORE VILLAGE, GREATER CHENNAI CORPORATION DIVISION 126, ZONE - 9.

SHEET NO. 1/1

SCALE: 1:100

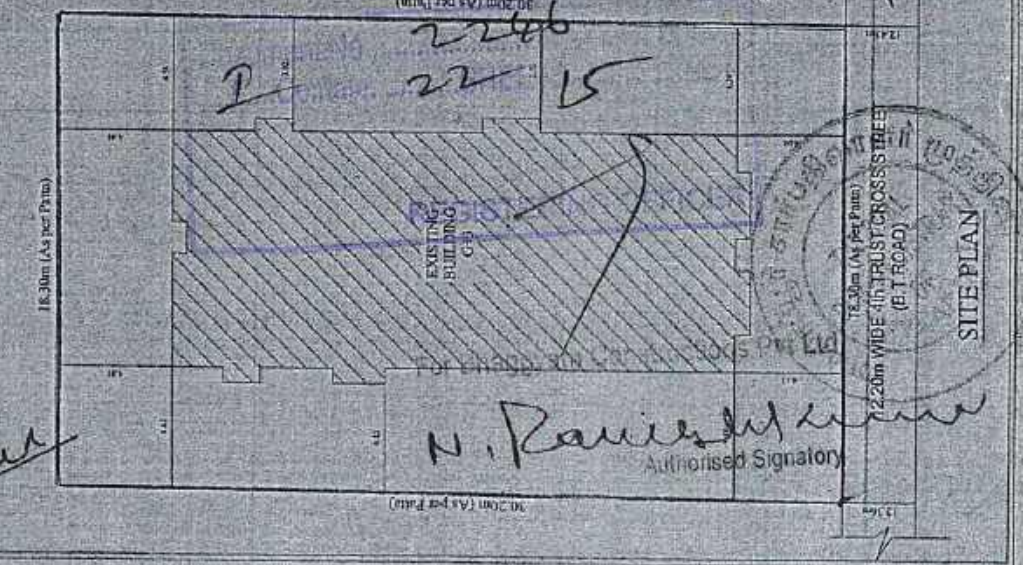
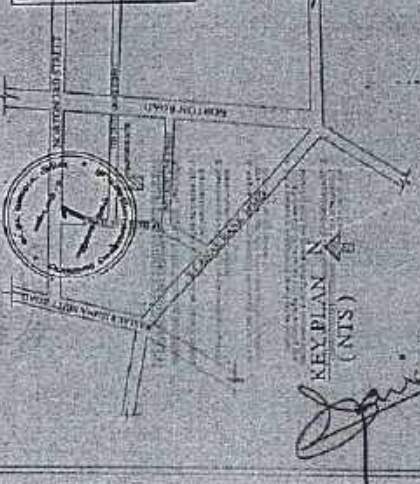
COLOUR INDEX

DEMOLITION
ROAD
BOUNDARY

APPLICANT'S SIGNATURE
REFERENCE ENGINEER

5/8/2015

Quicker Clearance for Sample
Tendering with 10%
of the estimated cost of
the work to be done.
The work to be done
shall be as per the
drawings and specifications
submitted with the
tender. The work shall
be completed within
18/10/2015.



ELEVATION (DEMOLITION)



SECTION BB (DEMOLITION)



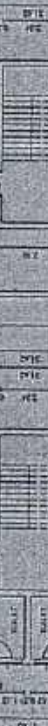
TERRACE FLOOR PLAN (DEMOLITION)



TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN (DEMOLISHED)



GROUND FLOOR PLAN (DEMOLISHED)



GROUND FLOOR PLAN (DEMOLISHED)



GROUND FLOOR PLAN (DEMOLISHED)



GROUND FLOOR PLAN (DEMOLISHED)



GROUND FLOOR PLAN (DEMOLISHED)



GROUND FLOOR PLAN (DEMOLISHED)





Greater Chennai Corporation

PROPERTY TAX RECEIPT



Receipt Scan



Payment Scan

Receipt No:	2023-24/ON/0321406	Receipt Date:	16-04-2023 19:29:54
Name:	J T L XAVIER		
Address:	51/3(26/3), 4th Trust Cross Street , Mandavelipakkam, Mandavelipakkam, CHENNAI - 600028		
Payment Details:	Description: Property Tax Bill Number: 09-126-01049-000/10-148-1004-004 Paid By: J T L XAVIER		
Description Head of A/C		Amount (in Rupees)	
Property Tax Late Pay Penalty for II/22-23		103.00	
II/22-23		7090.00	
I/23-24		7090.00	
Property Tax Early Pay Incentive for I/23-24		(-) 257.00	
Total:		14,026.00	
Amount (in words): Rupees Fourteen Thousands Twenty Six Only			
Online Transaction Number: 17190794536, Payment Dated: 16-04-2023			

[Handwritten Signature]

For Bhaggyam Constructions Pvt Ltd

[Handwritten Signature]
Authorised Signatory

Document No 2246 of 2024 Of Book
I Contain 22 SHEETS 16 SHEET
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Document No 2246
1. Contain 27-18-17
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GPS Map Camera



Chennai, Tamil Nadu, India
51/26, 4th Trust Cross Rd, Mandavelipakkam, Raja Annamalai Puram,
Chennai, Tamil Nadu 600028, India
Lat 13.02652°
Long 80.26727°
24/06/24 10:49 AM GMT +05:30

[Handwritten signature]

For Bhaggyam Constructions Pvt Ltd
N. Ramesh Kumar
Authorised Signatory

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1706 of 2024

I hereby certify that a sum of ₹ 12,714/- (Rupees Twelve Thousand Seven Hundred and Fourteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜே.டி.எல். சேவியர் residing at No.2/4, 10th Trust Cross Street, Mandavelipakkam, Chennai - 600 028, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600028.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 14,324/- paid at 03:34 PM on the 24/06/2024 by

Left Thumb



Signature
9790783836

Additions as per recitals of document

Execution admitted by
Left Thumb



Signature

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:6446857fb4a3c5f81647e9849af187801f7f90
(Details from UIDAI : JOSEPH THOMAS LOUIS XAVIER S/O: Joseph Pillai, 1951, xxxxxxxx3263)



Document No 2246 of 2024 Of Book
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Claim admitted by Left Thumb	 	<i>N. Ramesh Kumar</i> <i>99</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:571844849c39f2e76e4dedb97c85f91d9e1dba (Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)	
---------------------------------	---	--	---

24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number R/Mylapore/Book-1/2246/2024.

Date: 24/06/2024
Mylapore



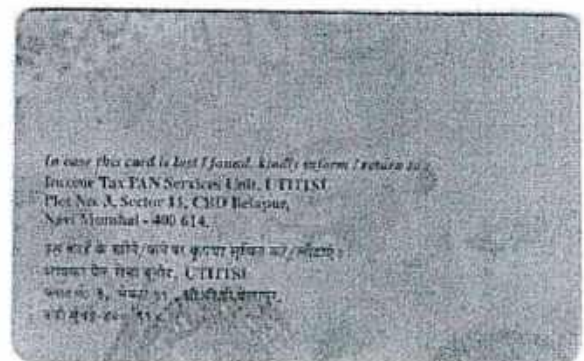
parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

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

Document No	<i>2246</i>	of 2024 Of Book
I Contain	<i>22</i>	SHEETS <i>19</i> SHEET
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For Bhaggyam Constructions Pvt Ltd
N. Ramesh Kumar
Authorised Signatory

Signature

Document No 2246 of 2024 Of B...
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இந்திய அரசாங்கம்
Government of India

ஆதார்

Issue Date: 01/01/2017

ஜோசப் தாமஸ் லூயிஸ் சேவியர்
JOSEPH THOMAS LOUIS XAVIER
பிறந்த நாள் / DOB: 17/12/1951
ஆண்பால் / Male

8372 6545 3263

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

AAADHAAR

Print Date: 19/07/2021

முகவரி: தந்தை / தாய் பெயர்: ஜோசப் பிள்ளை, 2/4, 10வது
டிராஸ்ட் குறுக்கு தெரு, மந்தவெளிபாக்கம், ராஜா
அண்ணாமலைபுரம், சென்னை, தமிழ்நாடு, 600028

Address: S/O: Joseph Pillai, 2/4, 10TH
trust CROSS STREET
MANDAVELIPAKKAM,
MANDAVELIPAKKAM, Raja
Annamalaiapuram, Chennai, Tamil Nadu,
600028

8372 6545 3263

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

Document No. 2246 of 2021
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEPX9542Q

नाम / Name
JOSEPH XAVIER

पिता का नाम / Father's Name
JOSEPH PILLAI

जन्म की तारीख / Date of Birth
17/12/1951

हस्ताक्षर / Signature

22/07/2021



For Bhaggyam Constructions Pvt Ltd
M. Ramesh Kumar
Authorised Signatory

இந்திய அரசாங்கம் Government of India ஆதார் Diwahaar N பிறந்த நாள் / DOB: 17/05/1989 ஆண் / Male 9488 6418 4935	இந்திய அடையாள அமைப்பு Unique Identification Authority of India மகாபதி: திவாஹர் நாராயணன் தகவல்: 12-16, மத்திய தெரு, எலுமலை, எலுமலை ரீ, மதுரை, எலுமலை ரீ, தமிழ் நாடு 625535 9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்	

சா. சிவசுந்தரம்

இந்திய அரசாங்கம் Government of India ஆதார் Nivetha R பிறந்த நாள் / DOB: 25/04/2000 பெண் / FEMALE 7907 4918 3196 VID : 9199 1785 2709 8879	இந்திய அடையாள அமைப்பு Unique Identification Authority of India மகாபதி: சி.ஒ. ரமேஷ், 11, காமேசன் தெரு, விலுர்பேட்டை, விலுர்பேட்டை, தமிழ் நாடு - 606107 7907 4918 3196 VID : 9199 1785 2709 8879
எனது ஆதார், எனது அடையாளம்	

பு.

Document No 2246 of 2024 Of Bcr
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157 / ADJ / 2024

GENERAL POWER OF ATTORNEY

SCANNED

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr. RITHIN XAVIER alias ANTONY BOSCO RITHIN XAVIER, son of Mr.J.T.L.Xavier, aged about 38 years, having Income Tax P.A.No.AJYPA5169M, Passport No.V2268685, residing at 3680 Wesley Chapel Rd, Marietta, GA 30062, USA, hereinafter referred to as **"the PRINCIPAL"**.

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'C' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring - 1224 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein along with his Father Mr.J.T.L.Xavier, they having become entitled to the said Schedule 'A' property, in the following manner:



6/17/2024

Rithin Xavier
06/17/2024

Adjudication ജി.എസ്.എസ് നമ്പർ 157/2024

ആദായ നികുതി വകുപ്പ് / അഡ്ജഡിക്കേഷൻ	
ഇ.എ.എസ്. ഓഫീസ്	
പി.എ. നമ്പർ	2024/2024
തീയതി: 9/7/2024	
ഇതര: 9/7/2024	
സംസ്കാര ഓഫീസ്	

- [a] Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from from Mrs. Thylambal Krishnan, wife of Mr.H. Krishnan, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1898/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mr.J.T.L. Xavier and Mr. Rithin Xavier, being the PRINCIPAL herein
- [b] Aforementioned Residential Flat bearing No.3, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring measuring 1224 sq.ft., vide Agreement of Project Promotion and Construction dated 04/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mr.J.T.L. Xavier and Mr. Rithin Xavier, being the PRINCIPAL herein

WHEREAS in the manner aforesaid, the Schedule 'A' property absolutely belongs to the above named Mr.J.T.L. Xavier and the PRINCIPAL herein, each having HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property.

WHEREAS in the manner aforesaid, the PRINCIPAL herein has HALF UNDIVIDED SHARE (50% SHARE) in the Schedule 'A' property, which share of the PRINCIPAL is more fully described in the Schedule 'B' hereunder.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.



[Signature]

6/17/2024

2

Rithin Xavier
06/17/2024

WHEREAS pursuantly the building originally existed on the Schedule 'A' property has been demolished and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property along with his Father Mr.J.T.L.Xavier.

WHEREAS currently the PRINCIPAL herein along with his Father Mr.J.T.L.Xavier are desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to 117.507 sq.ft. Undivided share in the Schedule 'B' property, more fully described in the Schedule 'C' hereunder.

- [1] To negotiate for the sale of the Schedule 'C' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'C' property from the purchaser or purchasers and to give proper and expedient receipts thereof.
- [3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any



[Signature]

6/17/2024 3

Rethu Xavier
06/17/2024

person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'C' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'C' Property.

- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'C' mentioned Property.

- [5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'C' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

- [6] To deliver vacant possession of the Schedule 'C' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'C' property.



[Signature] 6/17/2024

Reethu Xavier
06/17/2024

[8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'C' Property.

[9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'C' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.

[10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY



[Signature] 6/17/2024

Rithu Xairer
06/17/2024

(Share of the PRINCIPAL in the Schedule 'A' property)

HALF UNDIVIDED SHARE (50% SHARE) in the above mentioned Schedule 'A' property.

SCHEDULE 'C' PROPERTY
(Subject matter of this Power of Attorney)

117.507 sq.ft. Undivided share in the above mentioned Schedule 'B' property.

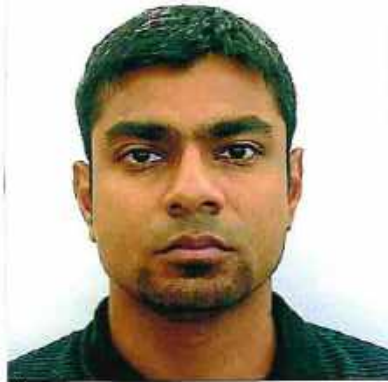
IN WITNESS WHEREOF THE PRINCIPAL ABOVE NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF ATTORNEY ON THIS THE 14th DAY OF JUNE, 2024 IN THE PRESENCE OF FOLLOWING:

WITNESS:-

1.



2.



Rohini Varma
PRINCIPAL



6/14/2024





Bhaggyam Constructions Pvt. Ltd.

No: 2(52), Sarangapani Street

T. Nagar, Chennai - 600 017

P: +91 44 2834 4770, 2834 4730

E: enquiry@bhaggyam.com

W: www.bhaggyamconstructions.com

GSTIN: 33AACCM2898P2ZT

CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore.
Central and Sub-Registration District of Mylapore.



Document No 157 of 2024 of Book
Contain 14 SHEETS 8 SHEET

CIN:U45100TN1948PTC001454
Formerly Known as Mill Stores (Madras) Pvt.Ltd.

REGISTERING OFFICER

SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)



Document No. 157 of 2024 Of Book
AOT Contain 14 SHEETS 9 SHEET

REGISTERING OFFICER

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED


Director

Name: Mrs. Ranjani

03579324



CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 13865/- (ரூபாய் பதின்மூன்றாயிரத்து எண்ணூற்று அறுபத்தைந்து மட்டும்) திரு/திருமதி/செல்வி. ரமேஷ் குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் லிட் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : மைலாப்பூர்
நாள் : 09/07/2024

சார்பதிவாளர்
சார்பதிவாளர்
மைலாப்பூர்

2024 ஆம் ஆண்டு ஜூலை மாதம் 9ம் நாள் மைலாப்பூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்



V. Ramesh Kumar
9940153001

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

9047903900

1. திரு திவாகர் த/பெ நாகராஜன் 12-16, மீடில் தெரு, ஏழுமலை ஆர் எப், மதுரை, தமிழ்நாடு, இந்தியா, 625535

9500033566

2. திரு ஆதி சக்தி த/பெ கந்தசாமி 12/101, அபிநயா அப்பார்மெண்ட், கோதை நகர், கே வி பி காயத்திரி நகர் விஸ்தரிப்பு, ஆத்தூர், கரூர், தமிழ்நாடு, இந்தியா, 639008

2024 ஆம் ஆண்டு ஜூலை மாதம் 9ம் நாள்



பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்
சார்பதிவாளர்
மைலாப்பூர்

ADJ/Mylapore/157/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 08/07/2024
மைலாப்பூர்

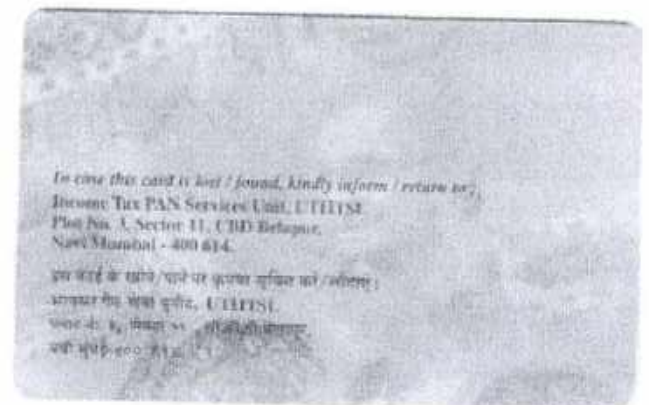
Document No 157 of 2024 Of Book
Contain 14 SHEETS 11 SHEET

பார்த்தசாரதி சீனுவாசன்
சார்பதிவாளர்

REGISTERING OFFICER



சார்பதிவாளர்
மைலாப்பூர்



N. Ramesh Kumar



இந்திய அரசாங்கம்
Government of India

ஆதிசக்தி க.
Aathisakthi K
பிறந்த நாள்/DOB: 25/09/1985
ஆண்/ MALE

4458 4620 6189
VID : 9179 1207 9571 0080

எனது ஆதார். எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணையர் அமைப்பு
Unique Identification Authority of India

முகவரி:
த/பெ கந்தசாமி, கஉ/கஓக, அபினயா
அப்பார்ட்மெண்ட், கோதை நகர், கே வி பி
காயத்ரி நகர் விஸ்தரிப்பு, ஆத்தூர், கரூர்,
தமிழ் நாடு - 639008

Address:
S/O KANDASAMY, 12/101, ABINAYA
APPARTMENT, KOTHAI NAGAR, KVB
GAYATHRI NAGAR EXTENSION, Athur, Karur,
Tamil Nadu - 639008

4458 4620 6189
VID : 9179 1207 9571 0080

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

K. [Signature]

இந்திய அரசாங்கம்
Government of India

திவாகர் நா
Diwahaar N

பிறந்த நாள் / DOB: 17/05/1989
ஆண்/ Male

9488 6418 4935

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணையர் அமைப்பு
Unique Identification Authority of India

முகவரி: திவாகர், தாய் கோடு
நகராஜன், 12-10, மீடில் தெரு, எலுமலை
எலுமலை, எலுமலை, மதுரை, தமிழ் நாடு
625635

Address: S/O. Nagarajan,
12-10, middle street,
elumalai, Elumalai RF,
Madurai, Elumalai RF, Tamil
Nadu, 625635

9488 6418 4935

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

செ. சிவன்

Document No 157 of 2024 Of Book
14 SHEETS/13 SHEET

REGISTERING OFFICER



ANTONY RITHIN
3680 WESLEY CHAPEL RD
MARIETTA, 30062

ATLANTA GA RPDC 302
18 JUN 2024 PM 6 L

BHAGGYAM CONSTRUCTION
RANJANI RAMASWAMI
No.2 SARANGAPANI STREET
T. NAGAR
CHENNAI 600 017
INDIA

00174-0001



U.S. POSTAGE INI
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Document No 152 of 2024 Of Book
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REGISTERING OFFICER





பதிவுத்துறை
இரசீது -

இரசீது எண் : 4885/2024
ஆவண எண் : ADJ/ Mylapore/ 157 / 2024

திரு/திருமதி/செல்வி ரமேஷ் குமார் பாக்கியம் கன்ஸ்டிரக்ஷன்ஸ் லிட் அவர்களிடமிருந்து ₹ 13,870 (ரூபாய் பதின்மூன்றாயிரத்து எண்ணூற்று எழுபது மட்டும்) இணைய வழி: REG202407094476420 ₹ 13870] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	13,865
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	13,870

சார்பதிவாளர்

மைலாப்பூர்

நாள்: 09/07/2024

n. Ramesh Kumar
9940153001

பதிவு அலுவலர் கையொப்பம்

SCANNED

2242/2/2024



தமிழ்நாடு தமில்நாடு TAMILNADU

20 JUN 2024

Mr. N. Ganapathy
Subramaniam

DL 475480

N. JYOTHSIVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr.N. GANAPATHY SUBRAMANIAM, son of Late Mr.S. Natarajan, aged about 65 years, having Income Tax P.A.No.AGZPG5009N, Aadhaar No.507592112009, residing at 171, Adarsh Vista, Basavanagar, Vibhutipura, Bangalore-560 037, now having come down to Chennai, hereinafter referred to as "**the PRINCIPAL**".

For Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian

Authorised Signatory

Ganapathy Subramaniam

Document No. 2242 of 2024 Of Book
...I...Contain...22 SHEETS...1 SHEET
REGISTERING OFFICER



Handwritten signature
1/11

232009 01000 2242/2024

MAHARASHTRA
GOVERNMENT
OFFICE
MUMBAI

26/

കേരള: കേരള മത്സ്യ വി. / മത്സ്യ വി.	
മ.വി. വി.	
മ.വി. വി.	584 — 24
26/6/2024	
28/6/2024	
മ.വി. വി.	
മ.വി. വി.	

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.4, in the First Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring - 1002 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein, he having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Sanapathy



- [a] Aforementioned 11.07% (661.99 sq.ft.) Undivided Share and interest in the land from Mrs. Thylambal Krishnan, wife of Mr.H. Krishnan, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1897/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPAL herein
- [b] Aforementioned 0.33% (19.73 sq.ft.) Undivided Share and interest in the land from Mrs. Devaki Iyer, wife of Mr.R.S. Iyer, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 30/11/1989, Registered as Doc.No.1899/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPAL herein
- [c] Aforementioned Flat bearing No.4, (No.51/4 (26/4), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the First Floor of the building, having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring measuring 1002 sq.ft. vide Agreement of Project Promotion and Construction dated 12/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the PRINCIPAL herein.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

For Bhaggyam Constructions Pvt Ltd

[Signature]

Document No. 2242 of 2024 Of Book
Contain 22 SHEETS. 3 SHEET
3
REGISTERING OFFICER



WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **83.725 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

- [1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Sarapathigal



- [3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.
- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.
- [5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Ganapathy Kumar

Document No. 2242 of 2024 of Book
1. Contain 22 SHEETS 5 SHEET
5
REGISTERING OFFICER



- [6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.
- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.
- [8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.
- [9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.
- [10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory

Ganapathy Kumar

Document No 2242 of 2024 Of Book
... Contain 22 SHEETS 6 SHEET
REGISTERING OFFICER



SCHEDULE 'A' PROPERTY

All that piece and parcel of 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY
(Subject matter of this Power of Attorney)

83.725 sq.ft. Undivided share, from and out of the above mentioned Schedule 'A' property.

For Bhaggyam Constructions Pvt Ltd

N. Ramakrishnan
Authorised Signatory

Sanapathigal

Document No. 2242 of 2024 Of Book
I Contain 22 SHEETS SHEET
REGISTERING OFFICER



The Present Market value of the Schedule 'B' property is Rs.9,54,113/-
(Land value – Rs.8,79,113/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE
NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED
OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN
THE PRESENCE OF FOLLOWING:

WITNESS:-

1. [Signature]
(N. DIWAHAR)
S/o S. Nagarajan.
12-16, Middle St.
Erumalai, Madurai 625535

[Signature]

PRINCIPAL

2. [Signature]
(Nivetha . P) D/o S. Ramesh
No.11, Carneshion street
ulundurpet, Kallakurichi
606107.

For Bhaggyam Constructions Pvt Ltd

[Signature]

Authorised Signatory

ATTORNEY



[Signature]

Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email : advocateseshadri@gmail.com

Document No	2262	of 2024	of Book
.....Contain	22	SHEETS	8 SHEET
REGISTERING OFFICER			



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.

N. Ramesh Kumar

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

Samapattiz (see

ஆவணத்தை எழுதிக் கொடுப்பவர்களின்
கையொப்பம்

Document No. 2242 of 2024 Of Book
1. Contain 2² SHEETS 9 SHEET
REGISTERING OFFICER



CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore.
Central and Sub-Registration District of Mylapore.



For Bhaggyam Constructions Pvt Ltd

[Signature]

Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

[Signature]

SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

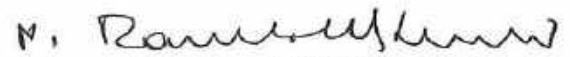
- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

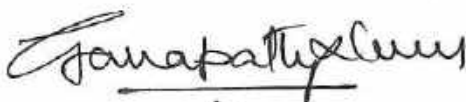
- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd



Authorised Signatory

CIN:U45100TN1948PTC001454
Formerly Known as Mill Stores (Madras) Pvt.Ltd.





- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED


Director

Name: Mrs. Ranjani

03579324

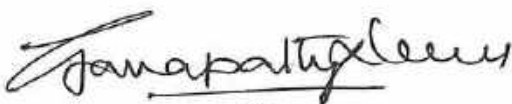


For Bhaggyam Constructions Pvt. Ltd.

Authorized Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.





**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Mylapore

Town : Mylapore (Part 2)

Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mills, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Tareem	Rate per Acre/Hectare		Extent By Town Survey		Assessment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks		
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Acre	Sq. Meter	Municipal					Govt.	
1	Block : 0097-4 மேற்கண்ட தெரு	4311	22	*	51	ரயத்துவாரி	விடு வரி	-	0-			0.00		0	5	51.5	-	10.00	-	ராமன் காரியில்லாததன் ... வதா நாதன் ... ராமன் வி.கே ... தங்கமணி காதி லில்லாததன் ... அரவிந்த் ... ஜெ.டி.எல்.சேவியர் ... ரீதியின் சேவியர் ... கணபதி சுப்பிரமணியன் ... எஸ்.பாலசுப்பிரமணியன் ... பாக்யம் சுன்னிடர்தலன்ஸ் பிரதேவ் விமீதெட் ... நாதன் ...	விடு	2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023	

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 21-07-2023

பெயர் / Name : Elangovan S

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22
	2. இது தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சிடப்பட்டது. The certificate was printed on 22-06-2024 at 11:22:42 AM
	3. எனப்போதி கோமாவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

Sanapathigal

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Teynampet
Demolition Permission

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road, Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and
10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block
No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th
T r u s t C r o s s
Street,Mandavelipakkam,Mandavelipakkam,Mylap
ore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8,
NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross
Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023

Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.



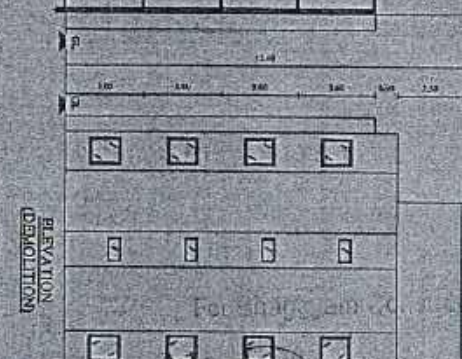
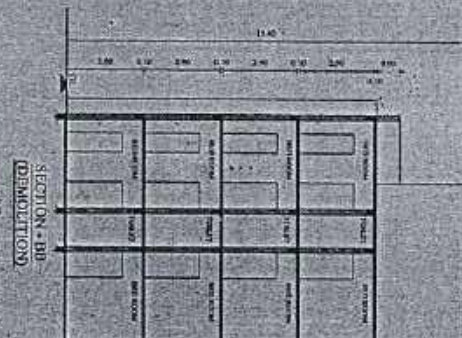
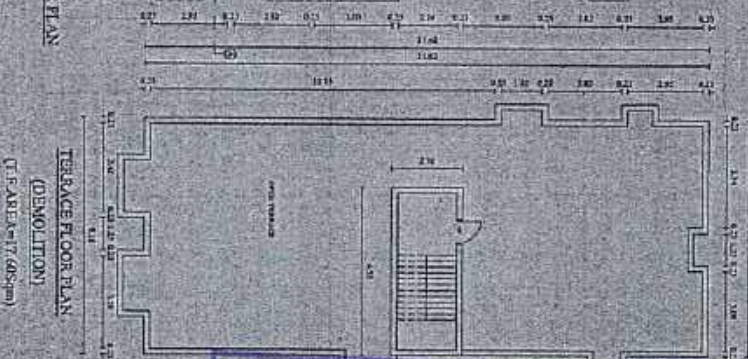
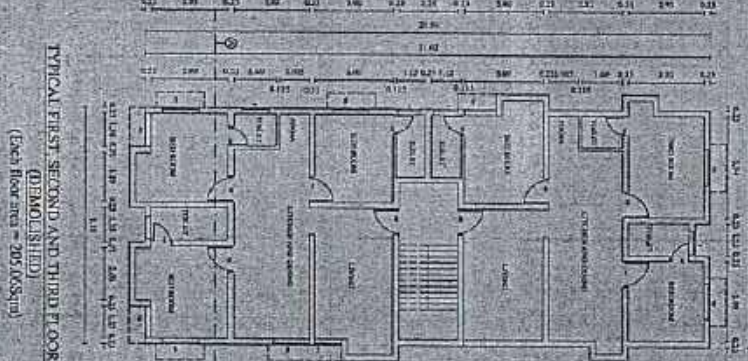
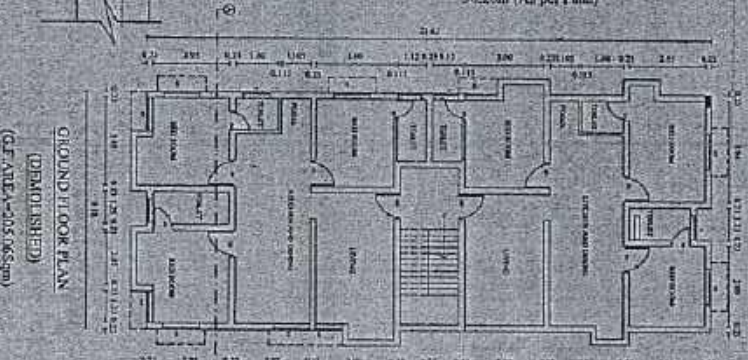
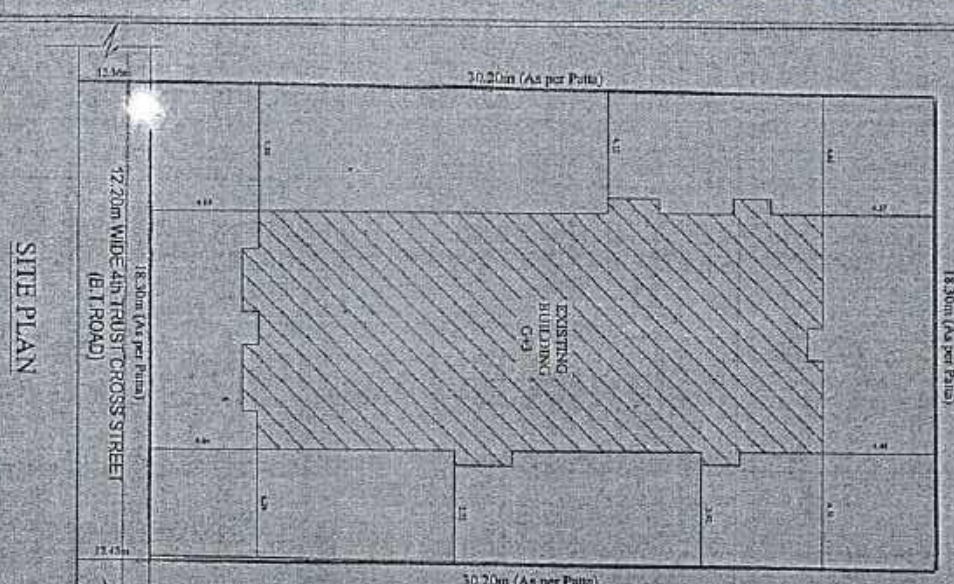
[Signature]

[Signature]
M. Ramesh Kumar
Authorised Signatory

On this day, I have seen the site and the plans and I am satisfied that the same are correct and I have no objection to the same being submitted to the authorities for their consideration.

8/1/2023

Signature: [Signature]



SCHEDULE OF JOINTRY		
TYPE	DESCRIPTION	SIZE
MD	DOOR	1.00 x 2.13
D	DOOR	0.91 x 2.13
DI	DOOR	0.81 x 2.13
W	WINDOW	1.20 x 1.37
V	VENTILATOR	0.76 x 0.60

AREA STATEMENTS	
	Sqm

PLOT EXTENT (AS PER PATTI)	551.508sqm
PLOT EXTENT (AS PER DOG)	555.545sqm

DEMOLITION: GROUND FLOOR AREA	20.506
FIRST FLOOR AREA	205.06
SECOND FLOOR AREA	205.06
THIRD FLOOR AREA	205.06
TERACE FLOOR AREA	17.60
TOTAL AREA (DEMOLITION)	87.34

PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO. 26/1 P. DOOR NOS. 26/1 TO 26/4 AND NEW DOOR NOS. 5/1 TO 5/4, 4TH TRUST CROSS STREET, MANDAVEL PALLEM, CHENNAI-600 028, EMPLOYED IN R.S. NO. 431/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION DIVISION 176 ZONE-9.

MEET NO. : 1
SCALE : 1:100

DEMOLITION ROAD BOUNDARY

APPLICANTS SIGNATURE

LICENSE ENGINEER

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]



GPS Map Camera



Chennai, Tamil Nadu, India

51/26, 4th Trust Cross Rd, Mandavelipakkam, Raja Annamalai Puram,
Chennai, Tamil Nadu 600028, India

Lat 13.02652°

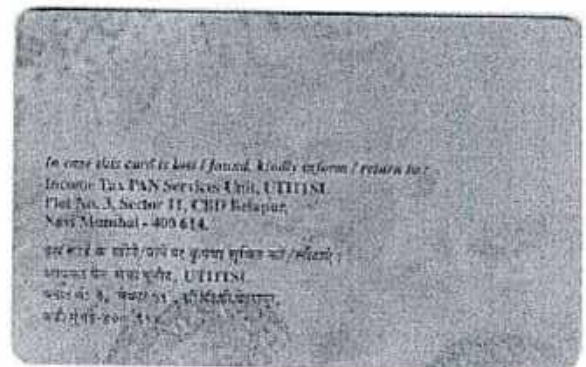
Long 80.26727°

24/06/24 10:49 AM GMT +05:30

For Bhaggyam Constructions Pvt Ltd

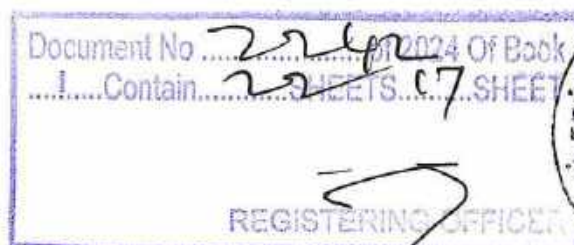
Mr. Ramesh Kumar
Authorised Signatory

Ramesh Kumar



Rameshkumar

N. Rameshkumar
Authorized Signatory



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1702 of 2024

I hereby certify that a sum of ₹ 9,542/- (Rupees Nine Thousand Five Hundred and Fourty Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. என்.கணபதி சுப்ரமணியம் residing at 171, Adarsh Vista, Basavanagar, Vibhutipura, Bangalore-560 037, Karnataka, India, 560037.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 11,152/- paid at 03:11 PM on the 24/06/2024 by

Left Thumb



Natarajan Ganapathy
9742422134

Additions as per recitals of document

Execution admitted by
Left Thumb



Natarajan Ganapathy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0301269c1ef11d15d742f2a4a990103ff8e8d1 (Details from UIDAI : Natarajan Ganapathy Subramaniam S/O: S Natarajan, 20-05-1959, xxxxxxxx2009)



Document No 2242
I.....Contain..... SHEETS..... 18

1/2

REGISTERING OFFICER



R/Mylapore/Book-1/2242/2024

Claim admitted by Left Thumb			
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24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number R/Mylapore/Book-1/2242/2024.

Date: 24/06/2024
Mylapore



parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

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

Document No. 2242/2024 Of Book
.....I.....Contain 22 SHEETS 19 SHEET
REGISTERING OFFICER



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GANAPATHY SUBRAMANIAM
NATARAJAN
NATARAJAN SRINIVASAN

20/05/1959
Permanent Account Number

AGZPG5009N

Signature



भारत सरकार
GOVERNMENT OF INDIA

ಎನ್ ಗಣಪತಿ ಸುಬ್ರಮಣ್ಯಂ
N Ganapathy Subramaniam
ಜನ್ಮ ದಿನಾಂಕ / DOB: 20/05/1959
ಪುರುಷ / MALE

5075 9211 2009

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Document No. 22/2024 Of Back
1...Contain...20 SHEETS...20 SHEET




For Bhagya Lakshmi Constructions Pvt Ltd

N. Ramakrishna

Authorised Signatory

Ganapathy Subramaniam

 இந்திய அரசாங்கம் Government of India நிவாஹ் நா Diwahaar N பிறந்த நாள் : DOB: 17/05/1989 ஆண் / Male 9488 6418 4935 	 இந்திய அரசாங்கம் - அனைத்து இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: திரு. சி. நாகராஜன் தஞ்சாவூர், ம.ந. தலை தெரு, எலுமலை மதுரை, எலுமலை, மதுரை, தமிழ் நாடு 625635 Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625635 9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்	1947 1805 200 1947 help@uidai.gov.in www.uidai.gov.in

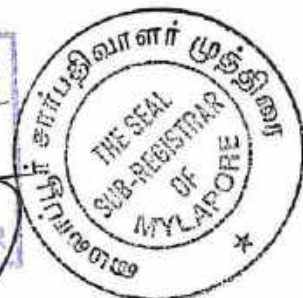
ச. இராமன்

 இந்திய அரசாங்கம் Government of India நிவேதா ர Nivetha R. பிறந்த நாள்/DOB: 25/04/2000 பெண்/ FEMALE 7907 4918 3196 VID : 9199 1785 2709 8879 எனது ஆதார். எனது அடையாளம்	 இந்திய அரசாங்கம் - அனைத்து இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: C/O ரமேஷ், 11, கர்மேஷன் தெரு, உண்டர்பெட்டை, விலுபுரம், தமிழ் நாடு - 606107 Address: C/O Ramesh, 11, Garmeshan Street, Uundurpet, Villupuram, Tamil Nadu - 606107 7907 4918 3196 VID : 9199 1785 2709 8879 1947 help@uidai.gov.in www.uidai.gov.in
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My

Document No 2222 of 2024 Of Book
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REGISTERING OFFICER



SCANNED

2245/I/2024



தமிழ்நாடு தமில்நாடு TAMILNADU

Mr. S. Balasubramanian

20 JUN 2024

DL 475478

N. JYOTHSILVAM
STAMP VENDOR

L. No. 09CH(S) 2006.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr.S. BALASUBRAMANIAN, son of Mr.P. Sethuraman, aged about 65 years, having Income Tax P.A.No. ACJPB5307J, Aadhaar No.735063947933, residing at Flat No.2, "Chaithali", No.26, 7th Cross Street, Shastri Nagar, Adyar, Chennai-600 020, hereinafter referred to as "**the PRINCIPAL**".

For Bhaggyam Constructions Pvt Ltd

N. Rameshkumar

Authorised Signatory

Document No 2245 of 2024 Of Book
I Contain 22 SHEETS 1 SHEET
REGISTERING OFFICER



1/11

செய்த நாள் 2245/2024

செய்த நாள் 2245/2024

மா.ப. செயலகம்

பு.ப. எண்: 526 — 2024

பாதி: 26/6/2024

நாள்: 28/6/2024

எண்: 2245/2024

செய்த நாள்

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No. 670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.5, (No.51/5 (26/5), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Second Floor of the building, having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring 1224 sq.ft., together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, originally belonged to Mrs. Seetha Krishnan, wife of Mr.P.N. Krishnan, she having become entitled to the said flat in the following manner:

- i. Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from and out of her 25% undivided share inherited from her father Mr.S. Narayana Iyer, the original owner of the said property, who had subsequently died on 20/04/1989, leaving behind his four daughters, viz. Mrs. Thylambal Krishnan, Mrs. Alamelu Narasimhan, Mrs. Seetha Krishnan and Mrs. Devaki Iyer,

For Bhaggyam Constructions Pvt Ltd
Document No 2245 of 2024 Of Book
Contain 22 SHEETS: 2 SHEET
2
REGISTERING OFFICER
Authorised Signatory
THE SEAL
SUB-REGISTRAR
OF
MILAPORE
CHENNAI

- ii. Aforementioned bearing No.5, (No.51/5 (26/5), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Second Floor of the building, having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring measuring 1224 sq.ft. vide Agreement of Project Promotion and Construction dated 26/02/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mrs. Seetha Krishnan.

WHEREAS subsequently the above named Mrs. Seetha Krishnan, subsequently conveyed the Schedule 'A' property in favour of Mr.S. Balasubramanian, son of Mr.P. Sethuraman, being the PRINCIPAL herein, vide Sale Deed dated 21/08/2002, Registered as Doc.No.2271/2002, in the Office of the Sub-Registrar, Mylapore.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

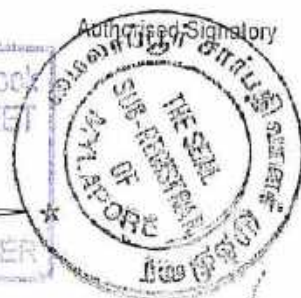
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For Bhaggyam Constructions Pvt Ltd

P. Ramesh Kumar

Document No. 2245 of 2024 Of Book
I. Contain 22 SHEETS. 3 SHEET

REGISTERING OFFICER



WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **235.015 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

- [1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.
- [3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of



way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.
- [5] To execute and present in my name and on my behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office



For Bhaggyam Constructions Pvt Ltd

N. Ramakrishna

Authorised Signatory

Document No 2245 of 2024 of Book
Contain 22 SHEETS 5 SHEET
REGISTERING OFFICER



- [6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.
- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.
- [8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.
- [9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.
- [10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

[Handwritten Signature]

For Bhaggyam Constructions Pvt Ltd

[Handwritten Signature]

Authorised Signatory

Document No. 2245
I Contain 22 SHEETS 6 SHEET
6
REGISTERING OFFICER



SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY
(Subject matter of this Power of Attorney)

235.015 sq.ft. Undivided share, from and out of the above mentioned Schedule 'A' property.

For Elhaggyam Constructions Pvt Ltd

N. Ramakrishnan

Authorised Signatory

[Handwritten Signature]

Document No 2245 of 2024 Of Book
I Contain 22 SHEETS 7 SHEET
7
REGISTERING OFFICER



The Present Market value of the Schedule 'B' property is Rs.25,42,660/-
(Land value – Rs.24,67,660/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE
NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED
OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN
THE PRESENCE OF FOLLOWING:

WITNESS:-

1. Mr. S. S. Nagarajan
(N. DIWAIAR)
S/O S. Nagarajan.
12-16, Middle St.
Elumalai.
Madurai - 625 535


PRINCIPAL

2. Mr. N. Ramesh Kumar
(NIVETHA. R) D/O S. Ramesh,
NO. 11, Carnation Street,
Ulundurpet, Kallakurichi
606 107.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

ATTORNEY

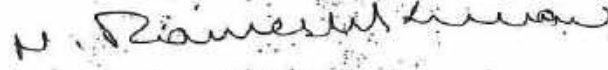



Drafted by : V. SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email : advocateseshadri@gmail.com



சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேரவைஎண் 22163/2018ல்
வழங்கப்பட்டதீர்ப்புரையைக்காண்க)

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 Bhaggyam Constructions Pvt Ltd

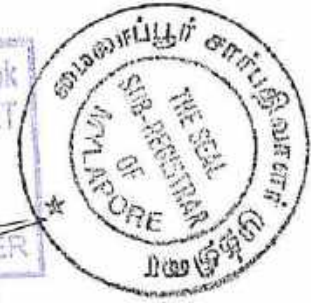


Authorized Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்



ஆவணத்தை எழுதிக் கொடுப்பவர்களின்
கையொப்பம்



CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore Central and Sub-Registration District of Mylapore.

Document No 2245 of 2024 Of Book
I Contain 22 SHEETS. 10 SHEET



For Bhaggyam Constructions

N. Ramesh Kumar
Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

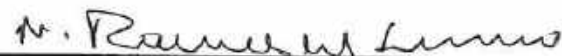
- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd



Authorised Signatory

GIN:U45100TN1948PTC001454
Formerly Known as Mill Stores (Madras) Pvt.Ltd. ...of 2024 Of Book
...Contain...SHEETS...11 SHEET



REGISTERING OFFICER

- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED

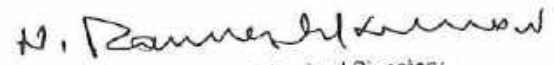

Director

Name: Mrs. Ranjani

03579324



For Bhaggyam Constructions Pvt Ltd


Authorized Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.



**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Mylapore

Town : Mylapore (Part 2)

Ward : -

S.No	Block Code and Name of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt, Milta, Zamindari, Inam	Dry, Wet, Unassessed, Promboka, House-site	Source Of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assessment		Municipal Register	Adangal (VDS Details)	How the holding is utilised	Remarks
		Sub. Field	Sub. Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1.	Block : 0097-4 மேற்கண்ட தாலுக்கில் உள்ள பகுதி	4311	22	-	51	ரயத்தவாரி	விடு வரி	-	-	0-	-	0.00	-	0	5	51.5	-	10.00	-	ராமன் காரிவிசுவநாதன் .. லதா நாதன் .., ராமன் வி.சே .., தங்கமணி காரி விசுவநாதன் .., அரவிந்த் .., ஜெ.டி.எல்.சேவியர் .., ரித்தின் சேவியர் .., கணபதி சுப்பிரமணியன் .. என்பவர்களைப்பிரமணியன் .., பாக்கியம் கன்சுடர்சன்ஸ் பிரைவேட் லிமிடெட் .. நாதன் ..	விடு	2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மிலர் கையொப்பம் / Digital Signature : 21-07-2023

பெயர் / Name : Elangovan S

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறியீடு எண்ணை உள்ளிட்டு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22
	2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 22-06-2024 at 11:22:42 AM
	3. என்குபிசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For Bhaggyam Constructions Pvt Ltd

N. Ramakrishnan

Authorised Signatory

Document No 2245 of 2024 Of Book
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REGISTERING OFFICER





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Teynampet
Demolition Permission

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road, Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and
10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block
No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th
T r u s t C r o s s
Street,Mandavelipakkam,Mandavelipakkam,Mylap
ore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub: Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8,
NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross
Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023

Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919. for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

[Handwritten Signature]

For Bhaggyam Constructions Pvt Ltd

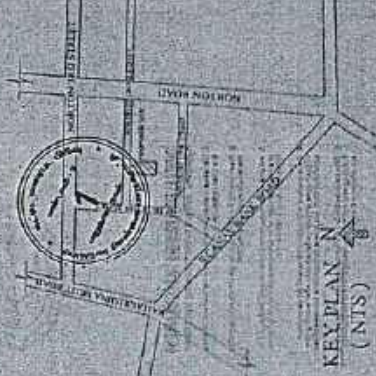
[Handwritten Signature]

Executive Engineer Authorised Signatory

Document No 2246
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Office of Architectural Control
 18/11/2023
 18/11/2023



SITE PLAN

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.05 x 2.13
D	DOOR	0.91 x 2.13
DI	DOOR	0.81 x 2.13
W	WINDOW	1.20 x 1.17
V	VENTILATOR	0.75 x 0.60

AREA STATEMENTS

	Sq.m
FLOT EXTENT (AS PER P.U.A.)	551.505sqm
FLOT EXTENT (AS PER DOG)	555.545sqm

DEMOLITION

GROUND FLOOR AREA	203.06
FIRST FLOOR AREA	203.06
SECOND FLOOR AREA	203.06
THIRD FLOOR AREA	203.06
TERRACE FLOOR AREA	17.60
TOTAL AREA (DEMOLITION)	837.84

PLAN SHOWING THE PROPOSED

DEMOLITION	DEMOLITION
ROAD	ROAD
BOUNDARY	BOUNDARY

COLOUR INDEX

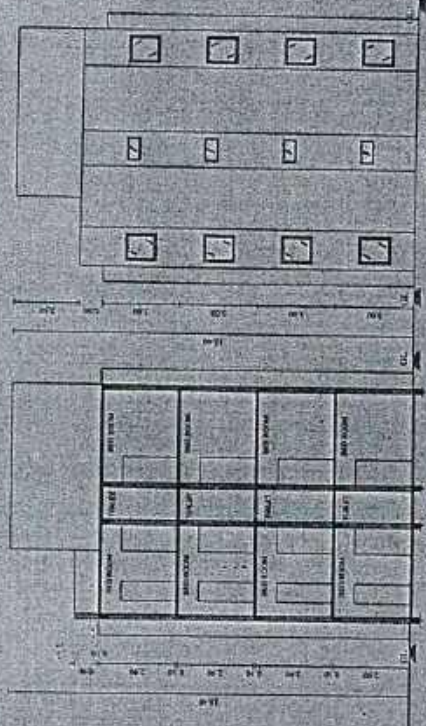
DEMOLITION	DEMOLITION
ROAD	ROAD
BOUNDARY	BOUNDARY

APPLICANT'S SIGNATURE

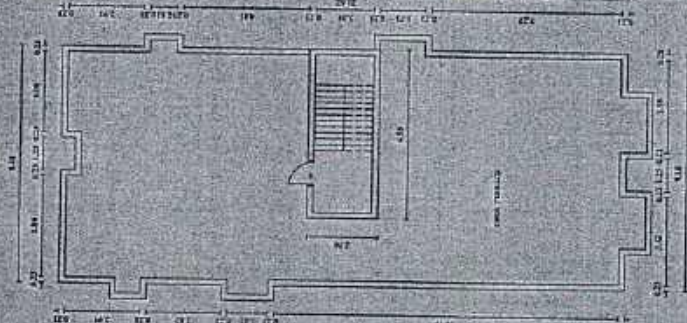
APPLICANT'S SIGNATURE

REFERENCE ENGINEERS

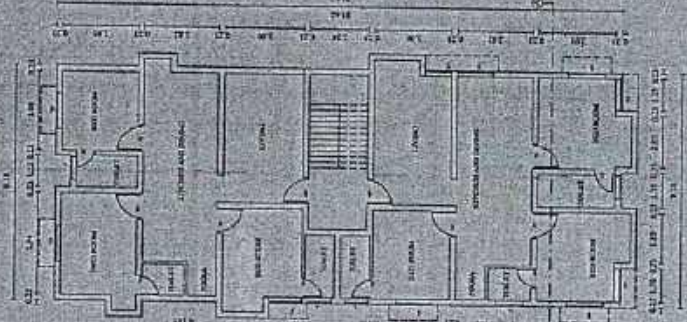
REFERENCE ENGINEERS



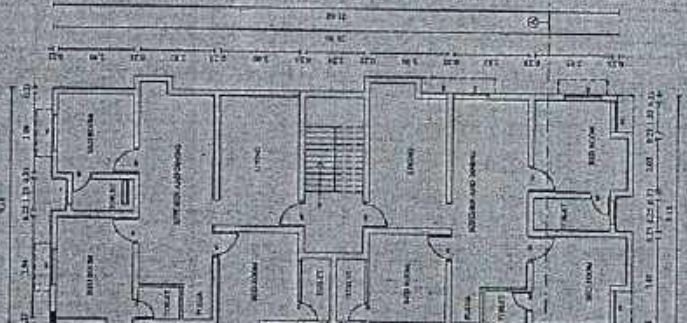
SECTION BB (DEMOLITION)



TERRACE FLOOR PLAN (DEMOLITION)
 (G.F. AREA = 17.60sqm)



TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN (DEMOLISHED)
 (Each floor area = 203.06sqm)



GROUND FLOOR PLAN (DEMOLISHED)
 (G.F. AREA = 203.06sqm)



Greater Chennai Corporation

PROPERTY TAX RECEIPT



Receipt Scan



Payment Scan

Receipt No:	2023-24/ON/0376912	Receipt Date:	25-04-2023 06:48:13
Name:	S BALASUBRAMANIAN		
Address:	51/5(26/5), 4th Trust Cross Street, Mandavelipakkam, Mandavelipakkam, CHENNAI - 600028		
Payment Details:	Description:	Property Tax Bill Number: 09-126-00986-000/10-148-1004-006	
	Paid By:	S BALASUBRAMANIAN	
Description Head of A/C		Amount (in Rupees)	
I/23-24		2814.00	
Property Tax Early Pay Incentive for I/23-24		(-) 106.00	
Total:		2,708.00	
Amount (in words): Rupees Two Thousand Seven Hundred Eight Only			
Online Transaction Number: 17238634248, Payment Dated: 25-04-2023			

[Handwritten Signature]

For Bhaggyam Constructions Pvt Ltd

[Handwritten Signature]
Authorised Signatory

Document No. 2245 of 2024 Of Book
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REGISTERED



GPS Map Camera



Chennai, Tamil Nadu, India
51/26, 4th Trust Cross Rd, Mandavelipakkam, Raja Annamalai Puram,
Chennai, Tamil Nadu 600028, India
Lat 13.02652°
Long 80.26727°
24/06/24 10:49 AM GMT +05:30

For Bhaggyam Constructions Pvt Ltd
D. Ramakrishnan
Authorised Signatory

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1705 of 2024

I hereby certify that a sum of ₹ 25,427/- (Rupees Twenty Five Thousand Four Hundred and Twenty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சே.பாலசுப்ரமணியன் residing at Flat No.2, "Chaithali", No.26, 7th Cross Street, Shastri Nagar, Adyar, Chennai-600 020, Adayar (Part 1)[URBAN], Guindy, Chennai, Tamil Nadu, India, 600020.

Sub Registrar, Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 27,037/- paid at 03:24 PM on the 24/06/2024 by

Left Thumb



9444391751

Additions as per recitals of document

Execution admitted by
Left Thumb



9444391751

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:126899a6b90ff2c16f4b1690a53f6306d898db (Details from UIDAI : S. Balasubramanian S/O: Sethuraman, 1959, xxxxxxxx7933)



Document No 2245 of 2024 Of Book
I Contain 22 SHEETS 18 SHEET

REGISTERING OFFICER

1 / 2



Claim admitted by Left Thumb  	<i>N. Ramesh Kumar</i> <i>9940153001</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:14016242c7f577cdfa4873ae6589ceb9c03ad3 (Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)	
---	--	---

24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

**SUB-REGISTRAR
MYLAPORE**

Registered as Number R/Mylapore/Book-1/2245/2024.

Date: 24/06/2024
Mylapore



parthasarathi srinivasan
Sub Registrar

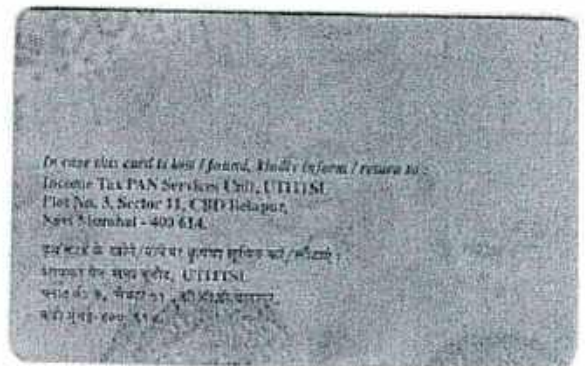
**SUB-REGISTRAR
MYLAPORE**

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

Document No *2245* of 2024 Of Book
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இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrolment No.: 2017/30615/30662

To
சு. பாலசுப்ரமணியன்
S. Balasubramanian
S/O: Sethuraman
N NO 51, O NO 26 4TH TRUST CROSS STREET
MANDAVELI
Raja Annamalaiapuram
Raja Annamalaiapuram
Chennai Chennai
Tamil Nadu 600028
9444391751

18/11/2015
312425789



MA124257895FT



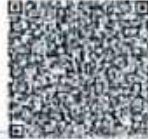
உங்கள் ஆதார் எண் / Your Aadhaar No. :

7350 6394 7933

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India
சு. பாலசுப்ரமணியன்
S. Balasubramanian
பிறந்த நாள் / DOB : 12/06/1959
ஆல்பாட் / Male



7350 6394 7933

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

தலைவர் கையெழுத்து / PERMANENT ACCOUNT NUMBER
ACJPB5307J
உயர் பெயர் / SETHURAMAN BALASUBRAMANIAN
தலைவர் தந்தையின் பெயர் / SETHURAMAN
பிறந்த நாள் / DATE OF BIRTH
12-06-1959
கையெழுத்து / SIGNATURE
கொழும்பு ஆளும் அதிகாரி / Commissioner of Income-tax, Coimbatore

Document No. 2245 of 2024 Of Book
Contain 21 SHEETS

REGISTERING OFFICE



For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorized Signatory

(Handwritten signature)

 இந்திய அரசாங்கம் Government of India  திவாகர் நர் Diwahar N பிறந்த நாள் / DOB: 17/05/1983 ஆயுசு / Age: Male  9488 6418 4935	 இந்திய தனித்துவ அடையாள அமைப்பு Unique Identification Authority of India முகவரி: திரு. என். நா. நாராயணன் நாகராஜன், 12-16, நடு தெரு, எலுமலை எலுமலை, எலுமலை, மதுரை, தமிழ் நாடு 625535 Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535 9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்	

ச. சிவசுந்தரம்

 இந்திய அரசாங்கம் Government of India  நிவேதா ர் Nivetha R பிறந்த நாள்/DOB: 25/04/2000 பாலினம் / Gender: FEMALE 7907 4918 3196 VID : 9199 1785 2709 8879	 இந்திய தனித்துவ அடையாள அமைப்பு Unique Identification Authority of India முகவரி: C/O Ramesh, 11, கர்மேசன் தெரு, விலுர்பேட்டை, விலுர்பேட்டை, தமிழ் நாடு - 606107 Address: C/O Ramesh, 11, Garmeshan Street, Vilurupet, Vilurupet, Tamil Nadu - 606107 7907 4918 3196 VID : 9199 1785 2709 8879
எனது ஆதார், எனது அடையாளம்	

My

Document No 2245 of 2024 Of Book
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REGISTERING OFFICER



SCANNED

22/7/2/2024



தமிழ்நாடு தமில்நாடு TAMILNADU

MR. G.S. NATHAN

Mrs. LATHA NATHAN

20 JUN 2024

DL 475485

N. JYOTHSILVAM
STAMP VENDOR

L. No. 09CH(S) 2006.
Parameswaram Nagar,
Sholinganallur, Chennai - 119

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

- [1] **Mr.G.S. NATHAN**, son of Mr.S. Ganapathy, aged about 59 years, having Income Tax P.A.No.ABTPN7973M, Aadhaar No.807885803685 and
- [2] **Mrs. LATHA NATHAN**, wife of Mr.G.S. Nathan, aged about 56 years, having Income Tax P.A.No.AANPL6267H, Aadhaar No.985677991451, residing at F1, Prathyeka Apts., No.12, First Trust Link Street, Mandaveli, Chennai-600 028, hereinafter jointly referred to as "**the PRINCIPALS**".

[Signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian

Authorised Signatory

Lalitha

Document No. 2247 of 2024 Of Book
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1
REGISTERING OFFICE



Wine

சுண்ணாண்டு 2247/2024

சுண்ணாண்டு 2247/2024	
சுண்ணாண்டு 2247/2024	
சுண்ணாண்டு: 528	2024
தேதி: 26/6/2024	
சுண்ணாண்டு: 2816/2024	
சுண்ணாண்டு சுண்ணாண்டு	

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, having Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as our TRUE AND LAWFUL ATTORNEY in our name and on our behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.7, (No.51/7 (26/7), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building called "ANUGRAHA APARTMENTS", having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring - 1224 sq.ft., situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 13.93% (833.01 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belonged to the PRINCIPALS herein, they having become entitled to the said Schedule 'A' property, in the following manner:

[Handwritten signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Kalho

Document No 2247 of 2024 Of Book
1 Contain 21 SHEETS 2 SHEET
REGISTERING OFFICE



- [a] Aforementioned 13.93% (833.01 sq.ft.) Undivided Share and interest in the land from Mrs. Devaki Iyer, wife of Mr.R.S. Iyer, represented therein by her Power Agent Mr.K. Hariharan, son of Mr.H. Krishnan, vide Sale Deed dated 28/11/1989, Registered as Doc.No.1884/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the above named Mrs. Meenakshi Ramamoorthy.
- [b] Aforementioned bearing No.7, (No.51/7 (26/7), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building, having plinth area of 1117 sq.ft. and an Undivided share of about 107 sq.ft. in the common built up area, totally measuring 1224 sq.ft. vide Agreement of Project Promotion and Construction dated 05/01/1990, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the above named Mrs. Meenakshi Ramamoorthy.

WHEREAS subsequently the above named Mrs. Meenakshi Ramamoorthy conveyed the said property in favour of Mr.G.S.Nathan, son of Mr.S. Ganapathy and Mrs. Latha Nathan, wife of Mr.G.S. Nathan, being the PRINCIPALS herein, vide Sale Deed dated 16/11/2018, Registered as Doc.No.3619/2018, in the Office of the Sub-Registrar, Mylapore.

WHEREAS the PRINCIPALS have contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

[Handwritten signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramaswami

Latha

Document No	2247	of 2024 Of Book
Contain	21 SHEETS	3 SHEET
3		
REGISTERING OFFICER		



WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023, and currently the Schedule 'A' property is a Vacant land.

WHEREAS in the manner aforesaid, the PRINCIPALS herein are absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPALS herein are desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as their true and Lawful Power of Attorney Agent in their name and on their behalf to do the following acts, deeds and things with regard to 235.015 sq.ft. Undivided share in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

- [1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as our Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.

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For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Lalitha

Document No. 2247 of 2024 of P
I Contain 21 SHEETS 4
4
REGISTERING OFFICE



- [3] For us and on our behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.
- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.
- [5] To execute and present in our name and on our behalf before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office

For Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian

Authorised Signatory

Document No. 2247 of 2024-25
Contain 21 SHEETS 5
5
REGISTERING OFFICER



- [6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.
- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.
- [8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on our behalf in connection with respect to the Sale of the Schedule 'B' Property.
- [9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.
- [10] The Power Agent is fully accountable to the PRINCIPALS and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

[Handwritten Signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramasethi Kumar

Authorised Signatory

Lalitha

Document No 2247 of 2024 Of Book
I Contain 24 SHEETS 6 SHEET
6 REGISTERING OFFICER



SCHEDULE 'A' PROPERTY

All that piece and parcel of 13.93% (833.01 sq.ft.) Undivided Share and interest in the Vacant land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, IVth Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY
(Subject matter of this Power of Attorney)

235.015 sq.ft. UNDIVIDED SHARE, from and out of the above mentioned Schedule 'A' Vacant land.

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For Bhaggyam Constructions Pvt Ltd

[Handwritten signature]

Authorised Signatory

Document No. 2247
I Contain 21 SHEETS 7 SHEET
REGISTERING OFFICER



The Present Market value of the Schedule 'B' property is Rs.25,42,658/-
(Land value – Rs.24,67,658/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPALS ABOVE NAMED HAVE
HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED OF POWER OF
ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN THE PRESENCE
OF FOLLOWING:

WITNESS:-

1. O. S. Srinivasan
(N. DIWAKAR)
S/O S. Nagarajan.
12-16, Middle St,
Elumalai.
Madurai - 625535



PRINCIPALS

2. N. Ramesh
Nivetha.R D/o J. Ramesh,
No. 11, Carnation street,
ulundurpet, Kallakurichi
606104.

For Bhaggyam Constructions Pvt Ltd



Authorised Signatory

ATTORNEY



Drafted by : V.SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email : advocateseshadri@gmail.com

Document No. 2247
... Contain 21 SHEETS 8
REGISTERING OFFICE



சொத்தானது நீர்நிலை பகுதியில் அமைப்புப் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேரரசாணைஎண் 22163/2018ல்
வழங்கப்பட்டதீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாடகங்கள்,
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 Bhaggyam Constructions Pvt Ltd

M. Ramaraj Kumar

Authorized Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

Document No. 2247 of 2024 Of Book
Contain 21 SHEETS SHEET
REGISTERING OFFICER



CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street
South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18
East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street
West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

Document No. 2247 of 2024 Of Book
21 SHEETS 10 SHEET

REGISTERING OFFICER

situated within the Registration District of Chennai Registration District of Mylapore
Central and Sub-Registration District of Mylapore.



For Bhaggyam Constructions Pvt. Ltd.

N. Ramesh Kumar



CIN:U45100TN1948PTC001454



Formerly Known as Mill Stores (Madras) Pvt.Ltd.

Authorised Signatory

SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

Document No 2247 of 2024 Of Book
1 Contain 21 SHEETS 11 SHEET

For Bhaggyam Constructions Pvt Ltd

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

Authorised Signatory



- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED


Director

Name: Mrs. Ranjani

03579324


Luther



For Bhaggyam Constructions Pvt Ltd


W. Ramesh Kumar

Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.



**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Mylapore

Town : Mylapore (Part 2)

Ward :-

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindan,Inam	Dry,Wet, Unassessed, Premboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assessment		Municipal Register	Adangel (UDS Details)	How the holding is utilized	Remarks
		Sur	Sub									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0097-4 கிராம தெரு	4311	22	-	51	ரயத்துவாரி	விடு வரி	-	-	0-		0.00		0	5	51.5	-	10.00	-	ராமன் காலியில்வந்தான் ... வந்தா நாதன் ... ராமன் வி.சே. ... தாய்மணி கார் விசுவந்தான் ... அரெந்த் ... தெ.டி.எம்.சேவியர் ... ரித்தின் சேவியர் ... கணபதி சுப்பிரமணியன் ... எல்.பாலசுப்பிரமணியன் ... பாக்யம் கல்செட்டர்கள்ஸ் பிரதேவ் விமிடெட் ... நாதன் ...	விடு	2023/0153/02/030192TR DT: 2023-07-21 TR DT: 21-07-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 21-07-2023

பெயர் / Name : Elangovan S

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22.
	2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 22-06-2024 at 11:22:42 AM
	3. மொபைல் கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

[Handwritten Signature]
Halha

For Bhaggyam Constructions Pvt Ltd

[Handwritten Signature]
Authorised Signatory





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Teynampet
Demolition Permission

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road, Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and
10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block
No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th
T r u s t C r o s s
Street,Mandavelipakkam,Mandavelipakkam,Mylap
ore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8,
NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross
Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023

Date : 10/10/2023

Approval is hereby granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

[Signature]

For Bhaggyam Constructions Pvt Ltd

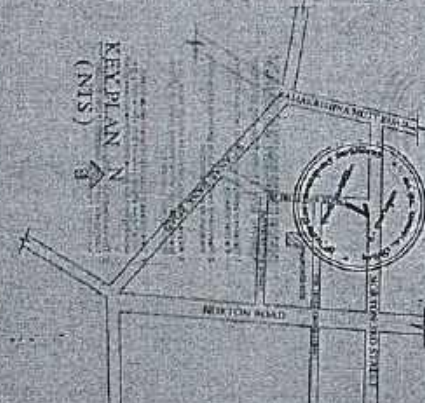
[Signature]

Authorised Signatory

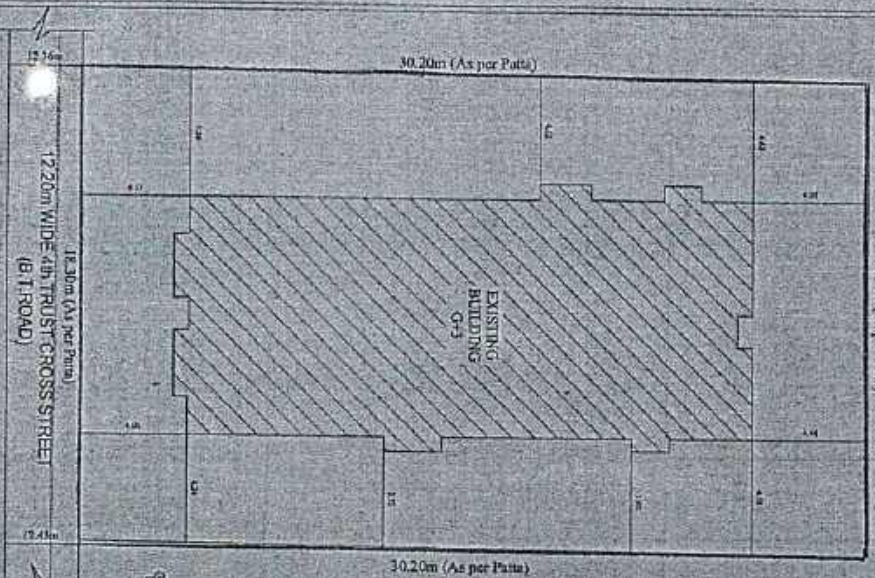
Executive Engineer



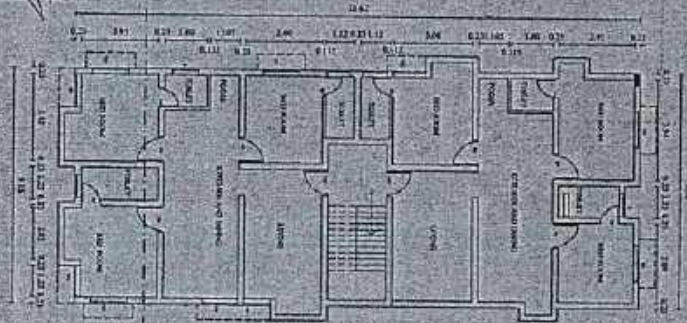
Qualifying Architect: Jeyarajam A. Loganathan
 License No. 1318
 Date of Registration: 19/11/2005
 Registered Office: 18/11/2005



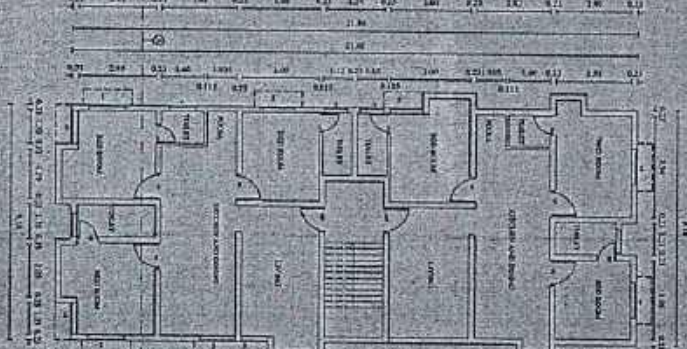
SIDE PLAN



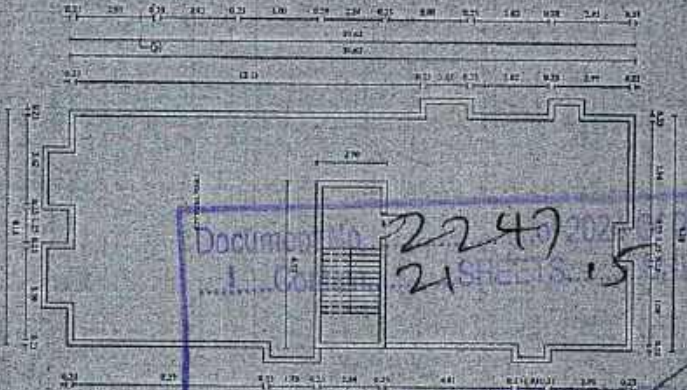
GROUND FLOOR PLAN
 (DEMOLISHED)
 (G.F. AREA = 205.06 Sq.m)



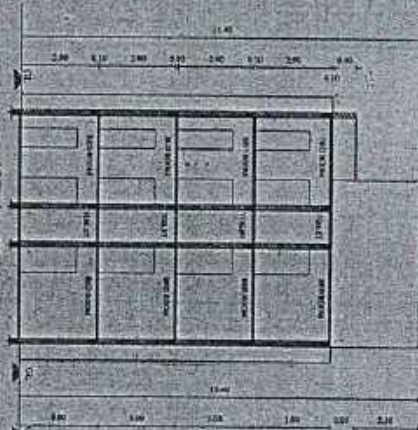
TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN
 (DEMOLISHED)
 (Each floor area = 205.06 Sq.m)



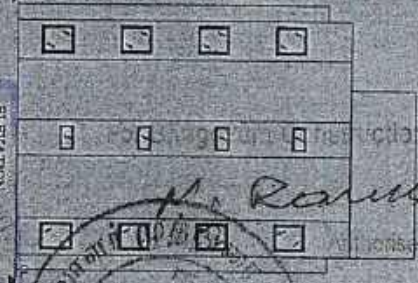
TERACE FLOOR PLAN
 (DEMOLISHED)
 (T.F. AREA = 17.60 Sq.m)



SECTION-B/E
 DEMOLITION



ELEVATION
 DEMOLITION



SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
M/D	DOOR	1.06 x 2.13
D	DOOR	0.91 x 2.13
DI	DOOR	0.81 x 2.11
W	WINDOW	1.20 x 1.17
V	VENTILATOR	0.76 x 0.76

AREA STATEMENTS	Sq.m
PLOT EXTENT (AS PER PATTI)	551.50 Sq.m
PLOT EXTENT (AS PER DOG)	555.54 Sq.m

DEMOLITION	
GROUND FLOOR AREA	205.06
FIRST FLOOR AREA	205.06
SECOND FLOOR AREA	205.06
THIRD FLOOR AREA	205.06
TERACE FLOOR AREA	17.60
TOTAL AREA DEMOLITION	837.84

PLAN - SHOWING THE PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING AT PLOT NO. 24 OLD DOOR NOS. 241 TO 248 AND NEW DOOR NOS. 541 TO 548 4TH FLOOR CROSS STREET, MAYAPALLE PAKKAM, CHENNAI-600 078, CONVEYED IN R.S. NO. 431/02, BLOCK NO. 97, DE MTA/PORE VILLAGE, GREATER CHENNAI CORPORATION DIVISION 126, ZONE - 9.

APPLICANT'S SIGNATURE

APPLICANT'S SIGNATURE



DEMOLITION ROAD BOUNDARY



COLOUR INDEX

SHEET NO. 1/1 SCALE: 1:100

Document No. 2247/2021
 21 SHEETS OF 15

REGISTERED ARCHITECT



Document No: 2247 of 2024 of Book
I Contain 21 SHEETS / 16 SHEET
REGISTERING OFFICER



GPS Map Camera



Chennai, Tamil Nadu, India
51/26, 4th Trust Cross Rd, Mandavelipakkam, Raja Annamalai Puram,
Chennai, Tamil Nadu 600028, India
Lat 13.02652°
Long 80.26727°
24/06/24 10:49 AM GMT +05:30

Handwritten signature
Kallu

For Bhaggyam Constructions Pvt Ltd
Handwritten signature
N. Ramakrishnan
Authorised Signatory

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1707 of 2024

I hereby certify that a sum of ₹ 25,427/- (Rupees Twenty Five Thousand Four Hundred and Twenty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜி.எஸ்.நாதன் residing at F1, Prathyeka Apts., No.12, First Trust Link Street, Mandaveli, Chennai-600 028, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600028.

Sub Registrar, Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 27,037/- paid at 03:27 PM on the 24/06/2024 by

Left Thumb



9600087982

Additions as per recitals of document

Execution admitted by
Left Thumb



9600087982

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:551324616d3849df3f4370950ad3b0fa60ed8d (Details from UIDAI : Ganapathy Seshadri Nathan S/O: S Ganapathy, 1964, xxxxxxxx3685)

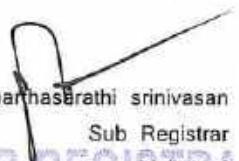


Document No 2247 of 2024 Of Book
I Contain 21 SHEETS 17 SHEET
REGISTERING OFFICE
1 / 2



Execution admitted by Left Thumb  	<i>Latha</i> 9500034187 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:567405965c8c58fc1640529768943317e1d710 (Details from UIDAI : Latha Nathan W/O: G S Nathan, 1967, xxxxxxxx1451)	
Claim admitted by Left Thumb  	<i>N. Ramesh Kumar</i> 9940153001 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8063772802e9469c574f29a67de2e9c7dc6767 (Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)	

24th day of June 2024

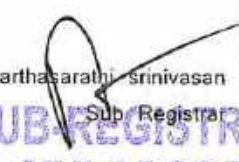

 parthasarathi srinivasan
 Sub Registrar
 Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number R/Mylapore/Book-1/2247/2024.

Date: 24/06/2024
Mylapore




 parthasarathi srinivasan
 Sub Registrar

SUB-REGISTRAR
MYLAPORE

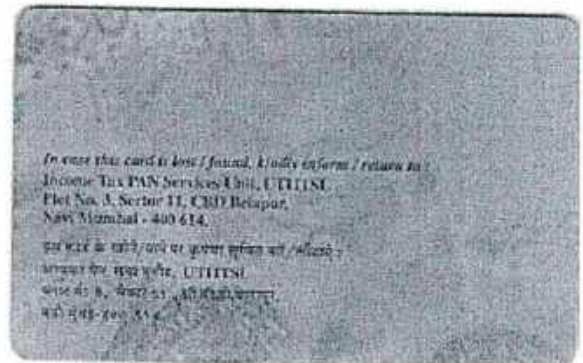
Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No 2247/2024 Of Book
.....Contain.....21 SHEETS.....18 SHEET

2 / 2

REGISTERING OFFICER





[Handwritten signature]
Latha

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory

Document No. 2247 of 2024 Of Board
...I...Contain 21 SHEETS. 19 SHEETS

REGISTERING OFFICER



आयकर विभाग
INCOME TAX DEPARTMENT
NATHAN G S
GANAPATHY
05/07/1964
Permanent Account Number
ABTPN7973M
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
LATHA NATHAN
VAIDYANATHAN GANESAN
24/10/1967
Permanent Account Number
AANPL6267H
Signature
भारत सरकार
GOVT. OF INDIA

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India
பதிவு அட்டைமலம் / Enrollment No.: 2007/13743/48838

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India
பதிவு அட்டைமலம் / Enrollment No.: 2007/13743/48837

To
கணபதி செஷாட்ரி நாதன்
Ganapathy Seshadri Nathan
S/O: G Ganapathy
12/7 F1 1ST TRUST LINK STREET
MANDAVELIPAKKAM
Raja Annamalaiapuram
Raja Annamalaiapuram
Chennai
Tamil Nadu 600028

To
Latha Nathan
sign name
VNO: G S Nathan
12/7 F1
1ST TRUST LINK STREET
MANDAVELIPAKKAM
Raja Annamalaiapuram
Raja Annamalaiapuram, Chennai
Tamil Nadu - 600028
9890034187

உங்கள் ஆதார் எண் / Your Aadhaar No. :
8078 8580 3685

உங்கள் ஆதார் எண் / Your Aadhaar No. :
9856 7799 1451

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India
கணபதி செஷாட்ரி நாதன்
Ganapathy Seshadri Nathan
தந்தை: கணபதி
Father: GANAPATHY
பிறந்த நாள் / DOB: 05/07/1964
ஆண்மலம் / Male

இந்திய அரசாங்கம்
Government of India
sign name
Latha Nathan
sign: vaideyanathan
Father: VAIDYANATHAN
பதிவு எண் / DOB: 24/10/1967
இனம்: - Female



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Signature
Latha

For Bhaggyam Constructions Pvt Ltd
U. Ramakrishnan
Authorised Signatory

 இந்திய அரசாங்கம் Government of India திவாஹர் டி Diwahar N பேர்தேதி / DOB: 17/05/1989 ஆண் / Male 9488 6418 4935 	 இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: திவாஹர், நடு தெரு, நவராஜம், ஏ.எம். நகர், மதுரை மதுரை, மதுரை, மதுரை, தமிழ் நாடு 625035 Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625035 9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம் 1947 1820 301 1947 help@uidai.gov.in www.uidai.gov.in	

ச. இராமன்

 இந்திய அரசாங்கம் Government of India நிவேத் ரி Nivetha R பேர்தேதி / DOB: 25/04/2000 பெண் / FEMALE 7907 4918 3196 VID : 9199 1785 2709 8879 எனது ஆதார், எனது அடையாளம்	 இந்திய அடையாள அமைப்பு Unique Identification Authority of India முகவரி: C/O ரமேஷ், 11, கர்மேஷன் தெரு, உண்டர்பெட்டை, விழுப்புரம், தமிழ் நாடு - 606107 Address: C/O Ramesh, 11, Garmeshan Street, Ulundurpet, Villupuram, Tamil Nadu - 606107 7907 4918 3196 VID : 9199 1785 2709 8879 1947 help@uidai.gov.in www.uidai.gov.in
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Key...

Document No. 2247 of 2024 Of Book
I Contain 21 SHEETS 21 SHEET

REGISTERING OFFICER



SCAN

2243/2/2024



தமிழ்நாடு தமில்நாடு TAMILNADU

20 JUN 2024

MR.V.K. Raman

DL 475479

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2005.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr.V.K. RAMAN, son of Late V.A. Krishnaswami, aged about 71 years,
having Income Tax P.A.No.AAAPR2831E, Aadhaar No.505352645461,
residing at Flat 4B Raghava, 41C Beach Road, Kalakshetra Colony, Besant
Nagar, Chennai 600 090., hereinafter referred to as "**the PRINCIPAL**".

[Signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

Document No. 2243 of 2024 Of Book
I Contain 21 SHEETS 1 SHEET
REGISTERING OFFICER



Card

சென்னை எண் 2243/ 2024

குறிப்பு: கட்டிட மதிப்பு / கட்டிடம்	
மா.ப.ப. கட்டிடம்	
ம.ப. எண்:	324 / 224
தாள்:	26/6/2024
தாள்:	28/6/2024
சா.ப.ப. கட்டிடம்	
கட்டிடம்	

DO HEREBY CONSTITUTE, NOMINATE, APPOINT AND RETAIN

M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, Aadhaar No.670306798214, vide its Resolution passed at the Meeting held on 22/05/2024, as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule 'B' hereunder.

WHEREAS all that piece and parcel of Residential Flat bearing No.8, (No.51/8 (26/8), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building, having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring measuring 1002 sq.ft. situated at Old No.54, then No.26, currently New No.51, 4th Trust Cross Street, Mandavelipakkam, Chennai-600 028, together with 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, together with the Car Parking space in the said building, (which has since been demolished) more fully described in the Schedule 'A' hereunder, belongs to the PRINCIPAL herein, he having become entitled to the said Schedule 'A' property, in the following manner:

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory

[Handwritten Signature]



- i. Aforementioned 11.40% (681.72 sq.ft.) Undivided Share and interest in the land from Mrs. Alamelu Narasimhan, wife of Mr.R.N.Narasimhan, vide Sale Deed dated 23/11/1989, Registered as doc.No.1874/1989, in the Office of the Sub-Registrar, Mylapore, in favour of the PRINCIPAL herein.
- ii. Aforementioned No.8, (No.51/8 (26/8), 4th Trust Cross Street, Mandavelipakkam as per Corporation property tax records), in the Third Floor of the building, having plinth area of 914 sq.ft. and an Undivided share of about 88 sq.ft. in the common built up area, totally measuring 1002 sq.ft. vide Agreement of Project Promotion and Construction dated 17/08/1989, entered into between M/s. Alacrity Foundations Private Limited, a Company, then having its Registered Office at No.1, Kamala Bai Street, T.Nagar, Chennai-600 017 and the PRINCIPAL herein.

WHEREAS the PRINCIPAL has contracted for the re-development of the Schedule 'A' property with **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017.

WHEREAS pursuantly the building which originally existed on the Schedule 'A' property has been demolished vide Demolition Proceedings bearing W.D.C. No.DA/WDCN09/00943/2023, dated 10/10/2023 and currently the Schedule 'A' property is a Vacant land.

Alamelu

For Bhaggyam Constructions Pvt Ltd

N. Ramakrishnan
Authorised Signatory



WHEREAS in the manner aforesaid, the PRINCIPAL herein is absolutely entitled to the above mentioned Schedule 'A' property.

WHEREAS currently the PRINCIPAL herein is desirous of constituting the above named **M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD.**, a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Authorised Signatory, **Mr. N Ramesh Kumar**, son of Mr.P. Natarajan, aged about 47 years, as his true and Lawful Power of Attorney Agent in his name and on his behalf to do the following acts, deeds and things with regard to **83.725 sq.ft. Undivided share** in the Schedule 'A' property, more fully described in the Schedule 'B' hereunder.

- [1] To negotiate for the sale of the Schedule 'B' mentioned Property for such sale price or consideration, as my Attorney may think it fit and proper.
- [2] To enter into Agreements or Memorandum of Understanding with intending purchasers, to receive advance or full sale price in the name of the Attorney, regarding sale of the Schedule 'B' property from the purchaser or purchasers and to give proper and expedient receipts thereof.
- [3] For me and on my behalf to sign, Execute and Register any Sale Agreement, Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of

[Handwritten signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar
Authorised Signatory

Document No. 2243 2024 Of Book
.....Contain 21 SHEETS..... SHEET
4
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way or enjoyment of common amenities relating to the Schedule 'B' Property either in whole or as divided/undivided share in or over the same, on such terms and conditions as my Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule 'B' Property.

- [4] To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of common amenities with respect to the Schedule 'B' mentioned Property.
- [5] To execute and present in my name and on my behalf, before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for Registering any documents relating to the Schedule 'B' Property and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office
- [6] To deliver vacant possession of the Schedule 'B' Property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

[Handwritten Signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramachandran

Authorised Signatory

Document No. 2243
I Contain 21 SHEETS 5
5
REGISTERING OFFICER



- [7] To apply and obtain from the Income Tax Department Tax Deducted at Source (TDS) exemption Certificate while in the course of selling the Schedule 'B' property.
- [8] To sign all forms, applications, for transfer of Revenue Records in the Panchayat or Municipality on my behalf in connection with respect to the Sale of the Schedule 'B' Property.
- [9] And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on my part to be observed or performed relating to the Schedule 'B' Property and we undertake to ratify and confirm all such lawful acts, deeds and things which my Attorney shall do or perform in pursuance of the powers herein before mentioned.
- [10] The Power Agent is fully accountable to the PRINCIPAL and has to maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

hannu

For Bhaggyam Constructions Pvt Ltd

M. Ramasenthiran
Authorised Signatory

Document No 2243
I...Contain...21 SHEETS 6
REGISTERING OFFICER



SCHEDULE 'A' PROPERTY

All that piece and parcel of 11.40% (681.72 sq.ft.) Undivided Share and interest in the land - measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, situated at Old No.54, then No.26, currently New No.51, 4th Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.S.No.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District and the said land bounded on the:

North by : 40 Feet Road now known as 4th Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, 4th Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, 4th Trust Cross Street

Situated within the Registration District of Chennai Central and Sub-Registration District of Mylapore.

SCHEDULE 'B' PROPERTY
(Subject matter of this Power of Attorney)

83.725 sq.ft. Undivided share, from and out of the above mentioned Schedule 'A' property.

[Signature]

For Bhaggyam Constructions Pvt Ltd

N. Ramasubramanian
Authorised Signatory

Document No. 2243 2024 Of Book
I Contain 21 SHEETS 7 SHEET
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The Present Market value of the Schedule 'B' property is Rs.9,54,113/-
(Land value – Rs.8,79,113/- + Compound wall value – Rs.75,000/-)

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE
NAMED HAVE HERETO AFFIXED THEIR SEAL AND SIGNED THIS DEED
OF POWER OF ATTORNEY ON THIS THE 24th DAY OF JUNE, 2024 IN
THE PRESENCE OF FOLLOWING:

WITNESS:-

1. *Opin. [Signature]*
(N. DIWAHAR)
S105, Nagarajan,
12-16, Middle St
Elumalai.
Madurai - 625 535

[Signature]
PRINCIPAL

2. *[Signature]*
(Nivetha. R) D/o J. Ramesh,
No.11, Carnation Street,
Ulundurpet, Kallakurichi,
666107.

For Bhaggyam Constructions Pvt Ltd
N. Rameshkumar

Authorised Signatory
ATTORNEY



[Signature]
Drafted by : V. SESHADRI, Advocate, (Enrolment No.657/1989),
For V SESHADRI & COMPANY,
T58B, New No.29, 32nd Cross Street,
Besant Nagar, Chennai-600 090,
Tel.Nos.24914001/24914002.
Email : advocateseshadri@gmail.com

Document No	2243	2024 Of Book
Contain	21 SHEETS	8 SHEET
8 REGISTERING OFFICER		



சொத்தானது நீர்நிலை பகுதியில் அமையப் பொவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேரவைஎண் 22163/2018ல்
வழங்கப்பட்ட தீர்ப்புரையைக்காண்க)

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 Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

ஆவணத்தை எழுதிப் பெறுபவர்களின்

கையொப்பம்

Lavitha

ஆவணத்தை எழுதிக் கொடுப்பவர்களின்

கையொப்பம்

Document No 2243 of 2024 Of Book
I Contain 21 SHEETS 9 SHEET
REGISTERING OFFICER



CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED HELD ON 22/05/2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

It has been RESOLVED that the Consent of the Board of Directors be and is hereby given for the sale of the Schedule 'C' Property in Undivided Shares.

It has been further RESOLVED that **Mr. N. RAMESH KUMAR**, son of Mr. P. Natarajan, shall represent the Company to sign, execute and register any necessary Agreement/s, Sale Deed/s, General Power of Attorney/s, Affidavit/s, Rectification Deed/s, Ratification Deeds, Indemnity Forms, Undertaking letter and all other connected papers pertaining to the above-mentioned sale to effect the proper transfer of title in respect of the above-mentioned Property either in undivided shares in favor of the prospective purchaser/s of the Company.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R.SNo.4311/22, Block No.97, Mylapore Village and Taluk, Chennai District, measuring an extent of 2 Grounds and 1180 sq.ft. or thereabouts, and the said land bounded on the –

North by : 40 Feet Road now known as IV Trust Cross Street

South by : Plot No.556, comprised in R.S.Nos.4311/19 and 4311/18

East by : Plot No.25, bearing Old Door No.25, IV Trust Cross Street

West by : Plot No.23, bearing Old Door No.26/1, IV Trust Cross Street

situated within the Registration District of Chennai Registration District of Mylapore.

Central and Sub-Registration District of Mylapore.

For Bhaggyam Constructions Pvt Ltd

N. Ramesh Kumar

Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.

Document No. 2243 of 2024 Of Book
I Contain 21 SHEETS 10 SHEETS

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SCHEDULE 'B' PROPERTY

**(Entitlement of the PRINCIPALS in the above-mentioned
Schedule 'A' property)**

- a. **MR. RAMAN KASI VISWANATHAN & MRS. THANGAMANI KASI VISHWANATHAN'S** shares in the Schedule 'A' property- 798.33 sq.ft.
- b. **MR. V. ARAVIND'S** shares in the Schedule 'A' property - 637.47 sq.ft.
- c. **MR. J.T.L. XAVIER & MR. RITHIN XAVIER'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- d. **MR. N. GANAPATHY SUBRAMANIAM'S** shares in the Schedule 'A' property - 681.72 sq.ft.
- e. **Mr. S. BALASUBRAMANIAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- f. **Mr. G.S. NATHAN & Mrs.LATHA NATHAN'S** shares in the Schedule 'A' property - 833.01 sq.ft.
- g. **Mr. V.K. RAMAN'S** shares in the Schedule 'A' property - 681.72 sq.ft.

SCHEDULE 'C' PROPERTY

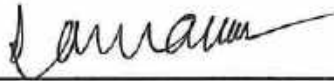
**(Entitlement of the ATTORNEY in the above-mentioned
Schedule 'B' property)**

- [a] **MR. RAMAN KASI VISWANATHAN and MRS. THANGAMANI KASI VISHWANATHAN** are granting this Power of Attorney in respect of 200.335 sq.ft. Undivided share in the Schedule 'A' property (from and out of their Schedule 'B' entitlement)
- [b] **MR. V. ARAVIND** is granting this Power of Attorney in respect of 39.475 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)

For Bhaggyam Constructions Pvt Ltd



Authorised Signatory





- [c] **MR. J.T.L. XAVIER** and **MR. RITHIN XAVIER** are granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [d] **MR. N. GANAPATHY SUBRAMANIAM** is granting this Power of Attorney in respect of 83.725 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [e] **Mr. S. BALASUBRAMANIAN** is granting this Power of Attorney in respect of 235.015 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [f] **Mr. G.S. NATHAN** and **Mrs. LATHA NATHAN** are granting this Power of Attorney in respect of 235.015 sq. ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement)
- [g] **Mr. V.K. RAMAN** is granting this Power of Attorney in respect of 83.725 sq.ft. Undivided share in the Schedule 'A' property (from and out of his Schedule 'B' entitlement).

On the whole 1112.305 sq.ft.

For BHAGGYAM CONSTRUCTIONS PRIVATE LIMITED

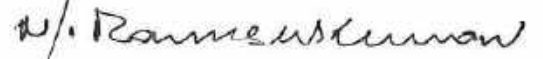

Director

Name: Mrs. Ranjani

03579324



For Bhaggyam Constructions Pvt Ltd



Authorised Signatory

CIN:U45100TN1948PTC001454

Formerly Known as Mill Stores (Madras) Pvt.Ltd.



**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Mylapore

Town : Mylapore (Part 2)

Word : -

S.No	Block Code and Name of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt, Mitra, Zamindari, Inam	Dry, Wet, Unassessed, Promboka, House-site	Source of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assessment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur	Sub									Rs.	Paise	Hectare	Acre	Sq. Meter	Municipal	Govt.				
1	Block : 0097-4 நரசுட விரமல் தெரு	4311	22	-	51	ராமதுவாரி	விடுவரி	-	-	0-		0.00		0	5	51.5	-	10.00	-	ராமன் காசியில்வந்தாதன் ... வதா நாதன் ... ராமன் வி.கே ... தங்கமணி காசி வில்வநாதன் ... அரவிந்த் ... ஜெ.டி.எல்.சேவியர் ... ரீத்தின் சேவியர் ... கணபதி சுப்பிரமணியன் ... எஸ்.பாலசுப்பிரமணியன் ... பாண்டி கணசுப்பிரமணியன் பிரகாசவேல், மீர்தெட்டி ... நாதன் ...	விடு	2023/0153/02/030192TR DT. 2023-07-21 TR DT: 21-07-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 21-07-2023

பெயர் / Name : Elangovan S

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/005/001/0097/4311/22 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/005/001/0097/4311/22
	2. இத் தகவல்கள் 22-06-2024 அன்று 11:22:42 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 22-06-2024 at 11:22:42 AM
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

Lamdu

For Enaggyam Constructions Pvt Ltd

N. Ramchandran

Authorised Signatory

Document No 2243 of 2024 Of Book
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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Teynampet
Demolition Permission

From,

Executive Engineer,
No.4, 4th Cross Street
Lake view road, Chennai – 600 034

To,

Thiru/Tmt. Bhaggyam constructions Pvt Ltd and
10 Others
Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block
No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th
T r u s t C r o s s
Street,Mandavelipakkam,Mandavelipakkam,Mylap
ore, Chennai, 600028

W.D.C.No. DA/WDCN09/00943/2023

Date :

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:OLD.26/1 to26/8,
NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross
Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

-Approval-Regarding

Ref:DA/WDCN09/00943/2023

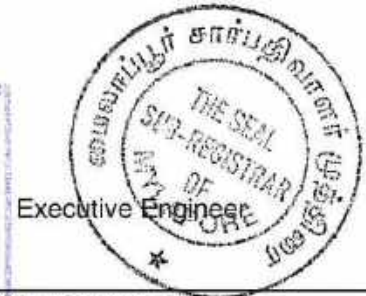
Date : 10/10/2023

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919. for the demolition of the existing building at Door No:OLD.26/1 to26/8, NEW.51/1to51/8.,Block No:97,Plot No:24, Survey No:R.S.No.4311/22, 4th Trust Cross Street,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028

Subject to the following conditions.

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

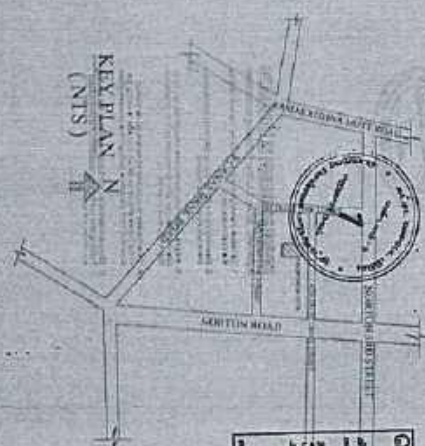
Document No 2243 of 2024 Of Book
...Contain...21 SHEETS...14 SHEET



REGISTERING OFFICE

For Bhaggyam Constructions Pvt Ltd

Authorised Signatory





Document No. 2243
... Contain. 24 SHEETS 16
REGISTERING OFFICE



 GPS Map Camera



Chennai, Tamil Nadu, India
51/26, 4th Trust Cross Rd, Mandavelipakkam, Raja Annamalai Puram,
Chennai, Tamil Nadu 600028, India
Lat 13.02652°
Long 80.26727°
24/06/24 10:49 AM GMT +05:30

For Bhaggyam Constructions Pvt Ltd
N. Ramakrishna
Authorised Signatory

Lanman

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1703 of 2024

I hereby certify that a sum of ₹ 9,542/- (Rupees Nine Thousand Five Hundred and Fourty Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. வி.கே.ராமன் residing at Flat 4B Raghava, 41C Beach Road, Kalakshetra Colony, Besant Nagar, Chennai 600 090, Velacheri (Part 1)[URBAN], Velachery, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Mylapore
Date: 24/06/2024

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

Presented in the office of the Sub Registrar of Mylapore and fee of ₹ 11,152/- paid at 03:15 PM on the 24/06/2024 by

Left Thumb



Signature
99 ADD 74444

Additions as per recitals of document

Execution admitted by
Left Thumb



Signature
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:410281af2e5f81fea5437086f6a79c6e19c471 (Details from UIDAI : V K RAMAN S/O: V A Krishnaswami, 1953, xxxxxxxx5461)



Document No 2243 2024 Of Book
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1/2
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Claim admitted by Left Thumb	 	N. Ramesh Kumar 9940153001 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:82515099ed1aa0671f4137b79856bf0fd570 (Details from UIDAI : Ramesh Kumar N S/O P Natarajan, 03-04-1976, xxxxxxxx8214)	
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24th day of June 2024

parthasarathi srinivasan
Sub Registrar
Mylapore

SUB-REGISTRAR
MYLAPORE

Registered as Number R/Mylapore/Book-1/2243/2024.

Date: 24/06/2024
Mylapore



parthasarathi srinivasan
Sub Registrar

SUB-REGISTRAR
MYLAPORE

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

Document No 2243 of 2024 Of Book
I Contain 21 SHEETS 18 SHEET

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भारत सरकार
Government of India

Issue Date: 08/05/2014

வி கே ராமன்
V K RAMAN
பிறந்த நாள் / DOB: 21/02/1953
ஆண் / Male

5053 5264 5461

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 08/05/2014

தகவல்: S/O. வி. ஏ. கிருஷ்ணசுவாமி, பி
வண் 4B ராகவா அப்டார்ட்மெண்ட்,
பழைய வண் 41சி புது வண் 27 பீச் ரோடு,
கலாக்ஷெத்ரா காலனி, பெசன்ட் நகர்,
சென்னை, தமிழ் நாடு, 600090

Address: S/O. V A Krishnaswami, FLAT
NO 4B RAGHAVA APARTMENTS, OLD
NO 41C NEW NO 27 BEACH ROAD,
KALAKSHETRA COLONY, Besantnagar,
Chennai, Tamil Nadu, 600090

5053 5264 5461

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VALADI KRISHNASWAMI RAMAN
VALADI APPADURAI KRISHNASWAMI
21/02/1953
Permanent Account Number
AAAPR2831E

2243
21 SHEETS 19 SHEET

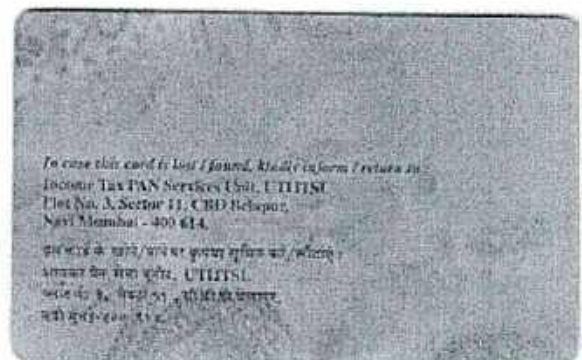
REGISTERING OFFICER



Lamara

For Bhaggyam Constructions Pvt Ltd

N. Ramya Kumar
Authorised Signatory



Lanana

For Bhaggyam Constructions Pvt Ltd

N. Rameshkumar



 இந்திய அரசாங்கம் Government of India திவாகர் நர் Diwahaar N பிறந்த நாள் / DOB: 17/05/1989 ஆண் / Male 9488 6418 4935 	 தனித்தனிப்பட்ட அடையாள அமைப்பு Unique Identification Authority of India முகவரி: திவாகர் நர், தாய் தெரு, தாண்டிபேட்டை, ஏ. என். ரமேஷ் வீடு, மதுரை, எலுமலை ரி.எஃப். தமிழ் நாடு 625035 Address: S/O: Nagarajan, 12-16, middle street, elumalai, Elumalai RF, Madurai, Elumalai RF, Tamil Nadu, 625535 9488 6418 4935
ஆதார் - சாதாரண மனிதனின் அதிகாரம்	
1947 1820 300 1947 help@uidai.gov.in www.uidai.gov.in	

சா. சி. சி.

 இந்திய அரசாங்கம் Government of India திவேதா ர Nivetha R பிறந்த நாள்/DOB: 25/04/2000 பெண் / FEMALE 7907 4918 3196 VID : 9199 1785 2709 8879 எனது ஆதார், எனது அடையாளம்	 தனித்தனிப்பட்ட அடையாள அமைப்பு Unique Identification Authority of India முகவரி: C/O ரமேஷ், 11, கர்னேஷன் தெரு, உண்டர்பேட்டை, விழுப்புரம், தமிழ் நாடு - 606107 Address: C/O Ramesh, 11, Garneshan Street, Uundurpet, Villupuram, Tamil Nadu - 606107 7907 4918 3196 VID : 9199 1785 2709 8879 1947 help@uidai.gov.in www.uidai.gov.in
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Document No 2243 2024 Of Book
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