

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL SOUTHERN
ZONAL BENCH AT CHENNAI**

APPEAL NO. 35 of 2025

IN THE MATTER OF

1. G. MOHANA PRIYA,
D/o. Gopinath,
Aged about 29 years,
N-4, Bajanai Koil Street,
Gurupatham Nagar,
Varadharajapuram,
Kancheepuram, Tamil Nadu- 600044

2. A.R. RATHNAKUMAR
S/o. Rathnasabapathy
Aged about 66 years,
N-9, Moogambigai Nagar,
Varadharajapuram,
Kancheepuram, Tamil Nadu- 600044

3. RAYYAPAN VEERARAGHAVAN
S/o. Veeraraghavan,
N-3/30, Christhu Raja Kovil Street,
Erumaiyur, Tirumudivakkam,
Sriperumbudur, Kancheepuram,
Tamil Nadu – 600044

4. JOSE PUNNOOSE
S/o. M.C. Punnoose,
N-82, Navodaya, Varadharajapuram,
Kancheepuram, Tamil Nadu – 600044.

...Appellants

Versus

1. TAMIL NADU STATE ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY (SEIAA),
Through the Chairman
Ground Floor, Panagal Maligai, No.1 Jeenis Road,
Saidapet,
Chennai-600015
Tamil Nadu

2. Union of India
Through the Secretary,
Ministry of Environment, Forest and Climate Change,
Indira Paryavaran Bhavan, Ali Ganj,

Jorbagh Road, New Delhi – 110003.

3. Alliance Infrastructure Projects Pvt Ltd
Through the Managing Director,
Plot No. 'A, No. 36/1, Gandhi Mandapam Rd,
Chitra Nagar, Kotturpuram,
Chennai- 600085
4. Urban Rise (OPIUS 96)
Through the Managing Partner,
Plot No. A, No. 36/1, Gandhi Mandapam Rd,
Kotturpuram, Chennai – 600085
5. Kishkinta Land Developers Pvt Ltd
Through the Director,
Manek Mahal,
6th Floor, 90 Veer Nariman Road,
5 Mumbai, Maharashtra- 400020.

...RESPONDENTS

INDEX TO ANNEXURES FILED ON BEHALF OF RESPONDENTS 3-5

S. No.	DATE	PARTICULARS	ANNEXURE NO.	PG. NO.
1.	02.06.2025	Board resolution passed by 3 rd Respondent	Annexure R1	01
2.	13.08.2024	Deed of Power of Attorney executed by UCPL in favour of Alliance (with translation of patta)	Annexure R2	02-20
3.	---	Details from Ministry of Corporate affairs of M/s Navodaya Mass Entertainment Ltd.	Annexure R3	21-23
4.	19.02.2006	Memorandum of Understanding and Agreement between Navodaya, KRPL and Mrs. Anita Kumaran	Annexure R4	24-34
5.	15.03.2007	Memorandum of Understanding and Agreement between	Annexure R5	35-44

		Navodaya, KNPL and Mrs. Anita Kumaran		
6.	28.05.2008	Sale deeds executed by Navodaya to KDL	Annexures R6-8	45-82
7.	02.03.2007	Deed of Power of Attorney executed by Navodaya in favour of K. Kumaran	Annexure R9	83-96
8.	11.11.2011	Sale deed Doc. No. 7073/2011 executed by Navodaya in favour of KDL	Annexure R10	97-128
9.	11.11.2011	Sale deed Doc. No. 7074/2011 executed by Anita Kumaran in favour of KDL	Annexure R11	129-154
10.	--	Photos and videos of contumacious conduct of the Appellants	Annexure R12	155-161
11.	02.11.2024	Ex- MLA letter with translation	Annexure R13	162-164
12.	May 2025	Legal notice issued by 4 th Appellant	Annexure R14	165-178
13.	13.06.2025	Reply notice	Annexure R15	179-200
14.	27.10.2025	Legal notice issued by Appellants	Annexure R16	201-203
15.	06.11.2025	Cease and Desist notice with proof of receipt	Annexure R17	204-211
16.	---	Photograph of pipe laid and communications	Annexure R18	212-219
17.	01.12.2025	Summons from Hon'ble Principal District and Sessions Court, Kancheepuram	Annexure R19	220
18.	29.12.2025	Legal notice issued by Appellants	Annexure R20	221-231
19.	23.01.2026	Cease and desist notice issued by Kishkinta (5 th Respondent) and Nspire Developers with proof of receipt	Annexure R21	232-245
20.	22.07.2022	Copy right certificate	Annexure R22	246

21.	03.09.2025	Planning permission application - acknowledgment	Annexure R23	247-250
22.	03.09.2025	Inspection intimation letter issued by CMDA	Annexure R24	251-252
23.	07.12.2023	Approval granted by Chief Engineer, WRD	Annexure R25	253-260
24.	--	Images of culverts	Annexure R26	261-266

The above documents are true copies of the originals.

Dated at Chennai on this the 18th day of March, 2026.

COUNSEL FOR RESPONDENTS 3-5



Alliance Infrastructure Projects Private Limited
No. 243, 19th Main Road, Sector 4, HSR Layout,
Bangalore 560102. Tel: 080-41456000
www.alliancein.com
CIN: U07010KA2004PTC034414)

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED HELD AT 243, 19TH MAIN ROAD, SECTOR-2 HSR LAYOUT, BANGALORE, KARNATAKA, 560102 HELD ON MONDAY THE 2ND DAY OF JUNE 2025 AT 10.00 AM

TO AUTHORIZE MR. DEGA SRINIVASULU REDDY TO REPRESENT THE COMPANY BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL SOUTHERN ZONE BENCH AT CHENNAI

The Chairman informed the Board the Company is in receipt of notice of hearing for the Application No. 53 of 2025 filed by Mrs. G Mohana Priya & others and thereafter proposed the name of Mr. Dega Srinivasulu Reddy, to be authorised to appear on behalf of the Company before the Hon'ble National Green Tribunal Southern Zone Bench at Chennai.

The Board upon due discussion passed the following resolution:

“RESOLVED THAT consent of the Board be and is hereby accorded to authorize Mr. Dega Srinivasulu Reddy to appear on behalf of the Company for the hearing of the matter of Application No. 53 of 2025 filed by Mrs. G Mohana Priya & others and thereafter proposed the name of Mr. Dega Srinivasulu Reddy to be authorised to appear on behalf of the Company before the Hon'ble National Green Tribunal Southern Zone Bench at Chennai, Chennai and to sign Vakalathnama, Applications, Plaints, I.A's, Statements, Complaints, petition, counters, affidavits, compromise, memos, appearances, evidences, proof affidavit, filing appeal and all necessary documents related to the proceedings in court, tribunals and forums and to do all such acts, deed and things as may be deemed necessary in respect of the aforesaid matter.

RESOLVED FURTHER THAT a copy of the foregoing Resolution duly certified by any of the Directors of the Company be furnished to the appropriate authorities and to anyone concerned or interested in the matter.”

//Certified True Copy//

M/s. Alliance Infrastructure Projects Private Limited

Kamalakar Manjanath Shet
Director
DIN No. 01711004

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, M/s.Urbanrise Constructions Private Limited, [REDACTED] a company incorporated under the Companies Act, 2013, having its office at Plot No.'A', Door No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, son of Late Mr. Ramgopal Reddy, aged about 64 years, [REDACTED] duly authorized in this regard vide Board Resolution dated 5.8.2024, hereinafter referred to as the "Principal", which expression shall wherever the context so requires or permits mean and include its successors-in-title, administrators and assigns,

do hereby appoint and retain,

M/s.Alliance Infrastructure Projects Private Limited, [REDACTED] a company incorporated in India under the Companies Act, 1956, and having its registered office at No.243, 19th Main Road, Sector 4, HSR Layout, Bangalore-560102, Karnataka and also having its office at Plot No.'A', Door No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, son of Late Mr. Ramgopal Reddy, aged about 64 years, [REDACTED]

[REDACTED] duly authorized in this regard vide Board Resolution dated 5.8.2024, hereinafter referred to as "Attorney", which expression shall, unless the context otherwise specifies, mean and include its respective successors, executors, administrators and assigns

WHEREAS: -

A. The Principal is the lawful and absolute owner of the land to a total extent of 10.70 Acres, comprised in various survey numbers at Varadharajapuram village, Kundrathur Taluk, Kancheepuram district, having purchased the same vide the following sale deeds:

No.	Survey No	Extent in acres	Sale deed date	Document No. SRO, Padappai	Vendor name
1	480/1(part)	0.27 out of 0.99	29.8.2023	8947 of 2023	M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
2	481/1 (part)	0.32½ out of 0.46			
3	483/1A(part)	0.52½ out of 1.26			
4	483/1B(part)	0.29½ out of 1.05			
5	473/1 (part)	0.27 out of 0.51			
6	480/3(as per patta 480/3A, 480/3B)	0.39			
7	480/4A(as per patta 480/4A1, 480/4A2)	0.43			
8	340/1	1.58	31.1.2004	717 of 2024	M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
9	474/1B(part)	0.77¼ out of 1.07			
10	475/1(part) (as per patta 475/1A)	2.79% out of 3.35	10	1	

Document No. 7055 of 2024 of Book 10 of Sheet 1

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

11	474/1A(part)	0.97 out of 1.03			M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
12	340/2	1.26			
13	481/2(part)	0.82 out of 0.91	13.2.2024	1182 of 2024	

B. The Principal herein being the absolute owner of the land totally admeasuring 10.70 acres, morefully described in the Schedule hereunder, hereinafter referred to as "Schedule Property", hereby confer upon the Attorney, the following powers

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH that the Principal hereby nominates, constitutes, and appoints the Attorney, as its true and lawful Attorney, to do all or any of the acts, deeds and things in relation to the Schedule Property, as effectually as the Principal might do them.

Irrespective of the generality of the above clause, the Attorney be and is hereby authorised to do all or any of the following acts, deeds and things in relation to the Schedule Property:

1. To prepare, sign, execute and submit necessary applications/plans, documents and to appear before the Chennai Metropolitan Development Authority/ Local Planning Authority, DTCP, RERA Authority, i.e., constituted under The Real Estate (Regulation and Development) Act, Electricity Board, Gram Panchayat, Tahsildar, Survey Officer, the Collector and/or the Local Municipal Corporation and/or the Town Planning Authority, Competent Authority, Revenue Authorities, Police Authorities, PWD, Fire Department, Airport Authorities, Pollution Control Board, Urban Land Tax and/or the Government of Tamil Nadu and/or any other authority for obtaining Government Order, permission/s, approvals/ clearances and/or ratifications to deal with the Schedule Property in such manner as the Attorney may deem fit and proper. To receive all such approvals, sanction and permits from authorities concerned. To prepare a scheme of development of the Schedule Property with a view of developing the Schedule Property, as the Attorney may desire and for that purpose to do such acts, deeds, matters and things as may be necessary, particularly;
 - (a) To sign, execute, submit to the local Municipal Corporation, Chennai Metropolitan Development Authority / Local Planning Authority, DTCP, Tahsildar, TNRERA Authority, Survey Officer, the Collector, the Government of Tamil Nadu or any other local body or authority the sub-division and/or amalgamation plans, lay-out plans and building plans for constructing and developing the Schedule Property and/ or parts thereof including modification or variation thereof in such manner as may be desired by the Attorney in accordance with the rules and regulations for the time being in force or any amendments thereto and to have such plans approved from the said authorities.

For Alliance Infrastructure Projects Pvt. Ltd.

Document No. 7055 of 2024 of Urbanise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory

1 Contains 16 Sheets 2

Registering Officer

[Signature]
Authorised Signatory

- (b) To file appeals, references, revisions etc., as may be applicable for obtaining the plans approved from the said authorities.
- (c) To sign, execute and submit all papers and deeds for sub-division and for reconstitution of the Schedule Property.
- (d) To apply for premium FSI and for such purposes to sign, execute and submit all applications, affidavits, declarations, papers and deeds as may be required and to pay the necessary charges to the concerned statutory authority in this regard.
- (e) To hand over/surrender/gift the open space reservation land ("OSR"), road, EB substation/land earmarked for specific purpose, to the Local authority /CMDA/DTCP/Local body/TNEB and to execute and register such gift deed, surrender deed and any other appropriate document as may be statutorily required for the purpose of obtaining approvals and sanctions.
- (f) To apply for and obtain electricity connections from the concerned statutory electricity and for that purpose give necessary undertaking for construction of substation/s or for putting up a transformer if so required and for such purposes to do such acts, deeds, matters and things as may be necessary.
- (g) To apply for and obtain water connections, drainage and other connections necessary and/or incidental to the scheme of development of the Schedule Property with the concerned authority.
- (h) To apply for re-measurement and re-survey of the Schedule Property and also for fixation of boundaries and road widths of the Schedule Property and if necessary, to apply for fresh patta and to file applications, execute papers and documents for such purposes and submit the same to the authorities concerned.
- (i) To apply to the Collector and/or Chennai Metropolitan Development Authority and / or Corporation of Chennai and / or Local Planning Authority any of its department/ s concerned for obtaining necessary re-classification of land use, if required and for that purpose to do and carry out all such acts, deeds, matters and things as may be necessary and to appear before all officers concerned and to do and execute all such acts, deeds, matter and things as may be necessary.
- (j) To appear and represent before all Government, Municipal Corporation, Planning Authorities, Revenue Authorities, Police Authorities, Registration Authorities and RERA Authority to obtain permission/clearance or other necessary orders for the development and construction on the Schedule Property.
- (k) To enter into contracts with contractors for construction/erection and other purposes and also for supply of materials, labour and for all other services as may be required for the development and construction of the building (or buildings) or structure (or structures) on the Schedule Property on such terms and conditions as

For Alliance Infrastructure Projects Pvt. Ltd. Document No. 7055 of 2024 or Urbanise Constructions Pvt. Ltd. :
 1 Contents 16 sheets 3 Sheets
 Authorised Signatory Authorised Signatory

the Attorney may deem fit and proper.

- (l) To pay all developmental charges, deposits, fees and payments levied by any authorities in respect of the construction on the Schedule Property, to apply for refunds and receive the same and sign / and issue receipts, letters, indemnity bonds, declarations etc., for this purpose.
 - (m) To make and sign such applications, declarations, affidavits, undertakings, and other writings as may be necessary and make all deposits as may be required for all of the aforesaid purposes and/or for variation or modification or revision of the plans, as and when the deposits become refundable to collect the refund and give effective receipts and discharges for the same.
 - (n) To apply for and obtain completion certificate from the relevant authority in respect of the Schedule Property and to do all other acts, deeds, matters and things as may be necessary or required for the development of the Schedule Property.
2. To engage architects, engineers and other professional for the purposes of preparation, submission, approval and sanction of the building plans for the construction and development of the Schedule Property in accordance with the rules and regulations the local Municipal Corporation and/or other authorities concerned on such terms and for such remuneration as the Attorney may in its discretion deem fit.
 3. To enter into and upon the Schedule Property and to build or alter all or any of the structures or buildings to be erected thereon, if any, as the Attorney may deem fit and proper.
 4. To institute, file, defend or compromise any suit, legal proceedings or any matter pertaining to the Schedule Property before any authority / court / body and for the said purpose to sign necessary papers, plaints, pleadings, petitions, applications, vakalat, memorandum of appeals, review, petitions, written statements, affidavits, counter affidavits, compromise memo, objections and other connected papers to be filed and to appear before any court, tribunal or authorities.
 5. To file or defend or compromise any suit or any matter pertaining to the Property before any authority / court / body and for the said purpose to sign necessary papers, plaints, written statements, affidavits, petitions, counter affidavits, compromise memo and other connected papers, to appoint advocates for the same, to sign vakalats, to appoint auditors, to pay their fees etc., if necessary.
 6. To enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, documents, indentures, declarations, bonds, deeds, assurances, papers, writings and things with respect to the approvals in connection with the Schedule Property that may be necessary or proper to be entered into,

For Alliance Infrastructure Projects Pvt. Ltd.

[Signature]
 Authorised Signatory

Document No.

7055 of 2024

of Lignoise Constructions Pvt. Ltd.

Contains 10 Sheets 4

[Signature]
 Authorised Signatory

Registered Officer

made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of these presents and for all purposes incidental hereto.

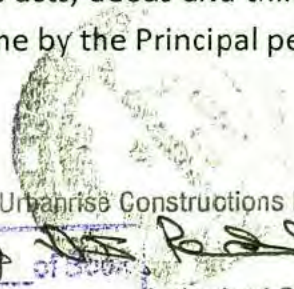
- 7. And also to appear before and present the gift deed document for registration before the Inspector General of Registration, District Revenue Officer (Stamps) or any District Registrar or Sub Registrar appointed or any other statutory authority under any law for the time being in force and to pay such fees as shall be necessary for the registration and to take delivery of such documents.
- 8. To appoint any agent or agents on our behalf and further delegate the powers granted under this deed, to advertise and such other powers as the Attorney may deem fit.
- 9. The Principal hereby declares that all and every act, deed, matter and thing given or done by the Attorney as for the aforesaid purpose shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed, sealed and delivered given or made by them.
- 10. Generally to do execute and perform any other acts, deeds, matters or things whatsoever which ought to be done, executed and performed in or about the Schedule Property as fully and effectually to all intents and purposes as if the Principal were present and did the same in the Principal's presence, it being the intent and desire of the Principal that all matters and things irrespective of the same shall be under the full discretion and direction on behalf of the Attorney and, the Principal hereby agree to ratify and confirm whatsoever the said Attorney shall do in or about the Schedule Property.
- 11. Provided always and it is hereby declared that all acts, matters and things which the Attorney shall do and/or cause to be done by virtue of this Power of Attorney shall be in accordance with the provisions of law, rules and regulations of all other authorities concerned.
- 12. The Principal undertakes and confirms that in case so required for whatever reasons and on the instruction of the Attorney, the Principal shall execute or cause to execute such documents as may be required by the Attorney to give full effect to the powers granted to the Attorney hereinabove.
- 13. No consideration has been received for executing this General power of Attorney and no power is given to sell the schedule property by this General power of Attorney

The Principal hereby undertakes and agrees to ratify all the acts, deeds and things done by the Attorney, as if they are all acts, deeds and things done by the Principal personally so as to bind the Principal in all respects.

For Alliance Infrastructure Projects Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

[Handwritten Signature] *[Handwritten Signature]*

Document No.	7055	of	2024	of	5000
Contains	16	Sheets	5	Sheet	
 <i>[Handwritten Signature]</i> District Revenue Officer					

SCHEDULE

All that piece and parcel of vacant land totally admeasuring 10.70 acres, situated in Varadharajapuram village, Kundrathur Taluk and Kancheepuram District comprised in the survey numbers detailed below and demarcated in "Orange color" in the sketch annexed as Annexure – 'A':

No.	Survey No	Extent in acres
1	480/1(part)	0.27 out of 0.99
2	481/1 (part)	0.32½ out of 0.46
3	483/1A(part)	0.52½ out of 1.26
4	483/1B(part)	0.29½ out of 1.05
5	473/1 (part)	0.27 out of 0.51
6	480/3(as per patta 480/3A, 480/3B)	0.39
7	480/4A(as per patta 480/4A1, 480/4A2)	0.43
8	340/1	1.58
9	474/1B(part)	0.77¼ out of 1.07
10	475/1(part) (as per patta 475/1A)	2.79¼ out of 3.35
11	474/1A(part)	0.97 out of 1.03
12	340/2	1.26
13	481/2(part)	0.82 out of 0.91
TOTAL		10.70

IN WITNESS WHEREOF the Principal and Attorney has hereunto set and subscribed his hands on this 13th day of August, 2024.

For Alliance Infrastructure Projects Pvt. Ltd.

Authorized Signatory

ATTORNEY

WITNESS:

1. V. Manoj

MANOHARAN V
No. 36/1, Grand Hyman Dapuram Road,
KOTURUPURAM - CH - 85

2.

UMANASUN

No. 36/1, Grand Hyman Dapuram Road,
KOTURUPURAM - CH - 85

For Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

PRINCIPAL

Drafted By



A. JOSEPH DORAIRAJ
Advocate

No.110, Addl. Law Chambers,
High Court, Chennai-600104.
Enrl. No: 518/2003

Document No.	7055 of 2024	of Book
Contains	16	Sheet
	6	Sheet

Revised


CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5396 of 2024

I hereby certify that a sum of ₹ 1,000/- (Rupees One Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. தேகா ஸ்ரீனிவாசலு ரெட்டி residing at No.16-3-147, Near Sai Vidyanikethan school, Ramalingapuram, Nellore, Andhra Pradesh, Andhra Pradesh, India, 524003.

Sub Registrar: Padappai
Date: 13/08/2024


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


SUB-REGISTRAR
PADAPPAI

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 2,610/- paid at 03:20 PM on the 13/08/2024 by

Left Thumb

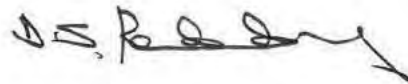



9551521719

Additions as per recitals of document

Execution admitted by
Left Thumb









Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. ;

(Details from UIDAI : Dega Srinivasulu Reddy
S/O: Dega Ramagopala Reddy, 24-06-1960,




Document No. 7055 of 2024
1 Contents 16 Recitals 8
1 / 2
Sub-Registering Officer



<p>Claim admitted by Left Thumb</p>  	 <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : [REDACTED] (Details from UIDAI) : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 24-06-1960, [REDACTED]</p>	
--	--	---

13th day of August 2024


 MOHANRAJ CHINNAIYAN
 Sub Registrar
 Padappai
SUB-REGISTRAR
 PADAPPAI

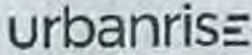
Registered as Number R/Padappai/Book-1/7055/2024.

Date: 13/08/2024
Padappai


 MOHANRAJ CHINNAIYAN
 Sub Registrar
SUB-REGISTRAR
 PADAPPAI

Document No. 7055 of 2024 of Book
1 Contains 16 sheets 9 sheet



URBANRISE CONSTRUCTIONS PVT LTD
(CIN: U70109TN2021PTC161643)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. URBANRISE CONSTRUCTIONS PRIVATE LIMITED HELD ON MONDAY THE 5TH DAY OF AUGUST, 2024 AT 11.30 A.M. AT NO. 243, 19TH MAIN ROAD, SECTOR-4, HSR LAYOUT, BANGALORE-560102

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO EXECUTE POWER OF ATTORNEY

The Chairman informed the Board that **M/s. Urbanrise Constructions Private Limited**, (hereinafter referred to as the "**Principal**") is the owner of the land to a total extent of **10.70 acres**, comprised in various Survey Numbers 480/1(part), 481/1 (part), 483/1A (part), 483/1B (part), 473/1 (part), 480/3(as per patta 480/3A, 480/3B), 480/4A(as per patta 480/4A1, 480/4A2), 340/1, 474/1B(part), 475/1 (part)(as per patta 475/1A), 474/1A(part), 340/2, 481/2(part), situated at Varadharajapuram village, Kundrathur Taluk and Kancheepuram district, (hereinafter referred to as "**Schedule Property**"). Now the Principal is intending to execute the Power of Attorney, in favour of M/s. Alliance Infrastructure Projects Private Limited in respect of the aforesaid schedule property and confer upon the Attorney all the powers as briefly mentioned in the Power of Attorney and there placed before the meeting the draft copy of the Power of Attorney (POA) for consideration and approval.

The Board upon due deliberation passed the following resolution.

RESOLVED THAT, the draft copy of the Power of Attorney, along with the schedules, terms & conditions as placed before the Board be and is hereby approved and **Mr. Dega Srinivasulu Reddy**, son of Mr. Ramgopalreddy Dega (Permanent account number ACMPD4480F) be and is hereby authorized to sign and execute the Power of Attorney, and to do all such acts, deeds and things in relation to the Schedule Property and Complete the registration process in all respects, before the SRO, Padappai as may be required, in respect of the schedule property bearing in different Sy. Numbers situated at Varadharajapuram village, Kundrathur Taluk and Kancheepuram district more-fully described in the Schedule of the POA.

RESOLVED FURTHER THAT a copy of the foregoing Resolutions certified as True Copy by any Director of the Company be furnished to the concerned for information and compliance.

//CERTIFIED TRUE COPY//

For M/s. URBANRISE CONSTRUCTIONS PRIVATE LIMITED

BOMMIR Digitally signed
by BOMMIREDDY
SUNEEL
Date: 2024.08.09
13:00:12 +05'30'
EDDY
SUNEEL

SUNEEL BOMMIREDDY
DIRECTOR
DIN:00163112

Document No 7095 of 2024 of Book
1 Containing 16 sheets 10 sheet

For Alliance Infrastructure Projects Pvt. Ltd.



Authorized Signatory

or Urbanrise Constructions Pvt. Ltd.



Authorized Signatory



ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED
CIN : U07010KA2004PTC034414

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED HELD ON MONDAY THE 5TH DAY OF AUGUST, 2024 AT 10.30 A.M. AT NO. 243, 19TH MAIN ROAD, SECTOR-4, HSR LAYOUT, BANGALORE-560102

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO EXECUTE POWER OF ATTORNEY

The Chairman informed the Board that **M/s. Urbanrise Constructions Private Limited**, (hereinafter referred to as the "**Principal**") is the owner of the land to a total extent of **10.70 acres**, comprised in various Survey Numbers 480/1(part), 481/1 (part), 483/1A (part), 483/1B (part), 473/1 (part), 480/3(as per patta 480/3A, 480/3B), 480/4A(as per patta 480/4A1, 480/4A2), 340/1, 474/1B(part), 475/1 (part)(as per patta 475/1A), 474/1A(part), 340/2, 481/2(part), situated at Varadharajapuram village, Kundrathur Taluk and Kancheepuram district, (hereinafter referred to as "**Schedule Property**"). Now the Principal, the owner of the land is intending to execute the Power of Attorney, in favour of the Company in respect of the aforesaid schedule property and confers upon the Attorney all the powers as briefly mentioned in the Power of Attorney

After discussions with the Board, Mr. Dega Srinivasulu Reddy, Head-Operations of the Company is empowered to sign and execute the Power of Attorney (POA) in favour of the Company in respect of the aforesaid property. After deliberation the following Resolution was passed.

RESOLVED THAT, draft copy of the Power of Attorney, along with the schedules, terms & conditions is placed before the Board be and is hereby approved and **Mr. Dega Srinivasulu Reddy**, Head-Operations of the Company, son of Mr. Ramgopalreddy Dega (Permanent account number ACMPD4480F) be and is hereby authorized to sign and execute the Power of Attorney, and to do all such acts, deeds and things in relation to the Schedule Property and Complete the registration process in all respects, before the SRO, Padappai as may be required, in respect of the schedule property bearing in different Sy. Numbers situated at Varadharajapuram village, Kundrathur Taluk and Kancheepuram district morefully described in the Schedule of the POA.

RESOLVED FURTHER THAT a copy of the foregoing Resolutions certified as True Copy by any Director of the Company be furnished to the concerned for information and compliance.

//CERTIFIED TRUE COPY//

For **M/s. ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED**

KAMALAKA Digitally signed
by KAMALAKAR
R
MANJANA
SHET
Date: 2024.08.09
13:49:39 +05'30'

KAMALAKAR MANAJANATH SHET
DIRECTOR
DIN:01711004

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

Document No. 7055 of 2024 of Book
1 Copies 16 Sheets 11 Sheet

Registered Office
Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Regd. Off. : Bengaluru : No. 243, 19th Main Road, Sector 4, HSR Layout, Bengaluru- 560102 Tel: +91 41456000 F:+91 80 41114888

Branch : No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai - 600 085. Tel: 044-4354 6999, Fax: 044-4354 6888

Branch: Plot No. 68 & 69, Jubilee Heights, Jubilee Enclave, Madhapur, Hyderabad - 500081, Tel: +91 40 6741 9900

www.alliancein.com



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

பட்டா எண் : 21907

உரிமையாளர்கள் பெயர்

1. - ... M/s.Urbanrise Constructions Private Limited

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
340	1	--	--	0 - 64.00	3.56	--	--	2024/0103/03/331520--- 06-06-2024
340	2	--	--	0 - 51.00	2.84	--	--	2024/0103/03/331520--- 06-06-2024
469	4	--	--	0 - 17.00	0.94	--	--	2024/0103/03/331520--- 06-06-2024
469	5	--	--	0 - 5.50	0.31	--	--	2024/0103/03/331520--- 06-06-2024
472	1D1B	--	--	0 - 26.30	1.50	--	--	2024/0103/03/331520--2159/1422 --- 06-06-2024
472	1E	--	--	0 - 22.50	1.43	--	--	2024/0103/03/331520--- 06-06-2024
472	1F	--	--	0 - 25.00	1.53	--	--	2024/0103/03/331520--- 06-06-2024
473	1	--	--	0 - 61.50	3.42	--	--	2024/0103/03/331520--- 06-06-2024
474	1A	--	--	0 - 41.50	2.32	--	--	2024/0103/03/331520--- 06-06-2024
474	1B	--	--	0 - 43.50	2.41	--	--	2024/0103/03/331520--- 06-06-2024
475	1A	--	--	1 - 35.88	7.55	--	--	2024/0103/03/331520--2022/03/14/002410SD --- 06-06-2024
476	2	--	--	0 - 41.50	2.37	--	--	2024/0103/03/331520--- 06-06-2024
479	1B2	--	--	0 - 20.00	1.11	--	--	2024/0103/03/331520--- 06-06-2024
479	2B2	--	--	0 - 18.50	1.03	--	--	2024/0103/03/331520--- 06-06-2024
480	1	--	--	0 - 40.00	2.23	--	--	2024/0103/03/331520--- 06-06-2024
480	3A	--	--	0 - 8.00	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD --- 06-06-2024

For Alliance Infrastructure Projects Pvt. Ltd. Document No. 7055 of 2024 Book 12 or Urbanrise Constructions Pvt. Ltd. Contains 16 Pages

[Signature] Authorised Signatory

[Signature] Authorised Signatory

480	3B	--	--	0 - 8.00	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD ----- 06-06-2024
480	4A1	--	--	0 - 8.75	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD ----- 06-06-2024
480	4A2	--	--	0 - 8.75	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD ----- 06-06-2024
481	1	--	--	0 - 19.00	1.04	--	--	2024/0103/03/331520--- ----- 06-06-2024
481	2	--	--	0 - 37.00	2.07	--	--	2024/0103/03/331520--- ----- 06-06-2024
482	2A	--	--	0 - 29.50	1.64	--	--	2024/0103/03/331932--- ----- 06-06-2024
482	2B1B	--	--	0 - 11.00	0.60	--	--	2024/0103/03/331520--- ----- 06-06-2024
482	3A1	--	--	0 - 14.25	0.80	--	--	2024/0103/03/331520--2022/03/14/002410SD ----- 06-06-2024
482	3A2	--	--	0 - 14.25	0.80	--	--	2024/0103/03/331520--2022/03/14/002410SD ----- 06-06-2024
482	3B	--	--	0 - 16.00	0.90	--	--	2024/0103/03/331520--- ----- 06-06-2024
483	1A	--	--	0 - 51.00	2.84	--	--	2024/0103/03/331520--- ----- 06-06-2024
483	1B	--	--	0 - 42.50	2.36	--	--	2024/0103/03/331520--- ----- 06-06-2024
				8 - 81.68	49.60			

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து
1. பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் **03/14/082/021907/50219** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
 2. இத் தகவல்கள் 12-08-2024 அன்று 03:56:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
 3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Alliance Infrastructure Projects Pvt. Ltd.

Authorized Signatory

Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

Document No.	7055	of	2024	of	Book
	1	Contains	16	Pages	19
					Sheet



**Tamil Nadu Government
Revenue Department**

Land Ownership Details: E. No. 10(1) Section

District: Kancheepuram

Division: Kundrathur

Revenue Village: Varadharajapuram

Patta No. 21907

Owner's name

1. M/s Urbanrise Constructions Private Limited

S. No	Subdivision	Punchai		Nanchai		Others		Particulars
		Area	Tax	Area	Tax	Area	Tax	
		Hectare	Rs.	Hectare	Rs.	Hectare	Rs.	
340	1	--	--	0.64.00	3.56	--	--	2024/0103/03/331520 ---- 06.06.2024
340	2	--	--	0.51.00	2.84	--	--	2024/0103/03/331520 ---- 06.06.2024
469	4	--	--	0.17.00	0.94	--	--	2024/0103/03/331520 ---- 06.06.2024
469	5	--	--	0.5.50	0.31	--	--	2024/0103/03/331520 ---- 06.06.2024
472	1D1B	--	--	0.26.30	1.50	--	--	2024/0103/03/331520 - 2159/1422 ---- 06.06.2024
472	1E	--	--	0.22.50	1.43	--	--	2024/0103/03/331520 ---- 06.06.2024
472	1F	--	--	0.25.00	1.53	--	--	2024/0103/03/331520 ---- 06.06.2024
473	1	--	--	0.61.50	3.42	--	--	2024/0103/03/331520 ---- 06.06.2024
474	1A	--	--	0.41.50	2.32	--	--	2024/0103/03/331520 ---- 06.06.2024
474	1B	--	--	0.43.50	2.41	--	--	2024/0103/03/331520 ---- 06.06.2024
475	1A	--	--	1.35.88	7.55	--	--	2024/0103/03/331520 - 2022/03/14/002410SD ---- 06.06.2024
476	2	--	--	0.41.50	2.37	--	--	2024/0103/03/331520 ---- 06.06.2024
479	1B2	--	--	0.20.00	1.11	--	--	2024/0103/03/331520 ---- 06.06.2024
479	2B2	--	--	0.18.	1.03	--	--	2024/0103/03/331520

				50				---- 06.06.2024
480	1	--	--	0.40. 00	2.23	--	--	2024/0103/03/331520 ---- 06.06.2024
480	3A	--	--	0.8.0 0	0.50	--	--	2024/0103/03/331520 – 2022/03/14/002410SD ---- 06.06.2024
480	3B	--	--	0.8.0 0	0.50	--	--	2024/0103/03/331520 – 2022/03/14/002410SD ---- 06.06.2024
480	4A1	--	--	0.8.7 5	0.50	--	--	2024/0103/03/331520 – 2022/03/14/002410SD ---- 06.06.2024
480	4A2	--	--	0.8.7 5	0.50	--	--	2024/0103/03/331520 – 2022/03/14/002410SD ---- 06.06.2024
481	1	--	--	0.19. 00	1.04	--	--	2024/0103/03/331520 ---- 06.06.2024
481	2	--	--	0.37. 00	2.07	--	--	2024/0103/03/331520 ---- 06.06.2024
482	2A	--	--	0.29. 50	1.64	--	--	2024/0103/03/331520 ---- 06.06.2024
482	2BIB	--	--	0.11. 00	0.60	--	--	2024/0103/03/331520 ---- 06.06.2024
482	3A1	--	--	0.14. 25	0.80	--	--	2024/0103/03/331520 – 2022/03/14/002410SD ---- 06.06.2024
482	3A2	--	--	0.14. 25	0.80	--	--	2024/0103/03/331520 – 2022/03/14/002410SD ---- 06.06.2024
482	3B	--	--	0.16. 00	0.90	--	--	2024/0103/03/331520 ---- 06.06.2024
483	1A	--	--	0.51. 00	2.84	--	--	2024/0103/03/331520 ---- 06.06.2024
483	1B	--	--	0.42. 50	2.36	--	--	2024/0103/03/331520 ---- 06.06.2024
				8.81. 68	49.6 0			

Note:

- 1) The above information/certificate copy details are received from the e-register. Please confirm the same by entering the reference number 03.14.082/021907/50219 in the website <https://eservices.tn.gov.in>
- 2) These information were printed on 12.08.2024 at 03:56:00 PM
- 3) Kindly verify the same in the website by scanning with 2D barcode reader from mobile phone camera via 3G/GPRS.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

[Redacted PAN Number]



नाम / Name
URBANRISE CONSTRUCTIONS
PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
09/08/2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

[Redacted PAN Number]

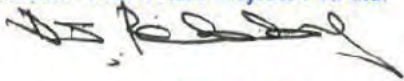



नाम / Name
ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
30/07/2004

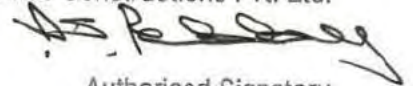
17022018

For Alliance Infrastructure Projects Pvt. Ltd.



Authorised Signatory

Urbanrise Constructions Pvt. Ltd.



Authorised Signatory

Document No. 7055 of 2024 of Book 1
Contains 16 Sheets 14

Registration No.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



नाम / Name
DEGA SRINIVASULU REDDY

पिता का नाम / Father's Name
RAMGOPALREDDY DEGA

जन्म की तारीख / Date of Birth
24/06/1960

D.S. Reddy
हस्ताक्षर / Signature



11051017



இந்திய அரசாங்கம்
Government of India



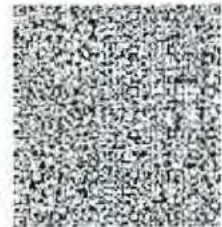
தேக சீனிவாசுலு ரெட்டி
Dega Srinivasulu Reddy
பிறந்த நாள்/DOB: 24/06/1960
பாலின / MALE



भारत के राष्ट्रीय आधिकारिक पहचान प्रणाली
Unique Identification Authority of India

पता:
S/O: Dega Ramagopala Reddy, 130/B AK
BLOCK, 10TH MAIN ROAD EXTENSION TAS
ENCLAVE, ANNANAGAR WEST, Anna Nagar,
Chennai,
Tamil Nadu - 600040

Address:
S/O: Dega Ramagopala Reddy, 130/B AK
BLOCK, 10TH MAIN ROAD EXTENSION TAS
ENCLAVE, ANNANAGAR WEST, Anna Nagar,
Chennai,
Tamil Nadu - 600040



எனது ஆதார் எனது அடையாளம்

For Urbanrise Constructions Pvt. Ltd.

For Alliance Infrastructure Projects Pvt. Ltd.

D.S. Reddy

Authorized Signatory

D.S. Reddy

Authorized Signatory

Document No. 7055 of 2024 of Book

1 Contains 16 Sheets 15 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India

ஆதார எண்பது அடையாளத்திற்காக உள்ளதாகும். குடிபுரிமை அல்லது பிறகுத் தேதிகளை சான்றவை. இது சமீபாட்டின் மட்டுமே பயன்படுத்தப்பட வேண்டும் ஆன்லைன் அளக்கறம் அல்லது எ டிரிபி.காட். சி.பி.களை செயல்படுத்த வேண்டும்

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

மனோகரன் வீவ
Manoharan V
பிறந்த நாள்/DOB: 09/05/1968
ஆண்/ MALE

Issue Date: 12/01/2014

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள அமைப்பு
Unique Identification Authority of India

முகவரி:
மனோகரன் வீவ, எ/சக முதல் மாட, உவது
செரு ஜீவன்லால் நகர், செகண்ட் ஸ்டிரீட்,
திருவொற்றியூர், திருவொற்றியூர்,
திருவள்ளூர்,
தமிழ் நாடு - 600019

Address:
MANOHARAN V, 7/41 1ST FLOOR, 2ND
STREET JEEVANLAL NAGAR,
THIRUVOTTIYUR, Tiruvotiyur, PO:
Tiruvotiyur, DIST: Tiruvallur,
Tamil Nadu - 600019

VID : 9104 5748 1377 9860

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

இந்திய அரசாங்கம்
Government of India

உமாராஜு
Umaraju
பிறந்த நாள்/DOB: 14/01/1999
ஆண்/ MALE

Issue Date: 14/07/2014

எனது ஆதார், எனது அடையாளம்

VID : 9164 9367 2367 7237

இந்திய தனிப்பட்ட அடையாள அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: ராஜேந்திரன், 26, மருத்திஸ்வரர் நகர்,
திருவான்மியூர், திருவான்மியூர், சென்னை,
தமிழ் நாடு - 600041

Address:
S/O: Rajendran, 26, MARUTHISHWARAR
NAGAR, THIRUVANMIUR, Thiruvanmiyur,
Chennai,
Tamil Nadu - 600041

VID : 9164 9367 2367 7237

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

Document No. T 055 of 2029 of Book
1 Contains 16 Pages 16 Sheet

[Handwritten signature]



Ministry Of Corporate Affairs

Date : 11-03-2026 7:56:56 pm

Company Information

CIN	U92490TN1989PLC017491
Company Name	NAVODAYA MASS ENTERTAINMENTS LIMITED
ROC Name	ROC Chennai
Registration Number	017491
Date of Incorporation	05/06/1989
Email Id	finance[at]kishkinta[dot]in
Registered Address	NAVODAYA LANDS, DOOR NO.82,WORD NO.2 VARADHARAJAPURAM, DHARKER ROAD, TAMBARAM, , MADRAS, Tamil Nadu, India, 600045
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Public
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	13,00,00,000
Paid up Capital (Rs)	11,79,29,000
Date of last AGM	29/11/2025
Date of Balance Sheet	31/03/2025
Company Status	Active
Small Company	No

Jurisdiction	
ROC (name and office)	ROC Chennai
RD (name and Region)	RD Chennai, Southern Region Directorate

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	C79502290	10503388	BANK OF BARODA	22/03/2014	-	16/02/2016	91,00,000	3, BAKTHAVACHALAM STREET, TAMBARAM,CHENNAI, Tamil Nadu, India, 600045	No	-
2	C09630427	10413591	Bank of Baroda	25/03/2013	-	18/06/2014	48,50,000	No.3, Bakthavachalam Street, Tambaram,Chennai, Tamil Nadu, India, 600045	No	-
3	C09631235	10356836	Bank of Baroda	30/03/2012	-	18/06/2014	30,00,000	No.3, Bakthavachalam Street, Tambaram,chennai, Tamil Nadu, India, 600045	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
4	B71349575	10218704	Bank of Baroda	31/03/2010	-	01/03/2013	67,30,000	Tambaram Branch, No.3, Bakthavachalam Street, Tambaram, Chennai, Tamil Nadu, India, 600045	No	-
5	Y10425583	90302656	THE FEDERAL BANK LTD.	10/01/1996	-	28/03/2006	19,38,000	ALWAYE, ALWAYE, Kerala, India, 683101	No	-
6	Y10425556	90302629	THE FEDERAL BANK LTD.	23/05/1995	-	28/03/2006	50,00,000	ALWAYE, ALWAYE, Kerala, India, 683101	No	-
7	A59337279	80011608	TOURISM FINANCE CORPN OF INDIA	21/09/1994	-	27/03/2009	48,00,000	CORE V, SCOPE COMPLEX, 7, LODI ROAD, NEW DELHI, Delhi, India, 110003	No	-
8	A26126995	90300428	THE INDUSTRIAL FINANCIAL CORPORATION OF INDIA LTD.	21/09/1994	28/09/1994	15/11/2007	32,00,000	BANK OF BARODA BUILDING, 16 ; SANSAD MARG, NEW DELHI, Delhi, India, 110001	No	-
9	A59337618	80011612	TOURISM FINANCE CORPN OF INDIA	07/03/1994	-	27/03/2009	81,00,000	CORE V, SCOPE COMPLEX, 7, LODI ROAD, DELHI, Delhi, India, 110003	No	-
10	A26126722	80011616	THE INDUSTRIAL FINANCE CORPN OF INDIA	19/08/1993	-	15/11/2007	54,00,000	BANK OF BARODA BUILDING, 16, SANSAD MARG, NEW DELHI, Delhi, India, 110001	No	-
11	Y10423243	90300316	THE FEDERAL BANK LTD.	19/08/1993	19/08/1993	28/03/2006	1,15,00,000	62 ; MOUNT ROAD, MADRAS, Tamil Nadu, India, 600002	No	-
12	Y10423152	90300225	THE FEDERAL BANK LTD.	14/10/1992	-	28/03/2006	90,00,000	POST BAG NO. 103, ALWAYE, Kerala, India, 683101	No	-
13	AA6667498	90300151	THE FEDERAL BANK LTD.	14/02/1992	-	04/01/2024	30,00,000	POST BAG NO. 103, ALWAYE, Tamil Nadu, India, 683101	No	-
14	AA6667594	90300145	THE FEDERAL BANK LTD.	13/01/1992	-	04/01/2024	15,00,000	POST BAG NO. 103, ALWAYE, Tamil Nadu, India, 683101	No	-
15	A26126870	80011615	INDUSTRIAL FINANCE COPN OF INDIA	12/02/1991	-	15/11/2007	2,00,00,000	BANK OF BARODA BUILDING, 16, SANSAD MARG, NEW DELHI, Delhi, India, 110001	No	-
16	A59337824	90300056	TOURISM FINANCE CORPORATION OF INDIA LTD.	12/02/1991	19/08/1993	27/03/2009	3,00,00,000	CORE V SCOPE COMPLEX, 7 ; LODHI ROAD, NEW DELHI, Delhi, India, 110003	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	00080340	JOSE PUNNOOSE	Managing Director	Promoter	05/06/1989	-	Yes
2	00131558	SENTHIL KUMAR	Nominee Director	Independent	15/12/2007	-	Yes
3	08487624	PRINCE JOSEPH JOSEVILLA	Director	Independent	10/07/2019	-	Yes
4	*****1538D	LALITA BOHRA	Company Secretary	-	02/01/2020	-	Yes
5	*****3615E	APPAVU DILLIBABU	CFO	-	16/06/2022	-	Yes
6	07020559	APPU JOSE MALIAMPURACKAL	Whole-time director	Promoter	07/03/2025	-	Yes
7	07626415	JOJAN LOUIS MALAYIL	Director	Independent	07/03/2025	-	Yes

ANNEXURE I



तमिलनाडु TAMILNADU
 6427
 17.2.06

NAVODAYA MASS
 ENTERTAINMENTS
 LTD
 CH. 44

K. VIJITA MENON 146326
 K. VIJITA MENON,
 STAMP VENDOR
 L. No. 9999/26/1/2000 Dt: 31-3-03
 22/104, ELLAIAMMAN KOIL ST.,
 ADYAR, CHENNAI-600 020.
 Ph: 24452420

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

This Memorandum of Understanding and Agreement entered into on this 19th day of February 2006

BETWEEN

M/s.Navodaya Mass Entertainments Limited (NAME), having their registered office and entertainment park at 82, Navodaya Lands, Varadarajapuram ,Tambaram West, Darkas ward II, Chennai - 600 044 represented by

1. Its Chairman and Managing Director Sri.M.C.Punnoose S/o. late Mani Chacko aged 80 years and
2. Its joint Managing Director Sri.Jose Punnoose S/o.Sri.M.C.Punnoose aged 46 years herein after called THE PARTY OF THE FIRST PART.

[Handwritten signature]

PARTY OF THE FIRST PART

For KGEYES RESIDENCY PRIVATE LIMITED
[Handwritten signature: K.V. Saranya]
 Managing Director

SECOND PART

THIRD PART

[Handwritten signature]

For NAVODAYA MASS ENTERTAINMENTS LTD
[Handwritten signature]
 Joint Managing Director



[Handwritten signature: K.V. Saranya]

AND

M/s. KGEYES RESIDENCY PRIVATE LIMITED, having its registered and administrative office at New No.10, 'SRUSHTISSTHAL' 2nd Cross Street, R.A.Puram, Chennai-28, represented by its Managing Director Mr.P.V.Sanmugam, S/o.Sri.P.Velayuthan aged 47yrs hereinafter called THE PARTY OF THE SECOND PART.

AND

Mrs. Anita Kumaran, represented by her husband and Power of Attorney holder Mr. K. Kumaran, aged 39 years residing at No: 10, Royal Enclave, Besant Avenue, Adyar, Chennai-20, hereinafter called THE PARTY OF THE THIRD PART.

The terms THE PARTY OF THE FIRST PART, THE PARTY OF THE SECOND PART and THE PARTY OF THE THIRD PART wherever the context so requires shall mean and include their respective legal heirs, legal representatives, Successors-in-interest, administrators and assigns.

Whereas THE PARTY OF THE FIRST PART is the absolute owner of agricultural lands to an extent of around 119 acres in Varadharajapuram and Erumaiyur Village, Sriperumbudur, Taluk Thiruvallur District, situated in various Survey Numbers more particularly described in the Schedule 'A' hereunder.

Whereas THE PARTY OF THE FIRST PART is in active possession and enjoyment of the Schedule-A property from the date of purchase.

Whereas THE PARTY OF THE FIRST PART is carrying on business of an amusement Park in around 48 acres of the schedule 'A' property by the name and style of "Kishkintha".

Whereas THE PARTY OF THE FIRST PART intended to settle their various liabilities of the existing business by developing the unutilised portions of land measuring about 71 acres mentioned in Schedule 'B' into a residential township.

Whereas THE PARTY OF THE SECOND PART is a renowned promoter engaged in the development of residential flats in the city of Chennai and its suburbs.

Whereas THE PARTY OF THE THIRD PART is an investor who intends to participate in the township project by investing Rs. 19 crores and contributing around 30 acres of land worth around Rs. 6 crores which she intends to purchase in the immediate vicinity of "Kishkintha".

[Signature]

For KGEYES RESIDENCY PRIVATE LIMITED
P.V. Sanmugam
Managing Director

[Signature]

[Signature]

PARTY OF THE FIRST PART

SECOND PART

THIRD PART

for NAVUDAYA MASS ENTERTAINMENT LTD

[Signature]

Joint Managing Director



Whereas THE PARTY OF THE FIRST PART and THE PARTY OF THE THIRD PART were approached by M/s. Asher Consultants Limited to jointly develop the schedule mentioned property and whereas THE PARTY OF THE SECOND PART also agreed to join with THE PARTY OF THE FIRST PART and THE PARTY OF THE THIRD PART to develop the lands into a residential township.

Whereas the parties herein agreed mutually to sign a Memorandum of Understanding and Agreement on the broad framework of activities and responsibilities to be shared by all the three parties.

NOW THIS MEMORANDUM OF UNDERSTANDING AND AGREEMENT WITNESSETH AS FOLLOWS:

1. The PARTY OF THE FIRST PART has offered around 71 acres of land unutilized for amusement Park, for the development of a township, to the PARTY OF THE SECOND PART.
2. The PARTY OF THE FIRST PART has certain liabilities in the form of term loans from 'Tourism Finance Corporation', Industrial Finance Corporation, Federal Bank etc.,
3. The Schedule 'A' mentioned landed properties along with fittings and fixtures are subject to equitable mortgage in favour of these financial institutions by the PARTY OF THE FIRST PART.
4. The PARTY OF THE FIRST PART has agreed to negotiate with the lenders for an "one time settlement" of loan at the earliest.
5. The PARTY OF THE FIRST PART agrees to assist the PARTY OF THE THIRD PART to purchase in her name at lowest possible price atleast an additional 30 acres of land adjoining the Schedule 'B' Property for about Rs. 6 crores within 60 days from the signing of this Memorandum of Undertaking. This land is hereby purchased by the PARTY OF THE THIRD PART will be contributed to the Township Project to make it as 100 acres project.

[Handwritten signature]
[Handwritten signature]

PARTY OF THE FIRST PART

For KGEYES RESIDENCY PROJECT
 Asher Entertainmentz LTD.
[Handwritten signature: D.V. Saravanan]
 Joint Managing Director

SECOND PART

[Handwritten signature]
 Director
 KGE DEVELOPERS
 11/103, Kanara
 Avenue, First Street
 Bangalore - 560002
 Ph: 044 42119000
 GNICA
 New No. 61,
 Mount Road, Guldy,
 Chennai - 600032
 Ph: 044 42119000

THIRD PART

18. The PARTY OF THE FIRST PART and the PARTY OF THE THIRD PART will authorize the PARTY OF THE SECOND PART on signing of the Memorandum of Understanding and Agreement to prepare the suitable schemes for submission to the concerned Government authorities and also apply for the reclassification of land and other related jobs for the development of the schedule property into a township.
19. The parties herein mutually agree that monthly meeting for budgeting and review of the project expenditure will be jointly done. The PARTY OF THE FIRST PART and the PARTY OF THE THIRD PART or their authorised representative shall have access to the project accounts all the time during the execution of the project.
20. The parties herein mutually agree to treat this project as a separate division within the existing corporate setup of the PARTY OF THE SECOND PART. The project is to be executed with the expertise of the PARTY OF THE SECOND PART. The Schedule 'B' Property should not ^{be} affected by any encumbrance, charge, litigation or mortgage of any of the three parties other than that directly related to the project.
21. The project will be fully monitored from start to finish by M/s. Asher Consultants Ltd., Chennai - 600 020 a leading project and management consultant group. They will be paid a fees of 2% on the actual sales proceeds received within 30 days from the end of each financial year.
22. M/s. Asher Consultants Ltd. is paid by the PARTY OF SECOND PART a fee of 1% on the initial capital of Rs. 25 crores for coordinating the joint venture project. This amount will be adjusted against the total fees payable for the entire project to M/s. Asher Consultants Ltd referred to in Paragraph 21.
23. The profits of the Joint Venture project as determined by independent auditor appointed by parties hereto for that purpose will be **SHARED BETWEEN THREE PARTIES EQUALLY.**
24. The profits will be distributed on completion of the project and after repaying the amount to the PARTY OF THE THIRD PART and other liabilities in full.

[Handwritten signatures]

For KGEYES RESIDENCY PRIVATE LIMITED
[Signature]
 Managing Director

For HAYGENVA MASS ENTERPRISES
[Signature]
 Managing Director



[Handwritten signature]

25. The PARTY OF THE FIRST PART will restrict the amusement park activities to the required minimum space of around 48 acres as given in Schedule 'C'. However, the utilities such as engineering workshop, substation, sedimentation and sewage treatment plant are located within the Schedule 'B' property of 71 acres. The above utilities and services will be extended to the Joint venture project if required or otherwise it will be decided after field survey and scheming.

26. In the unlikely event of the PARTY OF THE SECOND PART not being able to commence the project even after three years from this date due to reasons beyond their control then the PARTY OF THE FIRST PART undertake to repay the advance to the extent received by it with interest of 6.50% p.a. to PARTY OF THE THIRD PART in 36 monthly installments. However, the advance amount of One crore paid by the PARTY OF THE SECOND PART can be forfeited by the PARTY OF THE FIRST PART if they desire so.

27. The PARTY OF THE FIRST PART will not resort to housing development or give for development the property mentioned in Schedule 'C' for next four years. If they decide to do so the same should be done with the similar Joint Development arrangement with the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART.

28. The PARTY OF THE THIRD PART will not resort to housing development or give for development additional extent of land around 30 acres in and around the Kishkintha area purchased by her for next four years. If she decided to do so the same should be done with the similar Joint Development arrangement with the PARTY OF THE SECOND PART and the PARTY OF THE FIRST PART.

29. The PARTY OF THE FIRST PART upon execution of this Memorandum of Understanding and Agreement agree to provide all additional information, documents or clarification as is being sought by the Lawyer representing the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART in order to enable them obtaining a final legal opinion on the schedule 'B' Property.

[Handwritten signatures for Party of the First Part]

PARTY OF THE FIRST PART

For KGEYES RESIDENCY PRIVATE LIMITED
For NAVODAYA MASS ENTERTAINMENT
D.V. Saurabh
Managing Director

SECOND PART

[Handwritten signature]
D.V. Saurabh
Managing Director
K.C. CO. LTD.
CNICA
No. 83, 84
Mouth Road, Gungu
Chennai - 600032
Tel: 044-22119033

THIRD PART

[Handwritten signature]

30. The PARTY OF THE FIRST PART represent that apart from the encumbrances as enlisted in Annexure - I attached to this Agreement, the Schedule 'B' Property is not affected by any charge, litigation or mortgage, which shall be detrimental to the interest of the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART and / or their nominee/s.

31. The PARTY OF THE FIRST PART shall indemnify the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART in respect of any such claim or demand arising in future on account of defect in their title to the Schedule 'B' Property.

32. The Parties herein has agreed to fulfill this Memorandum of understanding and Agreement in letter and spirit.

[Handwritten signature]

PARTY OF THE FIRST PART

For KGEYES RESIDENCY PRIVATE LIMITED
[Handwritten signature]

Managing Director

SECOND PART

[Handwritten signature]

THIRD PART

[Handwritten signature]

[Handwritten signature]

For NAVODAYA MISS ENTERTAINMENTS LTD.
[Handwritten signature]



All that piece and parcel of the land and buildings located in the following survey numbers in Erumajur village, Sriperumbudur Taluk, Tiruvallur District

- S.No.148 - 4 Cents
- S.No.149 - 52 Cents
- S.No.150 - 50 Cents
- S.No.151 - 35 Cents

All that piece and parcel of the land and buildings located in the following survey numbers in Varadharajapuram Village, Sriperumbudur Taluk, Tiruvallure District

- S.No.340 - 2 acres 84 cents
- S.No.341 - 1 acre 02 cents
- S.No.342 - 4 acres 55 cents
- S.No.343 - 4 acres
- S.No.344 - 2 acres
- S.No.350 - 1 acre 45 cents
- S.No.351 - 4 acres 60 cents
- S.No.352 - 3 acres 82 cents
- S.No.353 - 2 acres 39 cents
- S.No.354 - 3 acres 73 cents
- S.No.355 - 1 acre 70 cents
- S.No.404 - 51 cents
- S.No.412 - 43 cents
- S.No.414 - 1 acre 55 cents
- S.No.415 - 4 acre 37 cents
- S.No.416 - 2 acres 1 cent
- S.No.417 - 2 acres 83 cents
- S.No.418 - 1 acre 22 cents
- S.No.419 - 1 acre 57 cents
- S.No.420 - 1 acre 65 cents
- S.No.421 - 54 cents
- S.No.444 - 3 acres 40 cents
- S.No.445 - 1 acre 26 cents

D.V. Som...

[Handwritten signature]

For KGEYES RESIDENCY TRIPATHI LIMITED
D.V. Som...
 Managing Director

For KAYODAYA MANS ENTERTAINMENT PVT. LTD.
[Handwritten signature]
 Managing Director

PARTY OF THE FIRST PART

SECOND PART

THIRD PART

OPERS LIMITED
 NO. 63, KANNARA Street,
 Adyar,
 Chennai - 600 022
 Tel: 44 42119005

International Council for National and Local Authorities
CNICA
 Row No. 14,
 Mount Road, Guindy,
 Chennai - 600 032
 Tel: 44 42119005

S.No.446	-	2 acres 40 cents
S.No.447	-	2 acres 15 cents
S.No.448	-	1 acre 92 cents
S.No.453	-	2 acres 20 cents
S.No.454	-	4 acres 6 cents
S.No.455	-	2 acres 80 cents
S.No.456	-	4 acres
S.No.458	-	2 acres
S.No.459	-	2 acres 45 cents
S.No.460	-	1 acre 86 cents
S.No.461	-	4 acres 02 cents
S.No.462	-	2 acres 20 cents
S.No.463	-	1 acre 66 cents
S.No.464	-	39 cents
S.No.466	-	3 acres 72 cents
S.No.467	-	3 acres 74 cents
S.No.470	-	3 acres 83 cents
S.No.471	-	2 acres 69 cents
S.No.474	-	3 acres 12 cents
S.No.475	-	3 acres 96 cents
S.No.476	-	1 acre 3 cents
S.No.479	-	99 cents
S.No.480	-	1 acre 78 cents
S.No.481	-	92 cents
S.No.482	-	2 acre 53 cents
S.No.483	-	2 acres 31 cents

 Totaling 119 acres

D.V. Singh

[Signature]

PARTY OF THE FIRST PART

For KGEYES RESIDENCY PRIVATE LIMITED
[Signature]
 Managing Director

SECOND PART

For NAVOURATA JESU ENTERPRISES
[Signature]
 Joint Managing Director

THIRD PART



SCHEDULE -B

The extent of 71 Acres which will be offered for development.

SCHEDULE -C

The extent of 48 Acres which will be used by the party of the first part exclusively for the "Amusement Park Business."

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SIGNATURE ON THE DAY, MONTH AND YEAR ABOVE WRITTEN.



PARTY OF THE FIRST PART

For KGEYES RESIDENCY PRIVATE LIMITED

D.V. Sanyal
Managing Director

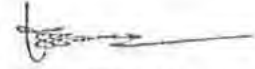
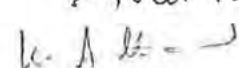
SECOND PART



THIRD PART



Witness:

- 
(TS Sankara narayanan,
C-1, 'DOLPHIN BAY'
13-A, Koola Kshetra Road
, Trinamony, Chennai - 41
- 
K. A. B. -
12 Anantharaman
61, Meesa Street
T Nagar
Chennai - 600011.



FOR MAMMOOTA BAGGS ENTERTAINMENT PVT. LTD.



ANNEXURE 4a



தமிழ்நாடு தமில்நாடு TAMIL NADU

20AA 329293

2815
15.3.2007

R. Ramesh
R. RAMESH
 STAMP VENDOR
 Thiruvallur Chennai-600 037
 NO 20540 24 1 27 18

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

This Memorandum of Understanding and Agreement entered into on this 15th day of March 2007

AMONG

M/s. Navodaya Mass Entertainments Limited (NAME), having their registered office and Entertainment Park at No.82, Navodaya Lands, Varadarajapuram, Tambaram West, Darkas Ward II, Chennai – 600 044 represented by 1.Its Chairman and Managing Director Sri.M.C.Punnoose son of late Mani Chacko aged 81 years and 2.Its Joint Managing Director Sri.Jose Punnoose son of .M.C.Punnoose aged 47 years herein after called the LAND OWNER of one part

P.V. Saramma
 DEVELOPER

CONFIRMING PARTY

LAND OWNER

en
 For NAVODAYA
[Signature]
 DIRECTOR
 NAVODAYA MASS ENTERTAINMENTS LIMITED
 82, Navodaya Lands, Varadarajapuram, Tambaram West, Darkas Ward II, Chennai - 600 044



AND

M/s.Kgeyes Nelsun Projects Private Limited having its registered office & administrative office at No.10, Srushtissthal, II Cross Street, Raja Annamalaiapuram, Chennai – 600028 represented by its Managing Director Sri.P.V.Saamugam son of Sri.P.Velayutham herein after called the DEVELOPER of the second part

AND

Mrs.ANITA KUMARAN, wife of K.Kumaran, aged 40 years, Hindu, residing at No.10, Royal Enclave, Besant Avenue, Adyar, Chennai – 600 020 represented by her Power Agent Mr.K.Kumaran son of K.P.Kandasamy residing at No.10, Royal Enclave, Besant Avenue, Adyar, Chennai – 600 020 herein after called the CONFIRMING PARTY of the third part

The terms LAND OWNER, DEVELOPER and the CONFIRMING PARTY shall wherever the context so requires shall mean and include the legal heirs, legal representatives, successors-in-interest, executors, administrators and assigns of each part

Whereas the LAND OWNER is the absolute owner of land to an extent of 114.675acres in Varadarajapuram and Erumiyur Villages, Sriperumbudur Taluk, Kanchipuram District situated in various Survey Nos. more particularly described in the Schedule-A annexed here under and in active possession and enjoyment of the Schedule-A property from the date of purchase.

Whereas the LAND OWNER is carrying on the business of an Amusement Park in part of the Schedule-A property by the name and style "KISHKINTA" and intended to settle their various liabilities of the business by developing and utilizing the unutilized portions of land

P.V. Saamugam

DEVELOPER

CONFIRMING PARTY

[Signature]

LAND OWNER

FOR THE

[Signature]



[Handwritten signature]

(more fully described in the Schedule-B annexed hereunder) into a residential / commercial township project.

Whereas the DEVELOPER is a renowned promoter engaged in the development of residential and commercial complexes and townships.

Whereas the CONFIRMING PARTY is an investor and one of the promoters of the DEVELOPER company. She has purchased land of an extent of 23.22 acres in Erumiyur and Varadharajapuram Villages (more fully described in the Schedule-C annexed hereunder) and in active possession and enjoyment of the same from the date of purchase to date.

Whereas the parties herein have agreed to jointly develop the Schedule-B and Schedule-C properties into a residential / commercial township project on a profit sharing basis in the name & style of 'Kgesyes Kishkinta Township Project'. (herein after called the TOWNSHIP PROJECT)

Whereas the parties herein agreed mutually to sign a Memorandum of Understanding and Agreement on the broad framework of activities and responsibilities to be shared by the parties.

NOW THIS MEMORANDUM OF UNDERSTANDING AND AGREEMENT WITNESSETH:

- 1] The TOWNSHIP PROJECT will be executed on an extent of 100 acres – 64.67 acres owned by the LAND OWNER (more particularly described in the Schedule-B annexed hereunder) and 23.22 acres owned by (more particularly described in the Schedule-C annexed hereunder) the CONFIRMING PARTY.

P.V. Samyug

DEVELOPER

CONFIRMING PARTY

LAND OWNER
FOR



[Signature]
LIMITED LIABILITY PARTNERSHIP
21-11-2017

P. V. Samyug

The DEVELOPER will purchase the balance part of land (12.11 acres) required for the TOWNSHIP PROJECT directly in the name of the TOWNSHIP PROJECT out of the investment contributed by the parties herein.

- 2].a) The CONFIRMING PARTY had paid a sum of around Rs.18crores/- (Rupees Eighteen crores only) to the LAND OWNER on various dates for clearing their various liabilities of their existing business which is hereby admitted and acknowledged by the LAND OWNER.
- b)The CONFIRMING PARTY has already invested a sum of around Rs.4crores in purchasing the Schedule-C property in her name making her total investment to around Rs.22crores (Rupees Twentytwo crores only) in the TOWNSHIP PROJECT.
- c) At the request of the CONFIRMING PARTY the DEVELOPER agrees to convert this total investment of around Rs.22crores (Rupees twentytwo crores only) by her in the TOWNSHIP PROJECT as an unsecured loan extended by her to the DEVELOPER
- 3] The DEVELOPER will repay the loan amount to the investor from the project account on 01.3.2010 or before disbursement of profits whichever is earlier.
- 4] a)The LAND OWNER organized and transferred the custody of the entire original title deeds of the Schedule-B property to the DEVELOPER after release of the same from the financial institutions
- b) The CONFIRMING PARTY has transferred the custody of the entire original title deeds of the Schedule-C property to the DEVELOPER.

of fi

P. V. Samudra

DEVELOPER

CONFIRMING PARTY

LAND OWNER

For MAYGATA SUBDIVISION



[Signature]

[Signature]

[Signature]

5] The DEVELOPER agrees to mobilize funds, by way of equity or debt, required for the execution of the TOWNSHIP PROJECT.

6] a) The LAND OWNER has executed a POWER OF ATTORNEY (with power to sell, mortgage and deal with the property in any manner) in favour of Mr.K.Kumaran, Chairman of the DEVELOPER company for the Schedule-B property enabling him to go ahead with the formalities required for the execution of the TOWNSHIP PROJECT.

b)The CONFIRMING PARTY has executed a General Power of Attorney (with power to sell, mortgage and deal with the property in any manner) in favour of Mr.K.Kumaran, Chairman of the DEVELOPER Company including the Schedule-C property enabling them to go ahead with the formalities required for the execution of the TOWNSHIP PROJECT.

7] The LAND OWNER and the CONFIRMING PARTY agree to provide additional documents, information and clarifications required for obtaining legal opinion etc. with regard to the land (Schedule-B and Schedule-C properties) involved in the TOWNSHIP PROJECT.

8] The DEVELOPER, depending on the prevailing market conditions will execute the the TOWNSHIP PROJECT in phases spread over a period of 4years from the date of final sanction from the CMDA and or other competent authorities.

9] The DEVELOPER will tie up all necessary agencies, men and materials to execute the construction, administration and sales of the TOWNSHIP PROJECT.

J.V. Samy

J.V. Samy
DEVELOPER

CONFIRMING PARTY

[Signature]
LAND OWNER
For



[Signature]
Director
K.K.G.

- 10] A separate Bank account for the TOWNSHIP PROJECT to be opened by the DEVELOPER with the name & style 'Kgeyes Kishkinta Township Project' and be operated by the DEVELOPER.
- 11] The parties herein agree that monthly meeting for budgeting and review of the progress and expenditure of the TOWNSHIP PROJECT will be jointly done. The parties herein or their representatives shall have access to the project accounts all the time during the execution of the TOWNSHIP PROJECT.
- 12] The parties herein agree that this TOWNSHIP PROJECT will be treated as a separate division within the corporate setup of the DEVELOPER and to be executed with the expertise of the DEVELOPER.
- 13] It is agreed by the parties herein that the Schedule-B and the Schedule-C properties should not be affected by any encumbrances, charges, litigations or mortgage relating to any of the parties except for the purposes of the TOWNSHIP PROJECT.
- 14] The profits of the TOWNSHIP PROJECT will be determined by an independent auditor appointed by the parties hereto for that purpose. The profits so determined will be shared by the LAND OWNER and the DEVELOPER in 1:2 ratio. The distribution of profits will be done after the completion of the TOWNSHIP PROJECT, repayment of the amount invested by the parties herein, settling the loan and other liabilities relating to the TOWNSHIP PROJECT.
- 15] The parties herein have agreed to fulfill this Memorandum of Understanding and Agreement in letter and spirit.

D. N. Sanyal

P. V. Sanyal

DEVELOPER

CONFIRMING PARTY

[Signature]

LAND OWNER



[Signature]

LIMITED

SCHEDULE - A

DETAILS OF LAND OWNED BY NAVODAYA MASS ENTERTAINMENTS
LIMITED AT VARADARAJAPURAM AND ERUMIYUR VILLAGES.

Sl.No.	Survey No.	Extent(in cents)	Sl.No.	Survey No.	Extent(in cents)
1.	148/4	4			
2	149/4	52	50	455/3,470/1	144
3	150/4	13	51	454/2,455/1	166
4	150/5	13	52	456/1,355/2A	156
5	150/13	14	53	417,447	190
6	150/14	7	54	352,455/2	187
7	151/2	35	55	342/2B1,2B2	172
8	353/1B	50	56	458/2,355/1, 454/2B	163
9	353/1A	110	57	470/1	132
10	353/2	78	58	460/1,456	150
11	354	124	59	475/1B	130
12	412	43	60	459/2B,459/1B 454/2A	169
13	415/1	40	61	415/1A	187
14	415/1A1,1A2,1A3 1A4,1A5,1A6&1B	20	62	350/2	145
15	416/2,417/1B	74	63	351/3	185.5
16	417/1B,416/2	6	64	456/1A,456	150
17	417/1B,416/2	6	65	483/1A,340/1	185
18	417/1B,416/2	10	66	344/1A,344/1B, 344/1C	180
19	417/1B,416/2	9	67	340/1,483/1B	146
20	416/1,417/1A,419/1	123	68	340/1,340/2	184
21	417/2	48	69	475/1,342/2A, 480/2A	189.5
22	417/1B,416/2	9	70	344/1A1C,344/2A 342/2A,352/1	175
23	417/1B,416/2	9	71	352/1,471/1	182
24	421	30	72	343/1,475/2 341/1B	186.5
25	444/2A5A	15	73	474/1B,479/1B 479/2B	187
26	444/2A5B	51	74	474/2,475/1	170
27	444/2B1	30	75	479/1B2B,351/1, 474/2	183
28	444/2B2	22	76	480/1,341/1B, 481/1,482/3B	182
29	444/2B3	23	77	476/2,480/1	183
30	445/2	63	78	481/1,352/1 352/2	180
31	446Part	45	79	414,352/2	188
32	446/1,446/2	75	80	416,418,420pt.	177

P. V. Samudra



DEVELOPER

P. V. Samudra

CONFIRMING PARTY

LAND OWNER

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

33	446/2B	50	81	354pt,417/1A,418	184
34	447/1	93	82	445/2,458/1	163
35	453/1	215	83	418,446/2A 480/2,420	191.5
36	454/1A,454/1B	67	84	420,482/2,420, 460/2	176
37	464/4	37	85	454/2A,454/2,464/2	175
38	463/1	83	86	417,463/2,354, 419/2	188
39	461	138	87	462,354,461	189
40	461	130	88	354,461,466/2B2	165
41	466	123	89	460/2,462	190
42	466	125	90	448	172
43	467	125	91	459/2,454/2A, 355/1,460	190
44	467	125	92	404,415/2,416/3	178
45	467	125	93	459/2,454/2A,355/1 466,404,415/2,416/3	162
46	470/2A,470/2B	175	94	471/3	137
47	351/2,351/3	170.5	95	343/2	251
48	415/1A,448	143	96	481/2	92
49	456/1A,459/1A, 459/1B	184		TOTAL EXTENT	11467.5

SCHEDULE - B
LAND OWNER'S LAND AVAILABLE FOR TOWNSHIP DEVELOPMENT

Sl.No.	Survey No.	Extent (in cents)	Sl.No.	Survey No.	Extent (in cents)
1	148/4	4	39	444/2B3	23
2	149/4	52	40	444/2A5A	15
3	150/4	13	41	444/2A5B	51
4	150/5	13	42	445/2A	63
5	150/13	14	43	445/2B	63
6	150/14	7	44	446/1B	50
7	151/2	35	45	446/1C	50
8	340/1	158	46	446/2B1	25
9	340/2	126	47	446/2B2	25
10	341/1B	102	48	454/1A	33
11	342/2A	163	49	454/1B	34
12	342/2B1	98	50	455/1	96
13	342/2B2	74	51	463/1	83
14	343/1	100	52	463/2	83
15	343/2	251	53	466	248
16	344/1A	124	54	467	375
17	344/1B	46	55	470/1	182
18	344/1C	54	56	470/2A	150
19	350/2	145	57	470/2B	25
20	351/1	104	58	471/1	132

DEVELOPER

P.V. Sammeswari

CONFIRMING PARTY

[Signature]

LAND OWNER

For MANDAYA MASS ENTERPRISES



21	351/2	124	59	471/3	137
22	351/3	232	60	471/1B	107
24	352/2	93	61	474/2	100
25	354Pt	124	62	475/1	230
26	412	43	63	475/2	35.5
27	414	155	64	476/2	103
28	415/1A1 to 415/1A6 & 415/1B	20	65	479/1B,2B	99
29	416/1	36	66	480/1	99
30	416	44	67	480/2A	39.5
31	416/3Pt	77	68	480/2	39.5
32	419/1	79	69	481/1	92
33	419/2	74	70	481/2	92
34	420/1	20	71	482/2A,2B	100
35	420/2	62	72	482/3B	40
36	421	30	73	483/1A	126
37	444/2B1	30	74	483/1B	105
38	444/2B2	22		TOTAL EXTENT	6467

SCHEDULE - C
INVESTOR'S LAND AVAILABLE FOR TOWNSHIP DEVELOPMENT

Sl.No.	Survey No.	Extent (in cents)	Sl.No.	Survey No.	Extent (in cents)
1	468/1	284		445/1A4	8
2	468/2	100		445/1C	8.5
3	469/1	172		445/1A3	19
4	469/5	14		446/1A	42.5
5	465/3	25		464/2	65
6	465/5	214		464/3	32.5
7	469/2	74		464/1A2	53
8	469/3	42		464/1A3	1.65
9	469/6	28		444/1A	58
10	469/4	42		444/2A5A	41
11	469/7	30		444/1F	18.5
12	465/1	240		444/2A1	13.5
13	472/1E	57		445/1B2B	17
14	472/2A	73		473/1	51
15	472/1D	65		445/1B2C	90
16	472/1F	62		445/1B2D	17
17	472/2B	67		13/2B	17
18	445/1A1	7		TOTAL	2322.15
19	445/1B1	69			
20	445/1A2	104			

D.V. Samraj

DEVELOPER

CONFIRMING PARTY

LAND OWNER

D.V. Samraj

[Signature]

[Signature]
Director



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESS :

1.

LAND OWNER

2.

DEVELOPER

CONFIRMING PARTY

A.V. Samraj
DEVELOPER

[Signature]
for *MAVS...* DIRECTOR





தமிழ்நாடு தமில்நாடு TAMILNADU
 13026 KGS Developers Ltd
 eh 28
 31.3.08

D 620347
 K. Vijita Menon
 K. VIJITA MENON,
 STAMP VENDOR
 L. No. 5529/27/1-2050 D1/31-3-02
 22/104, ELLAIAMMAN KOIL ST.,
 ADYAR, CHENNAI-600 020.
 Ph : 24452420

SALE DEED FOR Rs. 17,50,000/-.

This DEED OF SALE executed at Varadarajapuram on this 28th day of May, 2008 by and between -



NAVODAYA MASS ENTERTAINMENT LIMITED, a limited liability company registered with the Registrar of Companies, Chennai under No. 18-17491 of 1989 having its registered office at Varadarajapuram, Chennai 600044 [redacted] herein represented by its Chairman & Managing Director, M.C. Punnoose, son of Mani Chacko [redacted] [hereinafter referred to as the "VENDOR"]

For KGS DEVELOPERS LIMITED
 Director

For [redacted] LTD.
 Chairman

1788/2015
 12/3/2015
 2506/2015
 9/4/2015
 14/6/22
 2017

2733
2008



Certificate Under Section 41 of Stamp Act 1859

S.No: 2733
I here by Certify that a sum of Rs. 56700/-
(Rupees Five Lakhs Sixty Seven thousand)

on account of proper deduction of stamp duty has
been levied under Section 41 of Stamp Act 1859
Respect of this instrument from
C/o. G. George, Residing at Chennai

Presented in the Office of the
Sub Registrar of Padappai and
fee of Rs. 1132/- Paid Between
the hours of 2:30... on the 28th May 2008

Signature of Sub Registrar
Exercising Jurisdiction
Sub-Registrar's Office Collector under Section
PADAPPAI 41 of the Indian Stamp Act 1859

Document No. 2733 of 2008 Book...
Contd: 7 Sheets
Sheet.

LEFT THUMB



SUB REGISTRAR
PADAPPAI

(G. George) S/o. George E
No. 10, Second Cross Street, R.A
Chennai - 28.

PANNO: - AADPGH 0252B

Execution Admitted by:

LEFT THUMB



RIGHT REGISTRAR
PADAPPAI

(M. C. Punnoose)
S/o. Mani Chacko,
Varadharaja Gnam, Chennai

PAN: - ACLPC 756TK

Claim admitted by:

LEFT THUMB



SUB REGISTRAR
PADAPPAI

(G. George) S/o. George
No. 10, Second Cross St., R.A
Chennai - 28.

PAN: - AADPGH 10252B

TO AND IN FAVOUR OF

KGS DEVELOPERS LIMITED

A limited liability Company registered with the Registrar of Companies, Chennai under [REDACTED] dated 30th November, 1974, with Incometax [REDACTED], [REDACTED], having its registered office at No. 10, II Cross street, Raja Annamalai Puram, Chennai 600028 and represented by its Director Gigi George, [REDACTED] son of George Easow [hereinafter referred to as the "PURCHASER"]

[the terms, the "Vendor" and the "Purchaser" shall wherever the context so permits, mean and include all their respective heirs, successors, legal representatives, assigns, administrators and executors of each Part]

WITNESSETH:

WHEREAS the Vendor is the sole, legal and absolute owner of the piece and parcel of agricultural lands and sites of an extent of 3 acres and 50 cents in Varadarajapuram village, Sriperumbudur Taluk, Kanchipuram District more fully and completely described in the schedule hereunder and hereinafter referred to as the "SAID PROPERTY" which the Vendor acquired two decades and more earlier among other pieces of lands around the said Property for its use and occupation for the development of the theme park in the name of "Kishkinta" and remain unutilized for the purpose in its holding AND the title documents, despite reasonable human efforts were not traceable and understood to have been lost or destroyed in a recent natural calamity of torrential rains and floods inundating the entire area in 2005 AND the Vendor having caused a public notice in THE HINDU dated 10th April, 2008 inviting objections to its claim of clear and marketable title to the said Property and there having been no objection raised by anyone as of the notified date and later to this date AND

For KGS DEVELOPERS LIMITED

For HAVCEYANAMES ENTERTAINMENT LTD



Chairman

Identified By:

1. *M. Anand*
(K-SubdATHY) S/o KUPUSAMY. NO-63, KANNAY INRA
I St. Adyar, Chennai-20.

A. M. Subdath (A.M.D. MUSTAFFA) S/o ABDOUL MUSTAFFA I F
10, MILLAKK, MAHAIA, 107, 1518 ST, Triplican
Chennai-5

" 28th day of MAY 2008
Sub-Registrar.

Registered as No. 2733 of Book
Date: 28/5/08
Sub-Registrar.



Document No. 2733 of Book
Contains Sheets
..... Sheet.
Sub-Registrar.

WHEREAS the Vendor had been in quiet and useful possession and enjoyment of the said property without any let or hindrance since the date of acquisition AND

WHEREAS the Vendor, as per the Resolution of the Board of Directors of the Vendor Company dated 7.9.2006, offered sale of the said Property to augment resources in better investments AND

WHEREAS the Purchaser herein had been on the look out for purchase of real properties in the course of its business and the Purchaser having approached the Vendor for purchase of the said Property free of all encumbrances AND

WHEREAS the Vendor having offered to sell the said Property to the Purchaser herein free of all encumbrances for a consideration of Rs.17,50,000/= [Rupees Seventeen lakhs fifty thousand only] which offer of the Vendor, the Purchaser having accepted and the Purchaser having paid the agreed sale consideration of Rs. 17,50,000/= [Rupees Seventeen lakhs fifty thousand only] which payment the Vendor doth hereby admit and acknowledge and acquit the Purchaser from further payment thereof AND

WHEREAS the agreed sale consideration having thus been paid by the Purchaser unto the Vendor, the Purchaser having requested the Vendor to execute and get registered a deed of absolute sale of the said Property in favour of the Purchaser, this Indenture is being executed:

For KGS DEVELOPERS LIMITED


Director

for HAVANVA MASS ENTERTAINMENTS LTD.


Chairman



Document No. 2137 of 2008 Book...
Contains 7 Sheets
3 Sheets

Sub-Registrar



IN WITNESSETH WHEREOF and in consideration of a sum of Rs.17,50,000/= [Rupees Seventeen lakhs fifty thousand only] having been paid by the Purchaser unto the Vendor, the Vendor doth hereby grant, convey, pass and sell to, unto and in favour of the Purchaser the said Property for the Purchaser to HAVE AND TO HOLD the same forever with all privileges of alienation as an absolute owner with all the existing easementary rights such as right of way, water, air, light etc. and appendages appurtenant thereto AND the Vendor doth hereby covenant unto the Purchaser that-

1] the Vendor is the sole, legal and absolute owner of the said Property and none else has any right, title and or interest in the same; be there any loss and/or damage to which the Purchaser is put to due to any defective title of the Vendor to the said Property, the Vendor doth hereby undertake to indemnify the Purchaser of all such losses and/or damages;

2] there exists no encumbrance such as mortgage, lease, lien and or charge or any power of attorney, will or agreement for sale of the said Schedule property and the title of the Vendor to the said Property is quite marketable;

3] the rates, taxes and outgoing in respect of the said property had been fully paid till the date of execution of these presents to the government and the local body and be there any rates or taxes in arrears and where the Purchaser opts to make good such arrears, the Vendor doth hereby undertake to reimburse the Purchaser of all such payments at the request and accounting by the Purchaser;

For KGS DEVELOPERS LIMITED

[Signature]
Director



For NAKUDA MASS ENTERTAINMENT LTD.

[Signature]
Chairman

Document No. 2733 of Book 1
Contains 2 Sheets
Sheet.

Sub-Registrar.



REGISTRAR OF COMPANIES LIMITED

4] the Vendor doth hereby put the purchaser in vacant possession of the said Property with assurances of uninterrupted and uninterrogated possession, use and enjoyment of the said Property;

5] there exists no "lis pendens" affecting the right, title and or interest of the Vendor to the said Property before any civil or revenue forums nor are there any pending proceedings for attachment of the same for any cause of action;

6] there exists no impending proceedings for the acquisition and / or requisition of the said property for any specific purpose either by the Central or the State Governments; and

7] the Vendor doth hereby deliver to the Purchaser all documents in title to the said property with assurances of executing and if there need be getting registered any further document, paper, testimonial and or certificate to further strengthen the title of the Purchaser to the said Schedule Property at the request and cost of the Purchaser.

SCHEDULE OF PROPERTY]

ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND AND SITE MEASURING AN EXTENT OF 3 ACRES AND 50 CENTS SITUATED AT No. 111, VARADARAJAPURAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT WITHIN THE SUB REGISTRATION DISTRICT OF PADAPPAL AND REGISTRATION DISTRICT OF CHENNAI SOUTH COMPRISED IN THE FOLLOWING SURVEY NUMBERS:]

For KGS DEVELOPERS LIMITED

[Signature]
Director

For NAVODAYA MASS ENTERTAINMENT LTD.

[Signature]
Chairman



Document No. *2733* of *2007* Book.....

Contains..... Sheets

..... Sheet

[Signature]
Sub-Registrar



Director

S.NO. 342/1	..	1.22 ACRES
446/1A [PART]	..	0.43 "
464/3A	..	0.33 "
480/3	..	0.39 "
480/4A	..	0.43 "
482/3A	..	0.70 "
Total extent	..	3.50 ACRES

[THREE ACRES AND FIFTY CENTS]

All within the local limits of Varadarajapuram Panchayat and Kundrathur Panchayat Union.

The Market value of the property is Rs.71,02,500/-.

IN WITNESSETH THEREOF, THE VENDOR AND THE PURCHASER HEREIN DO HEREBY SET THEIR RESPECTIVE HANDS AND SEALS AND SUBSCRIBE THEIR SIGNATURES ON THE DAY, MONTH AND YEAR FIRST WRITTEN IN THE PRESENCE OF-

For NAVODAYA ENTERTAINMENTS LTD

[Signature]

Chairman

[VENDOR]

For KGS DEVELOPERS LIMITED

[PURCHASER]

[Signature]
Director

WITNESSES:

- [Signature]*
P.K. THATHADRI
Chennai-44.
- [Signature]*
K. KOOPATHY
S/o. KUPPUSAMY
Chennai-28.



[Signature]

Roll No. BCM 474/1968, High Court, Madras.



REGIS DEVELOPERS LIMITED

Document No. 2733 of 2008 Book
Contains 7 Sheets
6 Sheet.

Sub-Registrar



STATEMENT UNDER RULE 3 (1) OF THE STAMP ACT

Sl. No.	Survey No.	Extent		Amount
		Acre	cents	
	342/1	..	1.22	6,10,000
	446/1A [PART]	..	0.43	22,51,790
	464/3A	..	0.33	1,65,000
	480/3	..	0.39	1,95,000
	480/4A	..	0.43	2,15,000
	482/3A	..	0.70	36,65,710
			-----	-----
	Total extent	..	3.50	71,02,500
			-----	-----

[THREE ACRES AND FIFTY CENTS]

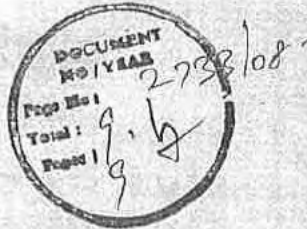
For KGS DEVELOPERS LIMITED


 Director

for NAVODHYA MISS ENTERTAINMENTS LTD.


 Chairman

SIGNATURE.



Handwritten scribbles at the top of the page.

71025
100

240

71025

(10/10/10)

56770

2733

Sub-Registrar.

Document No. 2733 of 2008 Book
Contains 7 Sheets
7 Sheet.





கடலிபுத்தூர் தமில்நாடு TAMILNADU
 KGS Developers Ltd
 El-28

D 620346
 K. Vinita Menon
 K. VINITA MENON,
 STAMP VENDOR
 LMS SERVICE HOUSE DE-31-3-03
 28/10A, BELURMATHAN ROJ. ST.
 ADYAR, CHENNAI-600 020.
 Ph : 24452-120

SALE DEED FOR Rs. 2,40,000/-.

This DEED OF SALE executed at Varadarajapuram on this 29th day of May, 2008 by and between -

NAVODAYA MASS ENTERTAINMENT LIMITED, a limited liability company registered with the Registrar of Companies, Chennai under No. 18-17491 of 1989 having its registered office at Varadarajapuram, Chennai 600044 [REDACTED] herein represented by its Chairman & Managing Director, M.C. Punnoose, son of Mani Chacko [REDACTED] [hereinafter referred to as the "VENDOR"]

For KGS DEVELOPERS LIMITED

For NAVCENTA MASS ENTERTAINMENT LIMITED

[Signature]
 Director

[Signature]
 Chairman



1700/2009
 rent
 14/3/2019

2706/2009
 rent
 14/3/2019
 Verified
 11/4/2019

2734
2008



12/22
2008
2008
Five hundred and eighty only
Sub-Registrar's Office
PADAPPAL
28/5/08 Document No. 2734-2008

Presented in the Office of the
Sub Registrar of Padappal and
for 2522 stated between
the hours of 9.30 AM to 11 AM
28th day of May 2008
LEFT THUMB

Sub-Registrar's Office
PADAPPAL
28/5/08 Document No. 2734-2008
Contains 6 Sheets
1 Sheet
Sub-Registrar.



(S/o. George Eswar
No.10, Second Cross Street, R.A. Puram
Chennai - 28.

SUB REGISTRAR
PADAPPAL

Execution Admitted by.
LEFT THUMB

PAN: AADPCN 0252B



(M. C. Purnooze S/o. Mani
Chacko
Varadharajagumam, Chennai - 44

SUB REGISTRAR
PADAPPAL

PAN: ACLPC 7567K

Claim admitted by:
LEFT THUMB

(S/o. George Eswar
No.10, Second Cross Street,
R.A. Puram, Chennai - 28.
AADPCN 0252B



SUB REGISTRAR
PADAPPAL

TO AND IN FAVOUR OF

KGS DEVELOPERS LIMITED

A limited liability Company registered with the Registrar of Companies, Chennai under [REDACTED] dated 30th November, 1974, with Incometax [REDACTED] [REDACTED], having its registered office at No. 10, II Cross street, Raja Annamalai Puram, Chennai 600028 and represented by its Director Gigi George, [REDACTED] [REDACTED] [REDACTED] son of George Easow [hereinafter referred to as the "PURCHASER"]

[the terms, the "Vendor" and the "Purchaser" shall wherever the context so permits, mean and include all their respective heirs, successors, legal representatives, assigns, administrators and executors of each Part]

WITNESSETH:

WHEREAS the Vendor is the sole, legal and absolute owner of the piece and parcel of agricultural lands and sites of an extent of 48 [forty eight] cents in Varadarajapuram village, Sriperumbudur Taluk, Kanchipuram District more fully and completely described in the schedule hereunder and hereinafter referred to as the "SAID PROPERTY" which the Vendor acquired two decades and more earlier among other pieces of lands around the said Property for its use and occupation for the development of the theme park in the name of "Kishkinta" and remain unutilized for the purpose in its holding AND the title documents, despite reasonable human efforts were not traceable and understood to have been lost or destroyed in a recent natural calamity of torrential rains and floods inundating the entire area in 2005 AND the Vendor having in his possession the revenue record as patta in its favour AND

For KGS DEVELOPERS LIMITED

[Signature]
Director



For KAYODAYA MASS ENTERTAINMENT LTD

[Signature]
Chairman

Identified By:

1. *M. Mayil*
LIC-(COOPARITY) S/o. K. KRISHNAN, No. 63, Kaminari
Avenue 2nd St., Adyar, Chennai-20.

D. Mohideen (A. M. D. MUSTAFA) S/O ABDEL KADIR ALI
101, MILKMAKERS NAGAR, 107, Big St,
Triplicane CHENNAI.

28th day of May 2008
dm
Sub-Registrar.

Registered as No. 2734 of 2008
Date: 28/5/08
dm
Sub-Registrar.



Document No. 2734 of 2008 Book 1
Contains 1 Streets
1 Sheet.
dm
Sub-Registrar.

WHEREAS the Vendor had been in quiet and useful possession and enjoyment of the said property without any let or hindrance since the date of acquisition AND

WHEREAS the Vendor, as per the Resolution of the Board of Directors of the Vendor Company dated 7.9.2006, offered sale of the said Property to augment resources in better investments AND

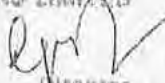
WHEREAS the Purchaser herein had been on the look out for purchase of real properties in the course of its business and the Purchaser having approached the Vendor for purchase of the said Property free of all encumbrances AND

WHEREAS the Vendor having offered to sell the said Property to the Purchaser herein free of all encumbrances for a consideration of Rs.2,40,000/= [Rupees Two lakhs and forty thousand only] which offer of the Vendor, the Purchaser having accepted and the Purchaser having paid the agreed sale consideration of Rs.2,40,000/= [Rupees Two lakhs and forty thousand only] which payment the Vendor doth hereby admit and acknowledge and acquit the Purchaser from further payment thereof AND

WHEREAS the agreed sale consideration having thus been paid by the Purchaser unto the Vendor, the Purchaser having requested the Vendor to execute and get registered a deed of absolute sale of the said Property in favour of the Purchaser, this Indenture is being executed:

IN WITNESSETH WHEREOF and in consideration of a sum of Rs.2,40,000/= [Rupees Two lakhs and forty thousand only] having been paid

For KGS DEVELOPERS LIMITED


Director

For NAVDAYA MMS ENTERTAINMENTS LTD


Chairman



Document No. 2734 of 2nd Book 1
Contains 6 Sheets
3 Sheds.
[Signature]
Sub-Registrar



A
 by the Purchaser unto the Vendor, the Vendor doth hereby grant, convey, pass and sell to, unto and in favour of the Purchaser the said Property for the Purchaser to HAVE AND TO HOLD the same forever with all privileges of alienation as an absolute owner with all the existing easementary rights such as right of way, water, air, light etc. and appendages appurtenant thereto AND the Vendor doth hereby covenant unto the Purchaser that-

1] the Vendor is the sole, legal and absolute owner of the said Property and none else has any right, title and or interest in the same; be there any loss and/or damage to which the Purchaser is put to due to any defective title of the Vendor to the said Property, the Vendor doth hereby undertake to indemnify the Purchaser of all such losses and/or damages;

2] there exists no encumbrance such as mortgage, lease, lien and or charge or any power of attorney, will or agreement for sale of the said Schedule property and the title of the Vendor to the said Property is quite marketable;

3] the rates, taxes and outgoing in respect of the said property had been fully paid till the date of execution of these presents to the government and the local body and be there any rates or taxes in arrears and where the Purchaser opts to make good such arrears, the Vendor doth hereby undertake to reimburse the Purchaser of all such payments at the request and accounting by the Purchaser;

4] the Vendor doth hereby put the purchaser in vacant possession of the said Property with assurances of uninterrupted and uninterrogated possession, use and enjoyment of the said Property;

For KGS DEVELOPERS LIMITED

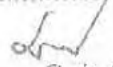
[Signature]
 Director

For HAVODIA MASS ENTERTAINMENT

[Signature]
 Chairman



Document No. 2734 of Med Book 1
Contains 6 Sheets
24 Syst.


Sub-Registrar



- 5] there exists no "*lis pendens*" affecting the right, title and or interest of the Vendor to the said Property before any civil or revenue forums nor are there any pending proceedings for attachment of the same for any cause of action;
- 6] there exists no impending proceedings for the acquisition and / or requisition of the said property for any specific purpose either by the Central or the State Governments; and
- 7] the Vendor doth hereby deliver to the Purchaser all documents in title to the said property with assurances of executing and if there need be getting registered any further document, paper, testimonial and or certificate to further strengthen the title of the Purchaser to the said Schedule Property at the request and cost of the Purchaser.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND AND SITE MEASURING AN EXTENT OF 48 CENTS SITUATED AT No. 111, VARADARAJAPURAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT WITHIN THE SUB REGISTRATION DISTRICT OF PADAPPALAI AND REGISTRATION DISTRICT OF CHENNAI SOUTH COMPRISED IN THE FOLLOWING SURVEY NUMBERS:

S.NO. 415/1 Part	..	0.48 ACRE
Total extent	..	0.48 ACRE

[FORTY EIGHT CENTS]

All within the local limits of Varadarajapuram Panchayat and Kundrathur Panchayat Union.

The Market value of the property is Rs.25,13,500/-

For KGS DEVELOPERS LIMITED

For KNS LAYA WACS ENTERPRISES

[Signature]
Director



[Signature]
Chairman

Document No. 934 of Vol Book 1
Contains 6 Sheets
5 Sheet.

[Signature] Sub-Registrar



IN WITNESSETH THEREOF, THE VENDOR AND THE PURCHASER
HEREIN DO HEREBY SET THEIR RESPECTIVE HANDS AND SEALS AND
SUBSCRIBE THEIR SIGNATURES ON THE DAY, MONTH AND YEAR
FIRST WRITTEN IN THE PRESENCE OF-

for KAVAYITA LASS ENTERTAINMENT

[Signature]
Chairman

WITNESSES:

1. *[Signature]*
(P. K. THOMAS)
Chennai 44

[VENDOR]

For KGS DEVELOPERS LIMITED

2. *[Signature]*
C.K. BOOBATHY
S/o. KRIPUSAMY
Chennai-28.

[PURCHASER]

[Signature]
Director



[Signature]

Roll No. BCM 474/1968, High Court, Madras.



PREPARED BY

25/1/55

100

60

25/7/55

[Faint handwritten notes]

Document No. 2734 of 2nd Book. 1

Contains 6 Sheets

6 Sheet.

Sub-Registrar





TAMILNADU
13024 KGS Developers Ltd
21/3/08

D 620345
K. VINITA MENON
STAMP VENDOR
L. No. 5599/2/1/2000 Dt: 31-3-08
22/104, ELLIATTAMMAN KOIL ST.,
ADYAR, CHENNAI-600 020.
Ph: 24452420

SALE DEED FOR Rs. 4,55,000/-.

This DEED OF SALE executed at Varadarajapuram on this 21st day of May, 2008 by and between -

NAVODAYA MASS ENTERTAINMENT LIMITED, a limited liability company registered with the Registrar of Companies, Chennai under No.18-17491 of 1989 having its registered office at Varadarajapuram, Chennai 600044 [redacted] herein represented by its Chairman & Managing Director, M.C. Punnoose, son of Mani Chacko, [redacted] [hereinafter referred to as the "VENDOR"]

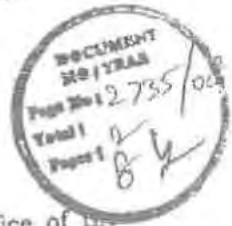
for NAVODAYA MASS ENTERTAINMENTS LTD.

for KGS DEVELOPERS LIMITED

Director
DOCUMENT NO / YEAR
Page No /
Total /
Page /

Chairman

2735
2008



Presented in the Office of the Sub-Registrar of Padappai and fee of Rs. 4275/- Paid Between the hours of 11:30 am to 12:30 pm on the 28th May 2008

Certificate Under Section 43 of S. 1309
S.No: 1273
I hereby Certify that a sum of 389,700/- (Rupees Three Lakh Eighty Thousand and seventy only) on Account of proper/Delict Duty has been levied under Section 43 of the Indian Stamp Act 1899 of this Instrument from the Respective Party.
Sri. George Residing at Chennai

Signature of Sub-Registrar
Exacting Power of
Sub-Registrar's Office
PADAPPAL
28/5/08
Document No. 2735 of 2008
Contains 6 Sheets
1 Sheet



LEFT THUMB



Execution Admitted by:
LEFT THUMB



PADAPPAL

(Sri. George) S/o. George Esq
No-10, Second Cross Street,
R.A. Puram, Chennai-28.
AADPC 0252 B



Claim admitted by:
LEFT THUMB



SUB REGISTRAR
PADAPPAL

(M. L. Pinnasami) S/o. Mani Chatter,
Vasanthanagar, Chennai-44
PAN: ACLPC 7567K



REGISTRAR
PADAPPAL

(Sri. George) S/o. George Esq
No-10, Second Cross Street,
R.A. Puram, Chennai-64
AADPC 0252 B

TO AND IN FAVOUR OF

KGS DEVELOPERS LIMITED

A limited liability Company registered with the Registrar of Companies, Chennai under [REDACTED] dated 30th November, 1974, with Incometax [REDACTED], having its registered office at No. 10, II Cross street, Raja Annamalai Puram, Chennai 600028 and represented by its Director Gigi George, [REDACTED] son of George Easow [hereinafter referred to as the "PURCHASER"]

[the terms, the "Vendor" and the "Purchaser" shall wherever the context so permits, mean and include all their respective heirs, successors, legal representatives, assigns, administrators and executors of each Part]

WITNESSETH:

WHEREAS the Vendor is the sole, legal and absolute owner of the piece and parcel of agricultural lands and sites of an extent of 91 [ninety one] cents in Varadarajapuram village, Sriperumbudur Taluk, Kanchipuram District more fully and completely described in the schedule hereunder and hereinafter referred to as the "SAID PROPERTY" which the Vendor acquired two decades and more earlier among other pieces of lands around the said Property for its use and occupation for the development of the theme park in the name of "Kishkinta" and remain unutilized for the purpose in its holding AND the title documents, despite reasonable human efforts were not traceable and understood to have been lost or destroyed in a recent natural calamity of torrential rains and floods inundating the entire area in 2005 AND the Vendor having in his possession the revenue record as patta in its favour AND

For KGS DEVELOPERS LIMITED

[Signature]
Director



For NAVGAYAN MASS ENTERTAINMENTS LTD

[Signature]
Chairman

Identified By:

1. *[Signature]*
(K. SODARTY) S/o - KUPPUSAMY, No. 63, Kanari
Annal T.S.R., Adyar, Chennai - 20.

A. *[Signature]* (A.M.D. MUSTAFFA) S/o ABDUL NUTHAKA
(ol, Millathu kenna, 15), Big St, Triplicane
Chennai - 5

..... 28th day of May 2008
[Signature]
Sub-Registrar.

Registered as No. 2735 of 2008 of Book 1
Date: 28/5/08
[Signature]
Sub-Registrar.



Document No. 2735 of 2008 of Book 1
Contains 1 Sheets
1 Sheet.
[Signature]
Sub-Registrar.

WHEREAS the Vendor had been in quiet and useful possession and enjoyment of the said property without any let or hindrance since the date of acquisition AND

WHEREAS the Vendor, as per the Resolution of the Board of Directors of the Vendor Company dated 7.9.2006, offered sale of the said Property to augment resources in better investments AND

WHEREAS the Purchaser herein had been on the look out for purchase of real properties in the course of its business and the Purchaser having approached the Vendor for purchase of the said Property free of all encumbrances AND

WHEREAS the Vendor having offered to sell the said Property to the Purchaser herein free of all encumbrances for a consideration of Rs.4,55,000/= [Rupees four lakhs and fifty five thousand only] which offer of the Vendor, the Purchaser having accepted and the Purchaser having paid the agreed sale consideration of Rs.4,55,000/= [Rupees four lakhs and fifty five thousand only] which payment the Vendor doth hereby admit and acknowledge and acquit the Purchaser from further payment thereof AND

WHEREAS the agreed sale consideration having thus been paid by the Purchaser unto the Vendor, the Purchaser having requested the Vendor to execute and get registered a deed of absolute sale of the said Property in favour of the Purchaser, this Indenture is being executed:

IN WITNESSETH WHEREOF and in consideration of a sum of Rs.4,55,000/= [Rupees four lakhs and fifty five thousand only] having been paid by the Purchaser unto the Vendor, the Vendor doth hereby grant, convey, pass and sell to, unto and

For KGS DEVELOPERS LIMITED


Director

For NAVNEVA MASS ENTERTAINMENTS LTD


Chairman



Document No. 735 of 2008 Book 1
Contains 8 Sheets
3 Sheet.
Sub-Registrar



in favour of the Purchaser the said Property for the Purchaser to HAVE AND TO HOLD the same forever with all privileges of alienation as an absolute owner with all the existing easementary rights such as right of way, water, air, light etc. and appendages appurtenant thereto AND the Vendor doth hereby covenant unto the Purchaser that-

1] the Vendor is the sole, legal and absolute owner of the said Property and none else has any right, title and or interest in the same; be there any loss and/or damage to which the Purchaser is put to due to any defective title of the Vendor to the said Property, the Vendor doth hereby undertake to indemnify the Purchaser of all such losses and/or damages;

2] there exists no encumbrance such as mortgage, lease, lien and or charge or any power of attorney, will or agreement for sale of the said Schedule property and the title of the Vendor to the said Property is quite marketable;

3] the rates, taxes and outgoing in respect of the said property had been fully paid till the date of execution of these presents to the government and the local body and be there any rates or taxes in arrears and where the Purchaser opts to make good such arrears, the Vendor doth hereby undertake to reimburse the Purchaser of all such payments at the request and accounting by the Purchaser;

4] the Vendor doth hereby put the purchaser in vacant possession of the said Property with assurances of uninterrupted and uninterrogated possession, use and enjoyment of the said Property;

5] there exists no "lis pendens" affecting the right, title and or interest of the Vendor to the said Property before any civil or revenue forums nor are there any pending proceedings for attachment of the same for any cause of action;

For KGS DEVELOPERS LIMITED


Director

For NAVGAYA MASS ENTERTAINMENTS LTD.


Chairman



Document No. 2735 of 2008 Book 1
Contains 6 Sheets
4 Sheet.
dm
Sub-Registrar



6] there exists no impending proceedings for the acquisition and / or requisition of the said property for any specific purpose either by the Central or the State Governments; and

7] the Vendor doth hereby deliver to the Purchaser all documents in title to the said property with assurances of executing and if there need be getting registered any further document, paper, testimonial and or certificate to further strengthen the title of the Purchaser to the said Schedule Property at the request and cost of the Purchaser.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND AND SITE MEASURING AN EXTENT OF 91 CENTS SITUATED AT No. 111, VARADARAJAPURAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT WITHIN THE SUB REGISTRATION DISTRICT OF PADAPPAL AND REGISTRATION DISTRICT OF CHENNAI SOUTH COMPRISED IN THE FOLLOWING SURVEY NUMBERS:

S.NO. 481/2	..	0.91 ACRE
Total extent	..	0.91 ACRE

[NINETY ONE CENTS]

All within the local limits of Varadarajapuram Panchayat and Kundrathur Panchayat Union.

The Market value of the property is Rs.47,65,500/-

For KGB DEVELOPERS LIMITED

[Signature]
Director

For NAKKAYA MASS ENTERPRISES LTD,

[Signature]
Chairman



Document No. 235 of 2008 Book 1
Contains 5 Sheets
Sheet.

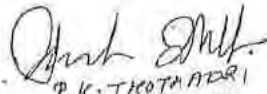
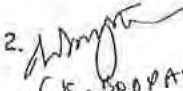
Sub-Registrar



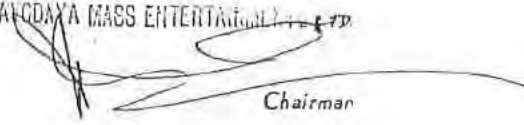
KARNATAKA DEVELOPERS LIMITED

IN WITNESSETH THEREOF, THE VENDOR AND THE PURCHASER
HEREIN DO HEREBY SET THEIR RESPECTIVE HANDS AND SEALS AND
SUBSCRIBE THEIR SIGNATURES ON THE DAY, MONTH AND YEAR
FIRST WRITTEN IN THE PRESENCE OF-

WITNESSES:

1. 
P. K. THEOTANDER
Chennai - 404
2. 
(K. SOOPATHY)
S/o. KUPPUSAMY
Chennai - 28.

For WANGDAYA MASS ENTERTAINMENT LTD


Chairman

[VENDOR]

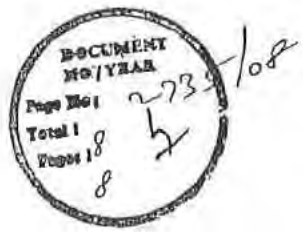
For KGS DEVELOPERS LIMITED

[PURCHASER]


Director

Drafted by


Roll No. BCM 474/1968, High Court, Madras.



f-4

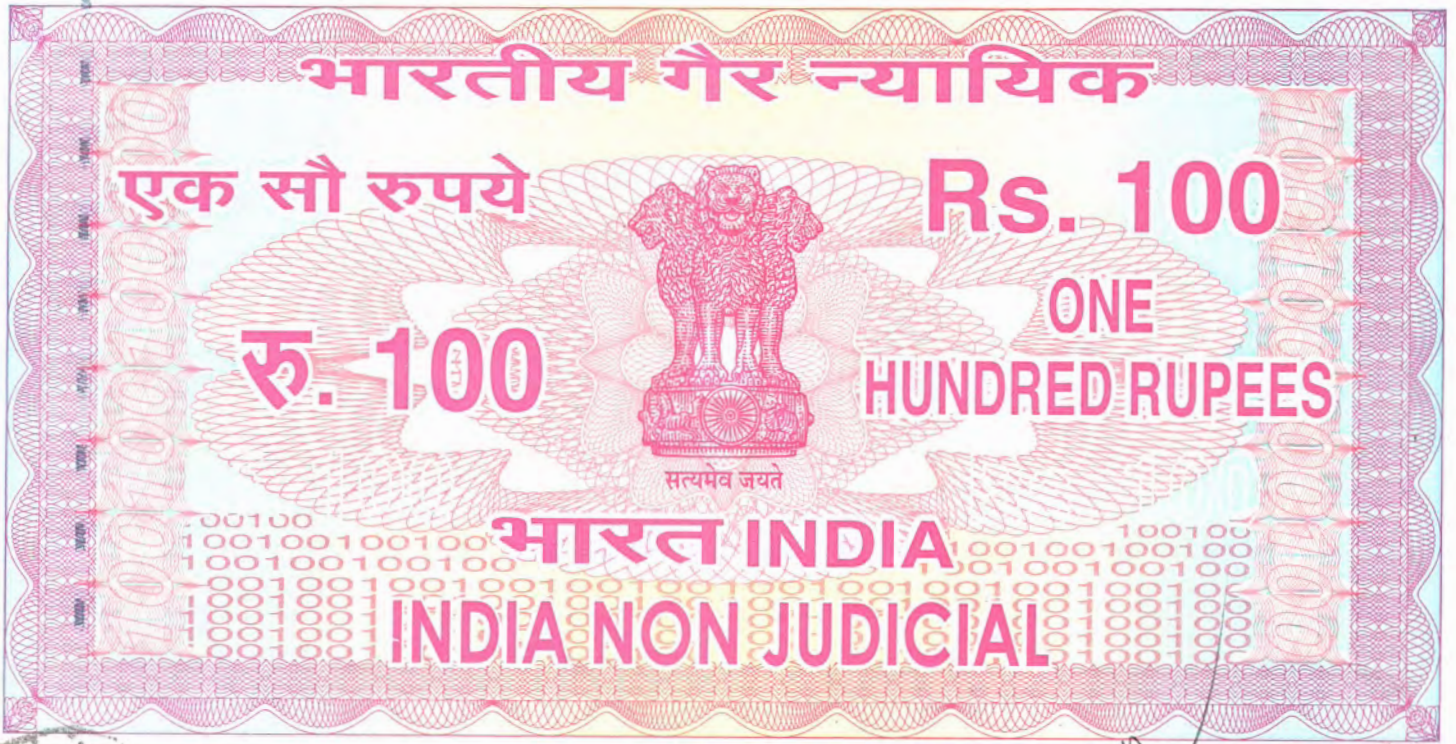
[Handwritten signature]

A7152
100
30

[Faint handwritten notes and scribbles]

Document No: 2935 of 1000 Book 1
 Contains 6 Sheets
6 Sheet.
[Signature]
 Sub-Registrar.





தமிழ்நாடு தமில்நாடு TAMILNADU

16 JUL 2024

NSpire Developers LLP

EF 289311

J. JAYAKAR
 STAMP VENDOR
 L. NO. 17/63/1997
 ANNA NAGAR, CHENNAI - 600 040.



Certified Copy Application No. CCA/Padappai/106/2024

-----Certified Copy of R/Padappai/Book4/417/2007-----

1st Page Correction NIL



கமலிபுரம் 6 தமிழ்நாடு TAMILNADU

348
24/3/07

NAVODAYA MASS
ENTERTAINMENTS LTD

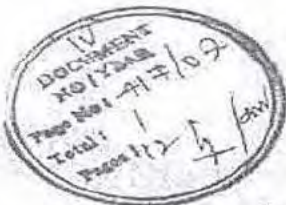
Handwritten signature and initials.

B 302947

REGISTRATION
STATIONER
L.N.S. COLLEGE ROAD
CHENNAI - 600 012
Phone: 2334 1111

GENERAL POWER OF ATTORNEY

This General Power of Attorney executed at Chennai, on this 24th day of March, 2007 by NAVODAYA MASS ENTERTAINMENTS LIMITED, a company duly incorporated under the Companies Act, 1956 having its office at No.82, Varadharajapuram, Tambaram West, Chennai-600 044 duly represented by its Chairman & Managing Director Mr.M.C.Punnose s/o late Mani Chacko aged 80 years and Joint



(JOSE PUNNOSE)

(M.C. PUNNOSE)

A17

BKA/2007

2007...வருடம்...150...
படம்...
படப்பை காப்பதற்காக அனுப்புவதில்
தாமதம் செய்து கட்டணம் ரூ. 150



417...2007...
ஆவண எண்... A17
நாள்...
வது நாள்

இடது பெருவிரல்



சான்றிதழ் கொடுத்தவர்
பெருவிரல்

சார் பதிவாளர்
படப்பை

(M. C. ANNASE) S/o. Mami
No. 52, Varadharajapuram,



(M. C. ANNASE) S/o. Mami Chacko
No. 52, Varadharajapuram
Passport No Z123166
Cochin

இடது பெருவிரல்



(JESSE ANNASE) S/o. M. C. ANNASE, No. 52,
Varadharajapuram, CH-44.

இன்னொன்று குறித்தவர்

2003 A17 Chennai (West)
2007/17N/009/0134.30/1998 valichu pro 06/1

(K. SUBBATHY) S/o. K. SUBBATHY, No. 63, Kamaraj Avenue East, CH-20

P. K. THATHARI

P. K. THATHARI S/o K. Parthasarathy, 19, Judge, Raj 1st
Chennai 600027.

2007 ம் வருடம் டிசம்பர் மாதம் 23 தேதி

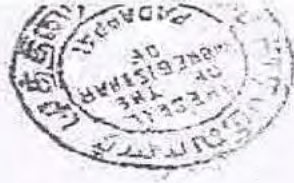
சார்பதிவாளர்



4...புத்தகம்...
23.2007

சார்பதிவாளர்

வது நாள்
சார்பதிவாளர்



- 3 -

WHEREAS the terms PRINCIPALS and ATTORNEY shall, wherever the context so permits mean and include all their respective legal heirs, successors, assigns, legal representatives, administrators and executors of each part WITNESSETH :

WHEREAS the PRINCIPALS are the absolute owners and in possession of the landed properties to the extent of about 114.675 Acres in Varadarajapuram and Erumiyur Villages Sriperumbudur Taluk, Kanchipuram District (more fully described in 'SCHEDULE - A' annexed hereunder) having acquired the same from various parties under various Sale Deeds for the purpose of using the same for their 'Theme Park' namely 'KISHKINTA'.

WHEREAS the said 'Theme Park' has occupied only 49.76 Acres (more fully described in the 'SCHEDULE-B' annexed hereunder) out of the total area of 114.675 Acres owned by the PRINCIPALS leaving the remaining 64.915 Acres (more fully described in the 'SCHEDULE- C' annexed hereunder and hereinafter referred to as the 'SAID PROPERTY') absolutely vacant from the date of acquiring to date and the PRINCIPALS have no idea of extending the area occupied by the said 'Theme Park' in future.

WHEREAS the PRINCIPALS are busy with their own business of running the 'Theme Park' they thought it expedient to nominate and appoint a lawfully constituted agent being the said ATTORNEY with the following privileges on their behalf concerning the management and development of the 'SAID PROPERTY'.

1. To negotiate for sale of the 'SAID PROPERTY' either whole or in part in divided or undivided shares for consideration as the ATTORNEY may think and deem proper and enter into an agreement of sale or agreements of sale or memorandum of understanding for the purpose.
2. To fix the consideration and receive advance, full sale price, for the 'SAID PROPERTY' or its shares or parts from the purchaser or purchasers and to give proper and expedient receipts thereof.
3. To sign and execute on their behalf any document or documents of sale or otherwise dispose of the 'SAID PROPERTY' either with or without building, in favor of



(JOSE PUNNOSE)

(M. C. PUNNOOSE)

-A-

the prospective purchaser or purchasers in one or more sale deed or sale deeds, either in divided or undivided share or shares or in a lot and handover possession thereof to the purchaser or purchasers.

4. To admit execution and to present any document or documents so executed in respect of the 'SAID PROPERTY' to the registering officers and concerned authorities having jurisdiction to register the same and to get the same registered and receive such registered documents from the registering officers / authorities.

5. The PRINCIPALS hereby confirm that the ATTORNEY may borrow against the security of the 'SAID PROPERTY' by deposit of title deeds or otherwise encumber the 'SAID PROPERTY' and execute necessary papers, documents, mortgage deed etc. as he deems fit for the said purpose.

6. To negotiate with tenants, lessees with a view to rent or lease the property whether vacant or with building and structures as the case may be or any future construction on the 'SAID PROPERTY' to sign such tenancy or lease agreements, receive advance and rent from such tenants/lessees, to handover possession to such tenants/lessees and give valid discharge to such tenants/lessees under the respective agreement.

7. To sign other documents such as Patta Transfer forms and all other papers/forms needed thereof and to do all such acts, deeds and things as may be necessary and reasonably required for effectively conducting and concluding the registration of the document or documents.

8. To execute, admit execution and register all forms of transactions as envisaged under the Transfer of Property Act with reference to the 'SAID PROPERTY'.

9. To enter appearance before any court, be it civil or criminal, tribunals, consumer forums, police station and the like by himself or through duly appointed



[Signature]
(JOSE PUNNOSE)

[Signature]

(M.C. PUNNOSE)

(JOSE PUNNOSE)

6th Page Correction *ML*

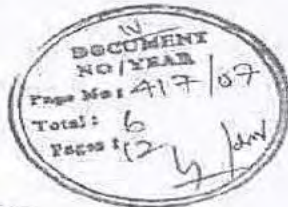
.5.

attorneys to prepare, attest and file plaints, complaints, written statements, objections, cross verifications, appeals, revisions, petitions and the like and to prosecute and defend any matter pertaining the said property, to swear and affirm affidavits attest applications and further execute any testimonial for the furtherance of the interest of the PRINCIPAL in the SAID PROPERTY. For these purposes to engage advocates, sign vakalats, offer evidence, deposit and withdraw amounts, from and out of all statutory authorities, compromise, settle any dispute and to deal with all or any matters connected with any dispute, if any arises, with reference to the 'SAID PROPERTY'.

10. To undertake and complete the construction of any building in the 'SAID PROPERTY' and for that purpose engage contractors, architects and such others for their professional services in any manner as the ATTORNEY deems fit.

11. To sign all papers and documents like building plans, affidavits, applications, letters, indemnities, authorizations, and corrections, before the competent authorities of the respective departments or bodies of the Government like Chennai Metropolitan Development Authority, Corporation of Chennai, Chennai Metropolitan Water Supply And Sewerage Board, Tamilnadu Electricity Board etc., as the case may be for the purpose of obtaining necessary sanctions conneted with the 'SAID PROPERTY' in respect of any or all of the following matters :

- a) Sub-division of the 'SAID PROPERTY'
- b) Constitution / Reconstitution of the 'SAID PROPERTY'
- c) Amalgamation or Reclassification of the 'SAID PROPERTY'
- d) Apply, submit and obtain all sanctions in respect of the proposed construction of the building or buildings and receive completion certificates from all the concerned authorities.
- e) To apply for the additions, revisions and alterations to the existing building or buildings that may be constructed thereon.




(JOSE PUNNOOSE)


(M.C. PUNNOOSE)

-6-

- f) To apply for and obtain patta from the Thasildar or any other competent Authorities;
- g) To pay property tax dues and obtain valid receipts.
- h) To cause inspection of the SAID PROPERTY by any prospective buyer, architects, developers and the like.
- i) To enter into possession of the SAID PROPERTY, survey, level and lay it out in convenient plots as per the prescribed standards as applicable to layouts for due approvals by the competent authority.

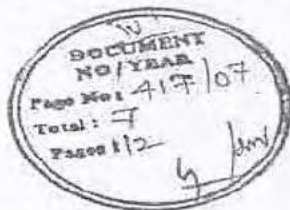
12. To deliver possession of such proposed building or any portion thereof including Car parks, common areas, terrace areas and private gardens to the purchaser or purchasers as the ATTORNEY may decide and receive such consideration as the ATTORNEY may deem fit and issue receipts for and on behalf of the PRINCIPALS.


13. To delegate, nominate and appoint any other person or persons for any specific purpose by executing and registering necessary Deed or Deeds of Power of Attorney to carryout all or any of the above said objects.


14. To cause publications of any matter pertaining the SAID PROPERTY in any media for the due administration of the SAID PROPERTY including advertisements and public notices.

15. Be there any difference pertaining the exercise of privileges under this indenture or in respect to the administration of the SAID PROPERTY, such difference be sorted out by due process of arbitration than to resort to court proceedings to redress the grievances among the parties concerned.

16. To do all acts, deeds and things as may be necessary and reasonably required for completing the aforesaid matters, as fully effectually in all respects as the PRINCIPALS would do the same if they are personally present.




(J. S. PUNNOOSE)


(M. C. PUNNOOSE)

17. The PRINCIPALS confirm that all acts, deeds and things done by their ATTORNEY in regard to the 'SAID PROPERTY' will be binding on them and the PRINCIPALS does hereby agree and undertake to ratify and confirm all the acts, deeds and things whatever that their ATTORNEY may do or cause to be done by virtue of these presents.

18. The ATTORNEY shall maintain true and proper accounts of the receipts and payments and produce for the perusal of the PRINCIPALS at all reasonable times. The Attorney is authorized to open, conduct and close any nature of Bank account with any of the Nationalized, Scheduled or Co-operative Banks for this purpose.

SCHEDULE - A

DETAILS OF LAND OWNED BY NAVODAYA MASS ENTERTAINMENTS LIMITED AT VARADARAJAPURAM AND ERUMIYUR VILLAGES.

Sl.No.	Survey No.	Extent(in cents)	Sl.No.	Survey No.	Extent(in cents)
1.	148/4	4			
2	149/4	52	50	455/3,470/1	144
3	150/4	13	51	454/2,455/1	166
4	150/5	13	52	456/1,355/2A	156
5	150/13	14	53	417,447	190
6	150/14	7	54	352,455/2	187
7	151/2	35	55	342/2B1,2B2	172
8	353/1B	50	56	458/2,355/1, 454/2B	163
9	353/1A	110	57	470/1	132
10	353/2	78	58	460/1,456	150
11	354	124	59	475/1B	130
12	412	43	60	459/2B,459/1B 454/2A	169
13	415/1	40	61	415/1A	187
14	415/1A1,1A2,1A3 1A4,1A5,1A6&1B	20	62	350/2	145
15	416/2,417/1B	74	63	351/3	185.5
16	417/1B,416/2	6	64	456/1A,456	150
17	417/1B,416/2	6	65	483/1A,340/1	185
18	417/1B,416/2	10	66	344/1A,344/1B, 344/1C	180
19	417/1B,416/2	9	67	340/1,483/1B	146
20	416/1,417/1A,419/1	123	68	340/1,340/2	184
21	417/2	48	69	475/1,342/2A, 480/2A	189.5


(JOSE PUNNOOSE)




(M.C. PUNNOOSE)

-8-

22	417/1B,416/2	9	70	344/1A1C,344/2A 342/2A,352/1	175
23	417/1B,416/2	9	71	352/1,471/1	182
24	421	30	72	343/1,475/2 341/1B	186.5
25	444/2A5A	15	73	474/1B,479/1B 479/2B	187
26	444/2A5B	51	74	474/2,475/1	170
27	444/2B1	30	75	479/1B2B,351/1, 474/2	183
28	444/2B2	22	76	480/1,341/1B, 481/1,482/3B	182
29	444/2B3	23	77	476/2,480/1	183
30	445/2	63	78	481/1,352/1 352/2	180
31	446Part	45	79	414,352/2	188
32	446/1,446/2	75	80	416,418,420pt.	177
33	446/2B	50	81	354pt,417/1A,418	184
34	447/1	93	82	445/2,458/1	163
35	453/1	215	83	418,446/2A 480/2,420	191.5
36	454/1A,454/1B	67	84	420,482/2,420, 460/2	176
37	464/4	37	85	454/2A,454/2,464/2	175
38	463/1	83	86	417,463/2,354, 419/2	188
39	461	138	87	462,354,461	189
40	461	130	88	354,461,466/2B2	165
41	466	123	89	460/2,462	190
42	466	125	90	448	172
43	467	125	91	459/2,454/2A, 355/1,460	190
44	467	125	92	404,415/2,416/3	178
45	467	125	93	459/2,454/2A,355/1 466,404,415/2,416/3	162
46	470/2A,470/2B	175	94	471/3	137
47	351/2,351/3	170.5	95	343/2	251
48	415/1A,448	143	96	481/2	92
49	456/1A,459/1A, 459/1B	184		TOTAL EXTENT	11467.5



(JOSE PUNNOSE)

(M.C. DUNNOSE)

9.

SCHEDULE - B
DETAILS OF LAND OCCUPIED BY THE THEME PARK 'KISHKINTA'

Sl.No.	Survey No.	Extent(in cents)	Sl.No.	Survey No.	Extent(in cents)
1	353/1B	50	36	417	90
2	353/1A	110	37	447	100
3	353/2	78	38	352	97
4	415/1 ¹	40	39	455/2	90
5	416/2,417/1B	74	40	344/1A1C	20
6	417/1B,416/2	6	41	418	40
7	417/1B,416/2	6	42	420pt	93
8	417/1B,416/2	10	43	458/1	100
9	417/1B,416/2	9	44	418,446/2A,	90
10	417/1A	8	45	417/1	44
11	417/2	48	46	418	40
12	416/2,417/1B	9	47	420	62
13	416/2,417/1B	9	48	420	30
14	446/2	25	49	NIL	NIL
15	447/1	93	50	460/2	46
16	453/1	215	51	454/2A	74
17	461	268	52	454/2	62
18	464/4	37	53	464/2	39
19	415/1A	100	54	417	7
20	448	43	55	354	23
21	456/1A	100	56	462	70
22	459/1A,1B	84	57	354,461	119
23	455/3	94	58	354,461	140
24	454/2	70	59	460/2	40
25	456/1	100	60	462	150
26	355/2A	56	61	448	172
27	458/2	100	62	459/2,454/2A,355/1, 460	190
28	355/1	29	63	404	1
29	454/2B	34	64	415/2	100
30	456	50	65	459/2,454/2A,355/1, 466	112
31	460/1	100	66	404,415/2,416/3	50
32	459/1B,2B	99			
33	454/2A	70			
34	415/1A	187			
35	456,456/1A	150			
				TOTAL	4976



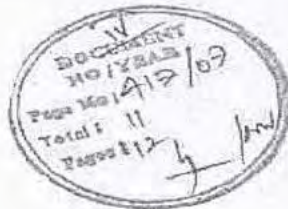
(JOSIE PUNNOSE)

(M.C. PUNNOSE)

- 10 -

SCHEDULE - C (SAID PROPERTY)
DETAILS OF LAND AVAILABLE FOR DEVELOPMENT

Sl.No.	Survey No.	Extent (in cents)	Sl.No.	Survey No.	Extent (in cents)
1	148/4	4	39	444/2A5B	51
2	149/4	52	40	445/2	63
3	150/4	13	41	445/2	63
4	150/5	13	42	446/1B	45
5	150/13	14	43	446/1C	50
6	150/14	7	44	446/2B	50
7	151/2	35	45	446/2B2	25
8	340/1	158	46	454/1A	33
9	340/2	126	47	454/1B	34
10	341/1B	102	48	455/1	96
11	342/2A	163	49	463/1	83
12	342/2B1	98	50	463/2	84
13	342/2B2	74	51	466	248
14	343/1	100	52	467	375
15	343/2	251	53	470/1	182
16	344/1	100	54	470/2A	125
17	344/1B	46	55	470/2B	50
18	344/1C	34	56	471/1	132
19	350/2	145	57	471/3	137
20	351/1	104	58	471/1B	107
21	351/2	124	59	474/2	100
22	351/3	232	60	475/1	230
23	352/1	192	61	475/1B	130
24	352/2	93	62	475/2	35.5
25	354Pt	100	63	476/2	103
26	412	43	64	479/1B,2B	99
27	414	155	65	480/1	99
28	415/1A1 to 415/1A6 & 415/1B	20	66	480/2A	39.5
29	416/1	36	67	480/2	39.5
30	416	44	68	481/1	92
31	416/3Pt	77	69	481/2	92
32	419/1	79	70	482/2A,2B	100
33	419/2	74	71	482/3B	40
34	421	30	72	483/1A	105
35	444/2B1	30	73	483/1B	126
36	444/2B2	22		TOTAL EXTENT	6491.5
37	444/2B3	23			
38	444/2A5A	15			




(JOSE PUNNOOSE)



(M.C. PUNNOOSE)

19. The PRINCIPALS agree and confirm that they neither will appoint any other person or persons as Agent or Agents or Attorney or Attorneys nor revoke this power of attorney during the currency of this indenture.

20. The PRINCIPALS hereby confirm that they have not received any consideration for appointing the ATTORNEY.

IN WITNESSETH HEREOF the PRINCIPALS doth hereby set their hands and subscribe their signatures on the day, month and year first above written.

Witnesses :

1. *[Signature]*
P.K. TROTHARI
19, Judge Chy 287
Chennai 60007.

[Signature]
(M.C. PUNNOSE)

2. *[Signature]*
(K. BOOBATHY)
S/o KUPPUSAMY
No-63, Kamaraj Avenue Det.,
Adyar, Chennai-20.

[Signature]
(JOSE PUNNOSE)
PRINCIPALS.

Drafted by : Self Drafted.

[Signature]
(M.C. PUNNOSE)



PAGE COPY
 Total Page Count: **NIL**
 Total Page Count: **NIL**
 Xerox Copy Taken by
 do. Verified by
S. R. O. PADAPPAL
1.8.2024

சார் பதிவுகம்
 படப்பை

சார் பதிவுகம்
 படப்பை



0. 106 : நான்
 கீழ்க்கண்ட நான்
 கீழ்க்கண்ட நான்
 கீழ்க்கண்ட நான்
 கீழ்க்கண்ட நான்
 1.8.2024

சார் பதிவுகம்
 படப்பை



தமிழ்நாடு தெலிளநாடு TAMILNADU

6472
1.3.11

M/s. KGS Developers Ltd
Chennai-20

[Signature] P. 092041

K. VIJITA MENON,
STAMP VENDOR
L.No.8599/21/2000 DL31,3.03
22/104, ELLAIATTAN KOIL ST.,
ADYAR, CHENNAI - 600 020.

SALE DEED

THIS DEED OF SALE is executed at CHENNAI on this 11th day of November 2011,
by

M/s. NAVODAYA MASS ENTERTAINMENT LIMITED, a limited liability company registered with the Registrar of Companies with [redacted] and Income Tax [redacted] having their registered office at No.82, Navodaya Lands, Varadarajapuram, Tambaram West, Darkas Ward II, Chennai 600 044 represented herein by their authorized Attorney Mr.K.KUMARAN (authorized vide deed of General Power of Attorney dated 02.03:2007 and registered as document No.417/2007 in the files of the Sub-Registrar, Padappai), son of late K.P.Kandasamy, aged about 45 years,

3955/2012
14/3/2015
1780/2015
14/3/2015
2805/2015
14/3/2015
9/1/2015

For KGS DEVELOPERS LIMITED

[Signature]

Managing Director



Verified
11/3/2011

[Signature]

7073
2011

2/8/11

50/11/11

Verdicator (Part 3) 1950
 S.No. 1950
 Date of 2011
 (Value as) one crore twelve lakhs
 fourteen thousand and four hundred
 and no paise only
 Reason of the Impugned ...
 Gugi George ... Chennai

Signature: [Signature]
 Sub-Registrar's Office
 PADAPPAI
 Collector and
 41 of the India Stamp Act

Presented in the Office of the
 Sub Registrar of Padappai and
 fee of Rs. 14,02,000/- paid Between
 the hours of ... 3.04 ...

11th November 2011

LEFT THUMB



Document No. 7073 of 2011 Book ...
 Contains ... 17 ... Sheets
 ... / ... Sheet



[Signature]
Sub-Registrar

"Additions as per the recitals of this Document"

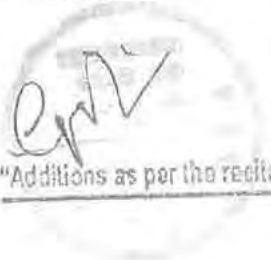
Execution Admitted by: LEFT THUMB



[Signature]

"Additions as per the recitals of this Document"

Claim Admitted by: LEFT THUMB



"Additions as per the recitals of this Document"



residing at No.10, Royal Enclave, Besant Avenue Road, Adyar, Chennai - 600 020, hereinafter referred to as the **VENDOR**.

TO AND IN FAVOUR OF

M/s. KGS DEVELOPERS LIMITED (██████████), a Company incorporated under The Companies Act, 1956, having its Registered Office at KGS CORPORATE HOUSE, No.43, Besant Avenue Road, Adyar, Chennai 600 020, and represented herein by its Managing Director, **Mr.Gigi George**, son of Mr.George Easow, hereinafter referred to as the **PURCHASER**.

The terms **VENDOR** and **PURCHASER** shall, wherever the context so permits or requires, mean and include their respective legal representatives, administrators, executors, successors - in - interest and assigns etc.

WHEREAS the **VENDOR** is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of **62.65 Acres**, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, and a property admeasuring to a total extent of **1.38 Acres**, comprised in various Survey numbers situated at Erumaiyur village, Sriperumbudur Taluk, Kancheepuram District, he had purchased the same vide various Sale Deeds as detailed below:

Varadharajapuram village:

Sl.No.	Document No.	Survey Nos. as per document (Varadharajapuram)	Survey Nos. as per patta	Extent (in Acres)
1	6383/1992	474/2, 475/1	474/2B, 475/1	1.70
2	6343/1992	4741B, 479/1B,2B	474/1B,479/1B2, 2B2	1.87
3	3466/1989	416/1, 419/1	416/1, 419/1	1.15
4	628/1997	343	343/2	2.51
5	6536/1992	354pt	354/1	1.00

For KGS DEVELOPERS LIMITED

Gigi George

Managing Director

Gigi George



6	6575/1997	419/2,463/2	419/2,463/2	1.57
7	5800/1990	444/2A5B	444/2A5B	0.51
8	2413/1991	446/2B	446/2B2	0.50
9	6100/1992	467pt	467	1.25
10	6282/1992	467pt	467	1.25
11	6283/1992	467pt	467	1.25
12	5424/1990	445/2	445/2A	0.63
13	6076/1992	342/2B1,2B2	342/2B1,2B2	1.72
14	1148/1996	471/3	471/3	1.37
15	6266/1992	344/1A1C,342/2A,352/1	344/1C,342/2A,352/1	1.55
16	6267/1992	352/1, 471/1	352/1, 471/1	1.82
17	6084/1992	351/3	351/3	1.86
18	6384/1992	351/1,474/2,479/1B,2B	351/1, 474/2B, 479/1B2 & 2B2	1.83
19	5929/1992	470/2A,2B	470/2A,2B	2.00
20	5928/1992	446pt	446/1B	0.45
21	6518/1992	352/1,352/2	352/1,352/2	1.60
22	6573/1992	482/2	482/2A, 2B	1.00
23	6535/1992	416	416/2A	0.44
24	5763/1989	412	412/1	0.43
25	3669/1989	454/1A,1B	454/1 & 454/1B	0.67
26	6007/1990	444/2A5A Pt	444/2A5A2	0.15
27	6537/1992	445/2	445/2A	0.63
28	6145/1992	344/1A,1A1B,1A1C	344/1A, 344/1B & 344/1C	1.80
29	3672/1989	446/1	446/1C	0.50
30	6017/1990	444/2B1	444/2B1B	0.30
31	6642/1992	416/3	416/3	0.77
32	4574/1989	463/1	463/1	0.83
33	6071/1992	470/1	470/1	0.50
34	6475/1992	480/1,341/1B,482/3,481/1Pt	480/1,341/1B,482/3B,481/1	1.56
35	6072/1992	455/1	455/1	0.96
36	5595/1990	421	421/1	0.30
37	3991/1990	415/1A1 to 415/1A6,1B	415/1A1 to 415/1A6,1B	0.20

For KGS DEVELOPERS LIMITED



Managing Director


Document No. 7073 of 2011 Book 1
Contains 17 Sheets
3 Sheet



[Signature]
Slip Registrar

38	5909/1990	444/2B2	444/2B2	0.22
39	6572/1992	446/2B & 480/2A	446/2B1 & 480/2B	0.90
40	6144/1992	483/1A,340/1pt	483/1B & 340/1	1.85
41	6146/1992	483/1B,340/1pt	483/1A & 340/1	1.46
42	6147/1992	340/1,340/2	340/1 & 340/2	1.84
43	6476/1992	476/2,480/1	476/2,480/1	1.83
44	5988/1992	351/2, 351/3	351/2, 351/3	1.71
45	6078/1992	470/1	470/1	1.32
46	6342/1992	341/1B,343/1,475/2	341/1B,343/1A,475/2B	1.87
47	6083/1992	350/2	350/2	1.45
48	2633/1991	466	466/1	1.23
49	2591/1991	466	466/1	1.25
50	5882/1992	444/2B3	444/2B3	0.23
51	6265/1992	475/1,342/2A,480/2A	475/1,342/2A, 480/2A1	1.90
52	6519/1992	414,352/2	414,352/2	1.88
53	6080/1992	475/1B	475/1	1.30
			TOTAL	62.65

Erumaiyur village:

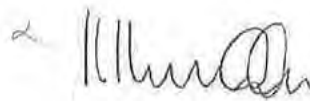
Sl.No.	Document No.	Survey Nos. as per document (Erumaiyur)	Survey Nos. as per patta	Extent (in Acres)
1	5766/1989	149/4	149/4	0.52
2	5764/1989	148/4 [p]	148/4B	0.04
3	5770/1989	151 [p]	151/2	0.35
4	5769/1989	150/5 [p]	150/5 B	0.13
5	5768/1989	150/13	150/13	0.14
6	5765/1989	150/14	150/14	0.07
7	5767/1989	150/4 [p]	150/4B	0.13
			TOTAL	1.38

AND WHEREAS the **VENDOR** is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands admeasuring to a

For KGS DEVELOPERS LIMITED



Managing Director




Document No. 7073 20A Book 1
Contains 17 Sheets
..... Sheet



[Signature]
Sub-Registrar

total extent of 64 Acres and 03 cents, which is morefully described in the Item No.1 & 2 of schedule hereunder (and hereinafter referred to as Schedule property) uninterruptedly paying all taxes thereon and enjoying all benefits thereof.

AND WHEREAS the VENDOR offered to sell and the PURCHASER agreed to purchase all that piece and parcel of Schedule property for a total sale consideration of sum of Rs.14,01,85,600/- (Rupees Fourteen Crores One Lakh Eighty Five Thousand And Six Hundred only), free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH

1. That in consideration of the aforesaid recitals, agreements and in consideration of Rs.14,01,85,600/- (Rupees Fourteen Crores One Lakh Eighty Five Thousand And Six Hundred only), already paid by the PURCHASER to the VENDOR herein, the receipt of which sum the VENDOR herein doth hereby admit and acknowledge and acquit the PURCHASER from the payment of any further amount, the VENDOR doth hereby grant, convey, transfer and assign by way of absolute sale to the PURCHASER, all that piece and parcel of land more fully described in the Schedule property ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the Schedule property or any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of the VENDOR in and to the Schedule property and TO HAVE AND TO HOLD the Schedule property hereby conveyed and assigned or expressed so to be unto the PURCHASER hereby absolutely and free from all encumbrances and for ever;
2. And the VENDOR doth hereby covenant with the PURCHASER that notwithstanding anything done by the VENDOR, omitted or knowingly suffered, the said VENDOR have full power and sole absolute right to convey, grant and

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 7073 of 2011 Book
Contains 17 Sheets
5 Sheet



[Handwritten Signature]
Sub Registrar

assign the Schedule property to the use & occupation of the **PURCHASER** hereby absolutely and the Schedule property may be entered into held and enjoyed by the said **PURCHASER** without any let, hindrance, interruption or claim by the said **VENDOR** or any person claiming through or trust for the **VENDOR** or the **VENDORS'** predecessors-in-title;

3. The **VENDOR** doth hereby further assure the **PURCHASER** that the Schedule Property is free from all encumbrances, charges and mortgages and that the same is not subject matter of any acquisition or requisition proceedings, lien, litigations, attachments, maintenance, claims, Will or subsisting agreement for sale and that the same has not been offered as security or collateral security to anyone;
4. The **VENDOR** doth hereby covenant that the **VENDOR** has full and absolute indefeasible proprietary right to sell the Schedule Property to the **PURCHASER** and no one else other than the **VENDOR** herein has any right, vested or contingent, which can in any way derogate from the absolute indefeasible proprietary right and interest hereby conveyed.
5. The **VENDOR** doth hereby agree and covenant with the **PURCHASER** that the **PURCHASER** shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the Schedule Property hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under the **VENDOR** or any of those from whom the **VENDOR** derived title or interest and the **VENDOR** will indemnify the **PURCHASER** and keep the **PURCHASER** well and sufficiently indemnified against all actions, claims, damages, demands, actions-at-law and other proceedings at the instance of any person or persons and against all losses, damages, cost and expenses which the **PURCHASER** may

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 7023 of 2011 Book 1
Contains 7 Sheets
..... Sheet

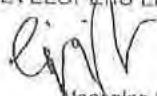


[Handwritten Signature]
Registrar

sustain, incur or be put to by reasons of any such claims or demands, action-at-law and proceedings or defect in title.

6. The **VENDOR** doth hereby also covenant with the **PURCHASER** that they and all persons claiming through or under them shall and will from time to time at the request and cost of the **PURCHASER**, do execute or cause to be done, executed, all such acts, deeds and things whatsoever for further and more perfectly assuring the title and peaceful and effective possession of the Schedule property according to the true intent and meaning of these presents as shall and may reasonably be required by the **PURCHASER**.
7. The **VENDOR** hereby gives consent for mutation of records in the name of the **PURCHASER** in respect of the Schedule property with Revenue, Panchayat/local body and other concerned departments/authorities.
8. The **VENDOR** further covenants with the **PURCHASER** that all taxes and rates and other charges and outgoings in respect of the Schedule Property have been paid up to the date and the **PURCHASER** herein shall be liable to pay the said charges and taxes hereafter payable in respect of the Schedule Property hereby conveyed from this date. If at a later date it is found that any taxes and rates relating to the period prior to the execution and registration of this sale deed are due and payable, the **VENDOR** agrees to pay the same to the **PURCHASER** on intimation from the **PURCHASER**.
9. The **VENDOR** has this day handed over all the original title deeds and other documents pertaining to the schedule property to the **PURCHASER**.

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 7073 of 2011 Book 1
Contains 13 Sheets
3 Sheet



[Signature]
Sub-Registrar

10. The **VENDOR** has this day relinquished his title, rights and delivered legal possession of the Schedule Property to the **PURCHASER**.

SCHEDULE

(Property hereby conveyed)

Item No.1

All that piece and parcel of vacant land admeasuring to a total extent of 62.55 Acres or thereabouts, as detailed below, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

Sl.No.	Survey Nos.	Extent as per document in Acres	Extent as per Patta in Ares
1	340/1	1.58	64.0
2	340/2	1.26	51.0
3	341/1B	1.02	41.0
4	342/2A	1.63	66.0
5	342/2B1	0.98	39.5
6	342/2B2	0.74	30.0
7	343/1A	1.00	40.0
8	343/2	2.51	101.5
9	344/1A	1.00	40.5
10	344/1B	0.46	18.5
11	344/1C	0.34	13.8

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 7073 of 2011 Book 1
Contains 17 Sheets
2 Sheet



[Handwritten Signature]
Sub-Registrar

12	350/2	1.45	58.5
13	351/1	1.04	42.0
14	351/2	1.24	50.0
15	351/3	2.32	94.0
16	352/1	1.92	77.5
17	352/2	0.93	37.6
18	354/1	1.00	40.5
19	412/1	0.43	17.5
20	414/1	1.55	62.5
21	415/1A1 to 415/1A6 & 415/1B	0.20	8.0
22	416/1	0.36	14.5
23	416/2A	0.44	17.8
24	416/3	0.77	31.0
25	419/1	0.79	33.5
26	419/2	0.74	30.0
27	421/1	0.30	12.0
28	444/2B1B	0.30	12.0
29	444/2B2	0.22	9.5
30	444/2B3	0.23	8.0
31	444/2A5A2	0.15	6.0

For KGS DEVELOPERS LIMITED

[Signature]
Managing Director

[Signature]




Document No. 7023 of 2011 Book 1
Contains 179 Sheets
..... Sheet



Sub Registrar

32	444/2A5B	0.51	20.5
33	445/2 (P)	0.63	25.5
34	445/2B	0.63	25.5
35	446/1B	0.45	19.0
36	446/1C	0.50	19.0
37	446/2B1	0.50	20.0
38	446/2B2.	0.50	20.5
39	454/1	0.33	13.0
40	454/1B	0.34	13.5
41	455/1	0.96	39.0
42	463/1	0.83	33.5
43	463/2	0.83	33.5
44	466/1	2.48	100.0
45	467	3.75	151.5
46	470/1	1.82	73.5
47	470/2A	1.00	39.5
48	470/2B	1.00	41.5
49	471/1	1.32	53.5
50	471/3	1.37	55.5
51	474/1B	1.07	43.5
52	474/2B	1.00	40.5

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 707B 2011 of Book 1
Contains 17 Sheets
10 Sheet



[Handwritten Signature]
Sub-Registrar

53	475/1	3.60	146.0
54	475/2B	0.36	14.5
55	476/2	1.03	41.5
56	479/1B2 & 479/2B2	0.99	40.0
57	480/1	0.99	40.0
58	480/2A1	0.40	16.0
59	480/2B	0.40	15.0
60	481/1	0.46	19.0
61	482/2A & 2B	1.00	40.5
62	482/3B	0.40	16.0
63	483/1A	1.26	51.0
64	483/1B	1.05	42.5
	Total	62.65	2531.7

Item No.2

All that piece and parcel of vacant land admeasuring to a total extent of 1.38 Acres or thereabouts, as detailed below, situated at Erumaiyur village, Sriperumbudur Taluk, Kanchepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

For KGS DEVELOPERS LIMITED

[Signature]
Managing Director

[Signature]



Document No. 7073 of 2011 Book 1
Contains 17 Sheets
11 Sheet



[Handwritten Signature]
Sub-Registrar

Sl.No.	Survey Nos.	Extent as per document in Acres	Extent as per Patta in Ares
1	148/4B	0.04	1.5
2	149/4	0.52	21.0
3	150/4B	0.13	5.5
4	150/5B	0.13	5.5
5	150/13	0.14	5.5
6	150/14	0.07	2.5
7	151/2	0.35	14.0
	Total	1.38	55.5

Item No.1 & Item No.2 admeasuring to a total extent of 64 Acres and 03 cents

The market value of the Property hereby conveyed is Rs.14,01,85,600/- (Rupees Fourteen Crores One Lakh Eighty Five Thousand And Six Hundred only)

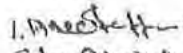
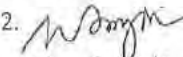
IN WITNESS WHEREOF THE VENDOR'S POWER AGENT AND THE PURCHASER HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:

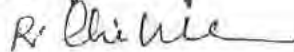
For KGS DEVELOPERS LIMITED


Managing Director
PURCHASER


VENDOR'S POWER AGENT

WITNESSES:

1.  (A.M.D. MUSTAFFA)
S/o Abdul Muthaliq,
110, Sankararamadam Street,
Puduchkottai,
2.  (K. BOOPATHY)
S/o S.A. KUPPUSAMY
No. 63, Kamaraj Avenue I St.,
CHENNAI - 600 020.

Drafted by:


R. CHITRA KALA B.Sc., B.L.,
ADVOCATE Roll No. MS 1793/06
Old No. 21/1, New No. 32,
Narayana Ghetto Street
Mandaveli, Chennai-600 028.



Document No. 7073 of 2011 Book 1
Contains 17 Sheets
12 Sheet



[Handwritten Signature]
Sub-Registrar

STATEMENT UNDER RULE 3(1) OF THE STAMP ACT

Sl.No.	Survey Nos.	Extent as per document in Acres	Price per Acre/Sq.ft Rs.	Land Value in Rs.
--------	-------------	---------------------------------	--------------------------	-------------------

Erumaiyur Village

1	148/4B	0.04	60	104640
2	149/4	0.52	80	1813760
3	150/4B	0.13	80	453440
4	150/5B	0.13	80	453440
5	150/13	0.14	80	488320
6	150/14	0.07	80	244160
7	151/2	0.35	80	1220800

Varadharajapuram Village

8	340/1	1.58	390500	616990
9	340/2	1.26	390500	492030
10	341/1B	1.02	390500	398310
11	342/2A	1.63	390500	636515
12	342/2B1	0.98	390500	382690
13	342/2B2	0.74	390500	288970
14	343/1A	1.00	390500	390500
15	343/2	2.51	390500	980155
16	344/1A	1.00	390500	390500
17	344/1B	0.46	390500	179630
18	344/1C	0.34	390500	132770
19	350/2	1.45	120	7586400
20	351/1	1.04	364000	378560

For KGS DEVELOPERS LIMITED



Managing Director



Document No. 7073 of 2011 Book
Contains 17 Sheets
3 Sheet



[Signature]
S/D-Registrar

21	351/2	1.24	364000	451360
22	351/3	2.32	364000	844480
23	352/1	1.92	364000	698880
24	352/2	0.93	364000	338520
25	354/1	1.00	364000	364000
26	412/1	0.43	150	2812200
27	414/1	1.55	175	11826500
28	415/1A1 to 415/1A6 & 415/1B	0.20	120	1046400
29	416/1	0.36	120	1883520
30	416/2A	0.44	120	2302080
31	416/3	0.77	120	4028640
32	419/1	0.79	120	4133280
33	419/2	0.74	120	3871680
34	421/1	0.30	1000000	300000
35	444/2B1B	0.30	120	1569600
36	444/2B2	0.22	120	1151040
37	444/2B3	0.23	120	1203360
38	444/2A5A2	0.15	120	784800
39	444/2A5B	0.51	120	2668320
40	445/2(Part)	0.63	120	3296160
41	445/2B	0.63	120	3296160
42	446/1B	0.45	120	2354400
43	446/1C	0.50	120	2616000
44	446/2B1	0.50	120	2616000
45	446/2B2	0.50	120	2616000
46	454/1(Part)	0.33	1000000	330000
47	454/1B	0.34	1000000	340000
48	455/1	0.96	1000000	960000
49	463/1	0.83	1000000	830000
50	463/2	0.83	390500	324115
51	466/1	2.48	390500	968440

For KGS DEVELOPERS LIMITED



Managing Director




Document No. 7873 of 2011 Book 1
Contains 17 Sheets
16 Sheet

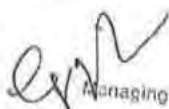

Sub Registrar



52	467	3.75	390500	1464375
53	470/1	1.82	270	21425040
54	470/2A	1.00	270	11772000
55	470/2B	1.00	270	11772000
56	471/1	1.32	390500	515460
57	471/3	1.37	390500	534985
58	474/1B	1.07	390500	417835
59	474/2B	1.00	390500	390500
60	475/1	3.60	390500	1405800
61	475/2B	0.355	390500	138630
62	476/2	1.03	390500	402215
63	479/1B2 & 479/2B2	0.99	390500	386595
64	480/1	0.99	390500	386595
65	480/2A1	0.395	390500	154250
66	480/2B	0.395	390500	154250
67	481/1	0.46	390500	179630
68	482/2A & 2B	1.00	120	5232000
69	482/3B	0.40	120	2092800
70	483/1A	1.26	390500	492030
71	483/1B	1.05	390500	410025
Total		64.03		140185530

For KGS DEPT

UNITED



Managing Director

PURCHASER



VENDOR'S POWER AGENT





Document No. 7073 of 2011 Book 1
Contains 17 Sheets
15 Sheet



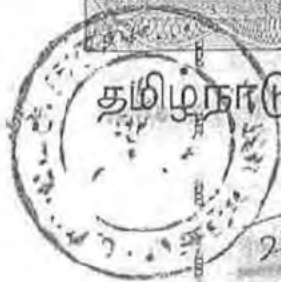
[Signature]
Registrar



Document No. 7073 of 2011 Book 1
Contains 17 Sheets
16 Sheet



[Handwritten Signature]
Sub Registrar



10 228
29.2.11
M/s KGS Developers Ltd
Chennai - 20

K. VIJITA MENON, STAMP VENDOR
L.No 95997 of 1/2009 DL31,3,03
22/104, ELLAIANMAN K.G.H. ST.,
ADYAR, CHENNAI - 600 020. R 105857

SALE DEED

THIS DEED OF SALE is executed at CHENNAI on this 11th day of November 2011, by

Mrs. ANITA KUMARAN ([REDACTED]) W/o. Mr. K. Kumaran, aged about 44 years, residing at No.10, Royal Enclave, Besant Avenue Adayar, Chennai - 600020, duly represented by her Power Agent Mr. K. KUMARAN (authorized vide deed of General Power of Attorney dated 13.02.2006 and registered as document No.328/2006 in the files of the Sub-Registrar, Adayar), S/o. Late. K.P.Kandasamy, aged about 45 years, residing at No.10, Royal Enclave, Besant Avenue Adayar, Chennai - 600020, hereinafter referred to as the VENDOR.

17/11/2015
12/13/2015
25/06/2009
9/12/2015
11/11/2011
2/11/2011

For KGS DEVELOPERS LIMITED
Managing Director



Certificate of Title No. 7074 of 2011

1951 2011
2272500/-
(Rupees) Twenty two Lakhs seventy two thousand and five hundred only

Signature of the Registrars
Gigi George Chemas

11/11/2011
Sub-Registrar's Office
PADAPPAL

Signature of the Registrar
Exercising the power of
Collector under Section
41 of the Indian Stamp Act

7074
2011 (2164)

Presented in the Office of the
Sub Registrar of Padappal and
fee of Rs. 284300/- paid Between
the hours of 3.4

11/11 NOVEMBER 2011
LEFT THUMB

Document 7074 of 2011 Book 1
Contains 12 Sheets
Sheet



"Additions as per the recitals of this Document"



Signature of the Sub-Registrar

Execution Admitted by: LEFT THUMB



Signature of the Sub-Registrar

"Additions as per the recitals of this Document"

Claim Admitted by: LEFT THUMB



Signature of the Sub-Registrar

"Additions as per the recitals of this Document"



TO AND IN FAVOUR OF

M/s. KGS DEVELOPERS LIMITED [REDACTED], a Company incorporated under The Companies Act, 1956, having its Registered Office at KGS CORPORATE HOUSE, No.43, Besant Avenue Road, Adyar, Chennai 600 020, and represented herein by its Managing Director, Mr.Gigi George, son of Mr.George Easow, hereinafter referred to as the PURCHASER.

The terms VENDOR and PURCHASER shall, wherever the context so permits or requires, mean and include their respective heirs, legal representatives, administrators, executors, successors - in - interest and assigns etc.

WHEREAS the VENDOR is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of 21.9815 Acres, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, she had purchased the same vide various Sale Deeds as detailed below:

Sl.No.	S.No. as per Document	S.No. as per Patta	Extent in Acres	Doc. No.
1.	465/1	-	0.02	689/2006
	465/2	465/2	0.22	
	465/4	465/4	2.16	
2.	469/4	469/4	0.42	685/2006
	469/7	469/7	0.30	
3.	469/3	469/3	0.42	683/2006
	469/6	469/6	0.28	
4.	469/2	469/2	0.74	684/2006
5.	469/1	469/1	1.72	686/2006

FOR KGS DEVELOPERS LIMITED

Gigi George
Managing Director



IDENTIFIED BY

1) A. M. S. MUSTAFFA S/O Abdul Murali,
110, Sankaralingam Street, Puchalekotte 622 002

2) ~~K. S. S. S. S.~~ (K. BOOPATHY), S/O. KUPPUSAMY, no. 63,
Kamraj Avenue 2 St., Chennai-20

11th day of November 2011

[Signature]
Sub-Registrar

Registered as No. 7074 of 2011 of Book 1
Date 11/11/2011

[Signature]
Sub-Registrar

Note: No. of copies Registered
with the Original one

[Signature]
Sub-Registrar



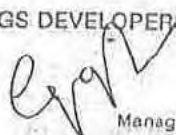
Document No. 7074 of 2011 Book 1
Contains 12 Sheets
2 Sheet

[Signature]
Sub-Registrar



	469/5	469/5	0.14	
	465/3	465/3	0.25	
	465/5	465/5	2.14	
6.	468/2	468/2	1.00	687/2006
7.	468/1	468/1	2.69	688/2006
	468/2	468/2	0.15	
8.	472/2A	472/2A	0.33	1926/2006
	472/1E	472/1E	0.38	
9.	472/1D	472/1D	0.65	1927/2006
	472/1E	472/1E	0.19	
	472/1F	472/1F	0.62	
	472/2A	472/2A	0.40	
	472/2B	472/2B	0.67	
10.	445/1A2	445/1A2	0.27	1928/2006
	445/1B1	445/1B1	0.50	
11.	445/1A2	445/1A2	0.77	1929/2006
	445/1A4	445/1A4	0.08	
	445/1C	445/1C	0.085	
12.	445/1A1	445/1A1	0.07	1930/2006
	445/1A3	445/1A3	0.19	
	445/1B1	445/1B1	0.19	
	446/1A	446/1A	0.425	
13.	464/2	464/2	0.65	1320/2007
	464/3	464/3A	0.325	
	464/1A2	-	0.53	
	464/1A3	-	0.0165	
14.	444/1A	444/1A	0.58	1317/2007

For KGS DEVELOPERS LIMITED



Managing Director


Document No. 7076 of 20 Book 1
Contains 13 Sheets
3 Sheet


Sub-Registrar



	444/2A5A	444/2A5A1	0.41	
	444/1F	444/1F	0.185	
	444/2A1	444/2A1	0.135	
	445/1B2B	-	0.17	
15.	473/1	473/1	0.51	1319/2007

AND WHEREAS the VENDOR is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands admeasuring to a total extent of 21.9815 Acres, which is morefully described in the schedule hereunder (and hereinafter referred to as Schedule property) uninterruptedly paying all taxes thereon and enjoying all benefits thereof.

AND WHEREAS the VENDOR offered to sell and the PURCHASER agreed to purchase all that piece and parcel of Schedule property for a total sale consideration of sum of Rs.2,84,12,000/- (Rupees Two Crores Eighty Four Lakhs And Twelve Thousand Only), free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH

1. That in consideration of the aforesaid recitals, agreements and in consideration of Rs.2,84,12,000/- (Rupees Two Crores Eighty Four Lakhs And Twelve Thousand Only), already paid by the PURCHASER to the VENDOR herein, the receipt of which sum the VENDOR herein doth hereby admit and acknowledge and acquit the PURCHASER from the payment of any further amount, the VENDOR doth hereby grant, convey, transfer and assign by way of absolute sale to the PURCHASER, all that piece and parcel of land more fully described in the Schedule property ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the Schedule property or

For KGS DEVELOPERS LIMITED

Managing Director



Document No. 7076 of 2011 Book 1
Contains 13 Streets
4 Sheet

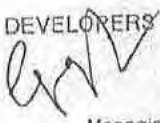


[Handwritten Signature]
Sub-Registrar

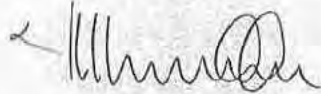
any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of the VENDOR in and to the Schedule property and TO HAVE AND TO HOLD the Schedule property hereby conveyed and assigned or expressed so to be unto the PURCHASER hereby absolutely and free from all encumbrances and for ever;

2. And the VENDOR doth hereby covenant with the PURCHASER that notwithstanding anything done by the VENDOR, omitted or knowingly suffered, the said VENDOR have full power and sole absolute right to convey, grant and assign the Schedule property to the use & occupation of the PURCHASER hereby absolutely and the Schedule property may be entered into held and enjoyed by the said PURCHASER without any let, hindrance, interruption or claim by the said VENDOR or any person claiming through or trust for the VENDOR or the VENDORS' predecessors-in-title;
3. The VENDOR doth hereby further assure the PURCHASER that the Schedule Property is free from all encumbrances, charges and mortgages and that the same is not subject matter of any acquisition or requisition proceedings, lien, litigations, attachments, maintenance, claims, Will or subsisting agreement for sale and that the same has not been offered as security or collateral security to anyone;
4. The VENDOR doth hereby covenant that the VENDOR has full and absolute indefeasible proprietary right to sell the Schedule Property to the PURCHASER and no one else other than the VENDOR herein has any right, vested or contingent, which can in any way derogate from the absolute indefeasible proprietary right and interest hereby conveyed.

For KGS DEVELOPERS LIMITED



Managing Director



Document No. 7874 of 2011 Book 1
Contains 13 Sheets
3 Sheet

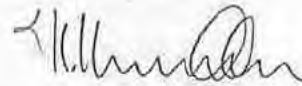


[Handwritten Signature]
Registrar

5. The **VENDOR** doth hereby agree and covenant with the **PURCHASER** that the **PURCHASER** shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the Schedule Property hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under the **VENDOR** or any of those from whom the **VENDOR** derived title or interest and the **VENDOR** will indemnify the **PURCHASER** and keep the **PURCHASER** well and sufficiently indemnified against all actions, claims, damages, demands, actions-at-law and other proceedings at the instance of any person or persons and against all losses, damages, cost and expenses which the **PURCHASER** may sustain, incur or be put to by reasons of any such claims or demands, action-at-law and proceedings or defect in title.
6. The **VENDOR** doth hereby also covenant with the **PURCHASER** that they and all persons claiming through or under them shall and will from time to time at the request and cost of the **PURCHASER**, do execute or cause to be done, executed, all such acts, deeds and things whatsoever for further and more perfectly assuring the title and peaceful and effective possession of the Schedule property according to the true intent and meaning of these presents as shall and may reasonably be required by the **PURCHASER**.
7. The **VENDOR** hereby gives consent for mutation of records in the name of the **PURCHASER** in respect of the Schedule property with Revenue, Panchayat/local body and other concerned departments/authorities.
8. The **VENDOR** further covenants with the **PURCHASER** that all taxes and rates and other charges and outgoings in respect of the Schedule Property have been paid up to the date and the **PURCHASER** herein shall be liable to pay the said

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 78.24 of 2011 Book 1
Contains 13 Sheets
6 Sheet



[Handwritten Signature]
Sub Registrar

charges and taxes hereafter payable in respect of the Schedule Property hereby conveyed from this date. If at a later date it is found that any taxes and rates relating to the period prior to the execution and registration of this sale deed are due and payable, the **VENDOR** agrees to pay the same to the **PURCHASER** on intimation from the **PURCHASER**.

9. The **VENDOR** has this day handed over all the original title deeds and other documents pertaining to the schedule property to the **PURCHASER**.
10. The **VENDOR** has this day relinquished his title, rights and delivered legal possession of the Schedule Property to the **PURCHASER**.


SCHEDULE

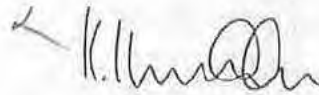
(Property hereby conveyed)

All that piece and parcel of vacant land admeasuring to a total extent of **21.9815 Acres or thereabouts**, as detailed below, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

S.No.	Survey Nos.	Extent in Acres	Extent as per Patta in Ares
1	465/1	0.02	0.81
2	465/2	0.22	9.00
3	465/4	2.16	87.50
4	469/4	0.42	17.00
5	469/7	0.3	12.00
6	469/3	0.42	17.00
7	469/6	0.28	11.50
8	469/2	0.74	30.00
9	469/1	1.72	69.50
10	469/5	0.14	5.50

For KGS DEVELOPERS LIMITED


Managing Director





Document No. 7374 of 2011 Book 1
Contains 12 Sheets
7 Sheet



[Signature]
Registrar

11	465/3	0.25	10.00
12	465/5	2.14	86.50
13	468/2	1.15	45.00
14	468/1	2.69	107.00
15	472/2A	0.73	29.50
16	472/1E	0.57	22.50
17	472/1D	0.65	26.31
18	472/1F	0.62	25.00
19	472/2B	0.67	27.12
20	445/1A2	1.04	42.00
21	445/1B1	0.69	28.00
22	445/1A4	0.08	2.50
23	445/1C	0.085	3.50
24	445/1A1	0.07	3.00
25	445/1A3	0.19	7.50
26	446/1A	0.425	17.20
27	464/2	0.65	26.50
28	464/3A	0.325	13.00
29	464/1A2	0.53	21.45
30	464/1A3	0.0165	0.67
31	444/1A	0.58	23.50
32	444/2A5A1	0.41	16.50
33	444/1F	0.185	7.50
34	444/2A1	0.135	5.50
35	445/1B2B	0.17	6.88
36	473/1	0.51	20.64
	Total	21.9815	884.58

The market value of the Property hereby conveyed is Rs.2,84,12,000/- (Rupees Two Crores Eighty Four Lakhs And Twelve Thousand Only)

For KGS DEVELOPERS LIMITED



Managing Director





Document No. 7076 of 2011 Book 1
Contains 13 Sheets
Sheet

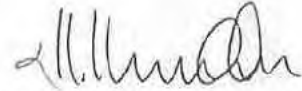


[Handwritten Signature]
Sub-Registrar

IN WITNESS WHEREOF THE VENDOR'S POWER AGENT AND THE PURCHASER HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES: -

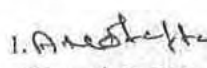
For KGS DEVELOPERS LIMITED



PURCHASER Managing Director



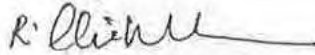
VENDOR'S POWER AGENT

WITNESSES:

1.  (A. M. D. MUSTA F.F.A)
S/O ABDUL MUTHALI,
116, Sankaranmadam Rd,
Puduchkottai 622 002

2.  (K. BORDATHY)
S/O. KUPPUSAMY
NO -63, Kamaraj Avenue I St.,
Chennai - 600 020.

Drafted by :



R. CHITRA KALA B.Sc., B.L.,
ADVOCATE Roll No. MS 1793/06
Old No. 21/1, New No.32,
Narayana Chetty Street
Mandaveli, Chennai-600 028.



Document No. 7824 of 2022 Book 1
Contains 12 Sheets
3 Sheet



[Handwritten Signature]
Sub-Registrar

STATEMENT UNDER RULE 3(1) OF THE STAMP ACT VARADARAJAPURAM VILLAGE				
S.No.	Survey Nos.	Extent in Acres	Price per Acre/Sq.ft in Rs	Value in Rs.
1	465/1	0.02	390500	7810
2	465/2	0.22	390500	85910
3	465/4	2.16	390500	843480
4	469/4	0.42	390500	164010
5	469/7	0.30	390500	117150
6	469/3	0.42	390500	164010
7	469/6	0.28	390500	109340
8	469/2	0.74	390500	288970
9	469/1	1.72	390500	671660
10	469/5	0.14	390500	54670
11	465/3	0.25	390500	97625
12	465/5	2.14	390500	835670
13	468/2	1.15	390500	449075
14	468/1	2.69	390500	1050445
15	472/2A	0.73	400000	292000
16	472/1E	0.57	390500	222585
17	472/1D	0.65	390500	253825
18	472/1F	0.62	390500	242110
19	472/2B	0.67	500000	335000
20	445/1A2	1.04	120	5441280
21	445/1B1	0.69	120	3610080
22	445/1A4	0.08	120	418560
23	445/1C	0.085	120	444720
24	445/1A1	0.07	120	366240
25	445/1A3	0.19	120	994080
26	446/1A	0.425	120	2223600
27	464/2	0.65	390500	253825

For KGS DEVELOPERS LIMITED


Managing Director



Documen^t No. 7274 of 2011 Book 1
Contains 13 Sheets
10 Sheet

[Handwritten Signature]
Sub Registrar



28	464/3A	0.325	500000	162500
29	464/1A2	0.53	390500	206965
30	464/1A3	0.0165	390500	6445
31	444/1A	0.58	120	3034560
32	444/2A5A1	0.41	120	2145120
33	444/1F	0.185	120	967920
34	444/2A1	0.135	120	706320
35	445/1B2B	0.17	120	889440
36	473/1	0.51	500000	255000
	Total	21.9815		28412000

For KGS DEVELOPERS LIMITED

PURCHASER

[Signature]
Managing Director

VENDOR'S POWER AGENT

[Signature]



Document No. 7024 of 201 Book 1
Contains 13 Sheets
13 Sheet



[Handwritten Signature]
Sub-Registrar

Please mark corrections, if any, alongside respective item and submit this document along with supporting documentary evidence for updation.
In case we do not receive supporting documents, correction required will not be considered. The documents are to be sent at following address :

Registrar of Companies
RoC-Chennai
Block No. 6, B' Wng, 2nd Floor, Shastri Bhawan 26, Haddows Road
Chennai
Tamil Nadu-600034
INDIA

The envelope containing physical documents should be superscribed as "Application for Company Master Data Correction Request"

Company Master Details

Subject	Company Details/Particulars	Verification/Corrections,if any
CIN	[REDACTED]	
Company Name	: KGS DEVELOPERS LIMITED	
ROC Code	: RoC-Chennai	
Registration Number	: 006796	
Company Category	: Company limited by shares	
Company Subcategory	: Indian Non-Government Company	
Class of Company	: Public	
Authorised Capital(In Rs.)	:500,000,000.00	
Paid up capital(In Rs.)	:317,280,810.00	
Number of Members(Applicable only in case of company without Share Capital)	: 0	
Date of Incorporation	: 30/11/1974	
Address of registered office	: KGS CORPORATE HOUSE, NO.43, BESANT AVENUE ROAD, ADYAR, CHENNAI Tamil Nadu-600020 INDIA	
Email Id	: balasundaram.k@kgsdevelopers.com	
Whether listed or not	: Unlisted	
Date of Last AGM	: 30/09/2010	
Date of Balance sheet	: 31-03-2010	
Company Status(for filing)	: Active	

I, _____ son/daughter of _____ on behalf of the company confirm that I have gone through the above details and correction suggested is true and correct to the best of my knowledge and belief.
I also confirm that the required documents for the correction suggested was filed earlier and evidence for the same is attached to the document.
I have been authorized by the board of directors' resolution dated _____ to sign and submit this application.

Date:

Place

(Signature)



2024/20000
17-5000

2024/20000
100
000
2024/20000

Serial - 2272500 - 20000 232015

Document No. 7074 of 2011 Book 1
Contains 13 Sheets
13 Sheet



[Signature]
Sub-Registrar

Please mark corrections, if any, alongside respective item and submit this document along with supporting documentary evidence for updation.
In case you do not receive supporting documents, correction required will not be considered. The documents are to be sent at following address :

Registrar of Companies
RoC-Chennai
Block No. 6, B' Wing, 2nd Floor, Shastri Bhawan 26, Madhav Road
Chennai
Tamil Nadu-600034
INDIA

The envelope containing physical documents should be superscribed as "Application for Company Master Data Correction Request"

Company Master Details

Subject	Company Details/Particulars	Verification/Corrections, if any
CIN	██████████	
Company Name	: KGS DEVELOPERS LIMITED	
ROC Code	: RoC-Chennai	
Registration Number	: 006798	
Company Category	: Company limited by shares	
Company Subcategory	: Indian Non-Government Company	
Class of Company	: Public	
Authorised Capital (in Rs.)	: 500,000,000.00	
Paid up capital (in Rs.)	: 317,280,810.00	
Number of Members (Applicable only in case of company without Share Capital)	: 0	
Date of Incorporation	: 30/11/1974	
Address of registered office	: KGS CORPORATE HOUSE, NO.49, BESANT AVENUE ROAD, ADYAR, CHENNAI Tamil Nadu-600020 INDIA	
Email Id	: batesundaram.k@kgsdevelopers.com	
Whether listed or not	: Unlisted	
Date of Last AGM	: 30/09/2010	
Date of Balance sheet	: 31-03-2010	
Company Status (for filing)	: Active	

I, _____, son/daughter of _____, on behalf of the company confirm that I have gone through the above details and correction suggested is true and correct to the best of my knowledge and belief.
I also confirm that the required documents for the correction suggested was filed earlier and evidence for the same is attached to the document.
I have been authorized by the board of directors' resolution dated _____ to sign and submit this application.

Date:

Place

(Signature)



28412000

87.500

284150
10.0
20

284300

Slm - 22-72500 - D.D. No. 232615



Document No. 7074 of 20 Book...
Contains 13 Sheets
13 Sheet



[Signature]
Sub-Registrar

"வெள்ளப்பெருக்கு அபாயத்தில் இருந்து காப்பாற்றுவாங்கள்"
PLEASE SAVE US FROM FLOODING



From / கிழக்கு

அரங்காச்சேரி / கிளம்பரம் நடுவனத்திற்கு
 கரையோரம் கிணறுகளை.

வாரதாராஜபுரம், அருவிமயூர் குடியிருப்பு பகுதிகளுக்கு
 வெள்ளப்பெருக்கு அபாயம் உண்டாகக் கீழ்க்கண்ட
 கிராமத்தின் வரையறுக்கப்பட்ட தங்களை அ. த. தில் உண்டா
 நீங்கள் மூடியுள்ள ஆறுகளையும், கால்வாய்களையும்
 திறந்து விடுவது கேட்டுக்கொள்கிறோம்.

**OPEN REQUEST TO URBANRISE / GLAMBARAM
 PLEASE OPEN ALL RIVERS / CANALS
 YOU HAVE BURIED WHICH IS PRESENT IN
 VARADARAJAPURAM VILLAGE MAP.**

KISHKINTA கிழக்கு

PUBLIC NOTICE

ON 26.03.2025, THE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI, ADMITTED ORIGINAL PETITION FILED [UNDER SECTION 14 AND 15 OF THE NATIONAL GREEN TRIBUNAL ACT, 2010]

AS PER PETITION URBAN RISE (OPUS 96) AND ALLIANCE INFRASTRUCTURE PROJECTS (P) LTD. HAVE ILLEGALLY ENCROACHED UPON 15 WATER CHANNELS AS PART OF THEIR 96 ACRES DEVELOPMENT LOCATED IN THE FOLLOWING SURVEY NUMBERS OF VARADHARAJAPURAM AND ERUMAIYUR VILLAGE AND IS IN VIOLATION OF THE ENVIRONMENTAL PROTECTION ACT, THE WATER (PREVENTION AND CONTROL OF POLLUTION) ACT, AND THE EIA NOTIFICATION.

26.03.2025 அன்று சென்னை தெற்கு மண்டல (தேசிய பசுமை தீர்ப்பாயம் தாக்கல் செய்த அசல் மனுவை ஏற்றுக்கொண்டது தேசிய பசுமை தீர்ப்பாயச் சட்டம் 2010 இன் பிரிவு 14 மற்றும் 15 இன் கீழ்) மனுவின் படி URBAN RISE (OPUS 96) மற்றும் அலையன்ஸ் இன்ஃப்ராஸ்ட்ரக்சர் ப்ராஜெக்ட்ஸ் பிரைவேட் லிமிடெட் ஆகியவை வரதராஜபுரம் மற்றும் எருமையூர் கிராமத்தின் பின்வருவனவற்றில் சர்வே எண்களில் அமைந்துள்ள மிஅவர்களின் 96 ஏக்கர் மேம்பாட்டின் ஒரு பகுதியாக 15 நீர் கால்வாய்களை சட்ட விரோதமாக ஆக்கிரமித்துள்ளன மேலும் இது சூற்றுச்சூழல் பாதுகாப்புச் சட்டம் நீர் (மாசு தடுப்பு மற்றும் கட்டுப்பாடு) சட்டம் மற்றும் EIA அறிவிப்பை மீறுகிறது.

352/1, 353/1A2,1B2,2B, 412/1, 414/1A, 415/1A1B,1A2B,1A3B,1A4B,1A5B,1A6B,3, 416/1A,2A1B,2A2A,418/1B,2B, 3B, 419/1,2A, 420/1, 421/1, 444/1A,1F,2A1,2B1B,2B2,2B3,2A5A1,2A5A2,2A5B, 445/1A1,1A2,1A3, 1A4,1B1,1B2B, 1B2C,1B2D,1C,2A,2B1,446/1B,1C1,2B1,2B2A, 454/1A1,1B1, 455/1A, 463/1A,2A, 464/1A2B,1A3A,1A3B,2,3A,465/2, 3,4,5, 466/1A, 467/1, 468/1,2, 469/1,2,3,6,7, 470/1A, 470/2A,2B, 472/2A2, 2B OF 148/4B, 149/4A, 150/4B1,5B1, 13A,14 & 151/2

ON BEHALF OF VARADHARAJAPURAM AND ERUMAIYUR RESIDENTS
வரதராஜபுரம் மற்றும் எருமையூர் குடியிருப்போர் சார்பில்
 By Navodaya Films (P) Ltd., Owner Of This Landed Property



Search here



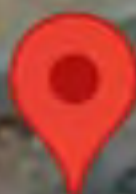
See similar places

Dharka

Kishkinta



Urbanrise Opus 96



Flood Prone Area - NGT Case Pending Recently viewed

Kishkinta Ave

50 ft
10 m



Google Maps

Flood Prone Area ...



Directions



Start



Save



S

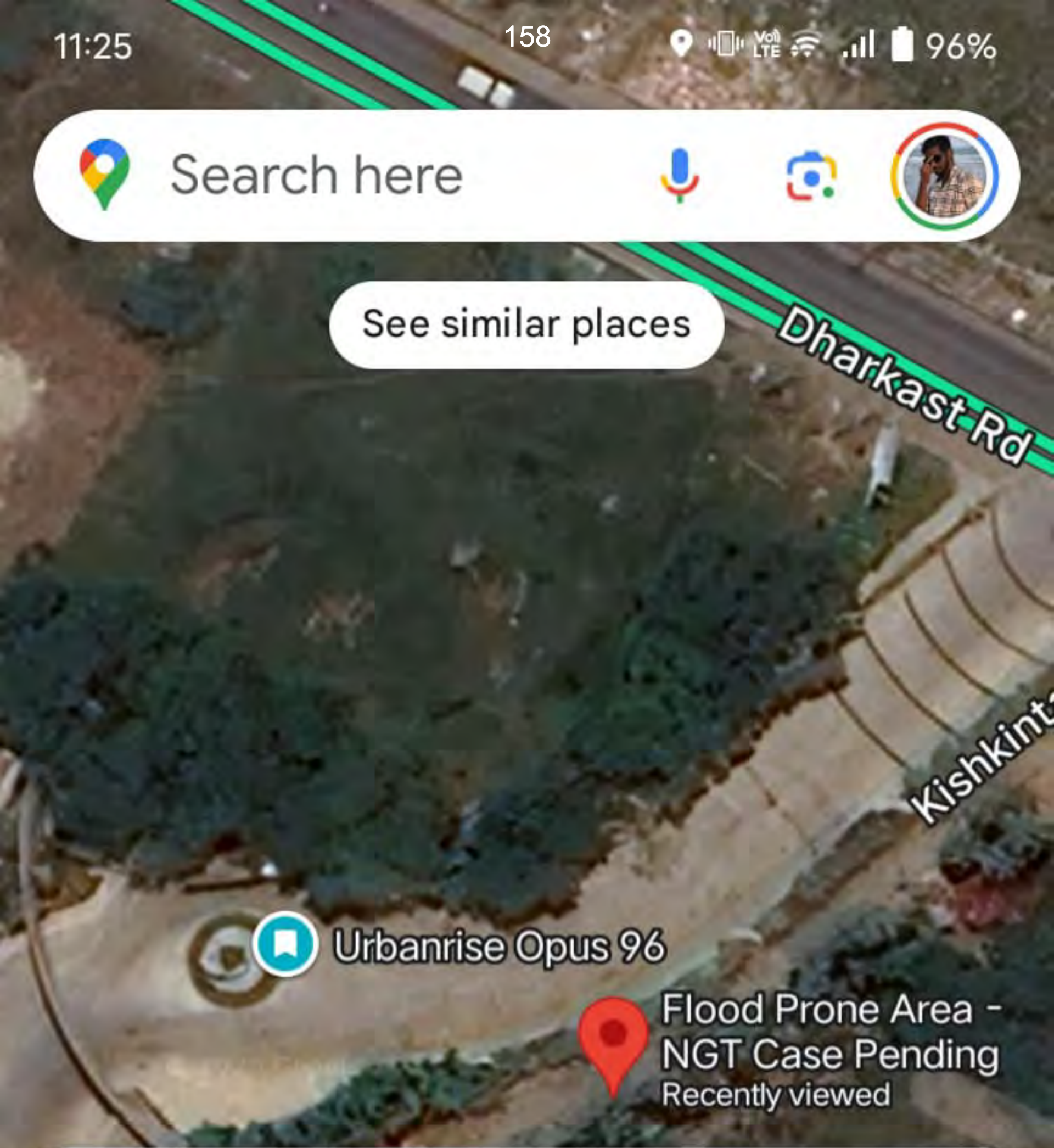




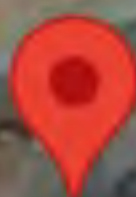
Search here



See similar places



Urbanrise Opus 96



Flood Prone Area - NGT Case Pending Recently viewed

Flood Prone Area - NGT Case Pending



Social services organization · 🚗 3 min

Open 24 hours



Directions



Start



Save



S

/s ago



26 days ago



PUBLIC NOTICE

This is to bring to the knowledge of the general public that, in respect of the properties forming part of the land on which the project marketed as **“OPUS 96”** — with layout Approval No. PPD/LO.No.53/2024 from CMDA and RERA Approval No.TN/29/Layout/2159/2024—situated at Erumaiyur and Varadarajapuram, Kunderathur Taluk, Kancheepuram District, my client **M/s. Navodaya Mass Entertainments Ltd., Varadarajapuram, Chennai (owners of Kishkinta Amusement Park)**, asserting rights and claims over the above-said subject lands against M/s. Vees Properties, M/s. Kishkinta Land Development Pvt. Ltd., M/s. Urbanrise, and M/s. Nutech Associates, has filed a Title Suit in

O.S. No. 381 of 2025, which is pending on the file of the Principal District Court in Kancheepuram.

The above-said subject lands are now sub judice before the Principal District Court, Kancheepuram, in O.S. No. 381 of 2025.

Therefore, the general public is hereby cautioned that any person or entity entering into an agreement for sale, purchase, booking, investment, or registration of plots/units in the above-mentioned layout/project shall be doing so purely at their own risk and consequences, without any claim against my client in the future.

Issued in the public interest at the request of my client.

Advocate. R. Sankarakutralingam

(On behalf of M/s. Navodaya Mass Entertainments Ltd., Varadarajapuram, Chennai
— owners of Kishkinta Amusement Park)

PUBLIC NOTICE

This is to bring to the knowledge of the general public that, in respect of the properties forming part of the land on which the project marketed as “**OPUS 96**” — with layout Approval No. PPD/LO.No.53/2024 from CMDA and RERA Approval No. TN/29/Layout/2159/2024—situated at Erumaiyur and Varadarajapuram, Kunderathur Taluk, Kancheepuram District, my client **M/s. Navodaya Mass Entertainments Ltd.,**

Varadarajapuram, Chennai (owners of Kishkinta Amusement Park), asserting rights and claims over the above-said subject lands against M/s. Vees Properties, M/s. Kishkinta Land Development Pvt. Ltd., M/s. Urbanrise, and M/s. Nutech Associates, has filed a Title Suit in

O.S. No. 381 of 2025, which is pending on the file of the Principal District Court, Kancheepuram.

The above-said subject lands are now sub judice before the Principal District Court, Kancheepuram, in O.S. No. 381 of 2025.

Therefore, the general public is hereby cautioned that any person or entity entering into an agreement for sale, purchase, booking, investment, or registration of plots/units in the above-mentioned layout/project shall be doing so purely at their own risk and consequences, without any claim against my client in the future.

Issued in the public interest at the request of my client.

Advocate. R. Sankarakutralingam

(On behalf of M/s. Navodaya Mass Entertainments Ltd., Varadarajapuram, Chennai
— owners of Kishkinta Amusement Park)



കീഴ്കിന്താ ഗേറ്റ് കെട്ടിടം തുറന്നു കൊടുക്കണമെന്നും
PLEASE SAVE US FROM FLOODING
 മനുഷ്യൻ കെട്ടിടം തുറന്നു കൊടുക്കണമെന്നും
 സുരക്ഷിതമാക്കണമെന്നും
 അടയാലി: അടയാലി തുറന്നു കൊടുക്കണമെന്നും
 അടയാലി: അടയാലി തുറന്നു കൊടുക്കണമെന്നും
 അടയാലി: അടയാലി തുറന്നു കൊടുക്കണമെന്നും
 അടയാലി: അടയാലി തുറന്നു കൊടുക്കണമെന്നും
OPEN REQUEST TO URBANISE / LAMBARAN
PLEASE OPEN ALL RIVERS / CANALS
YOU HAVE BURIED WHICH IS PRESENT IN
MADARAJAPURAM VILLAGE MAP,
KISHKINTA



வினாக்கள்: வினாக்கள் வினாக்கள் வினாக்கள்
வினாக்கள் வினாக்கள் வினாக்கள் வினாக்கள்

காஞ்சிபுரம் மாவட்டம் - குன்றத்தூர் ஒன்றியம் - வரதராஜபுரம் ஊராட்சி

வரதராஜபுரம் **V.ஜோதண்டராஜன் - B.A.,**

காஞ்சிபுரம் மாவட்ட சிபிஐ அன்னை சிபிஐ செயலாளர்
மு.ஊராட்சி மன்ற துணை தலைவர்

செல்: 9445 214 214



தேதி: 2-11-24.

பெறுநர்

உயர்நீதி. முதல் திருவகை சிபிஐ அன்னை
சிபிஐ அன்னை OPUS 9b
வரதராஜபுரம்

பொருள்: (மழை நீர் வடிகால் அமைத்தல் குறித்து மனு)

வணக்கம்

குன்றத்தூர் ஒன்றியம் வரதராஜபுரம் ஊராட்சியில்
உள்ள

1. வரதராஜபுரம் வார்டு 1 காலனி மற்றும் ஊர்
2. இராயப்பா நகர்
3. செல்வா நகர்
4. சுந்தர் நகர்
5. ஈஸ்வரி நகர் மற்றும் பிறநகர்களை சேர்ந்த

ஆதிதிராவிடர் மற்றும் பிற வகுப்பை சேர்ந்த ஏழை எளிய மக்கள் காலம் காலமாக பூர்வீகமாக வசித்து வருகிறோம் நமது ஊர் மழைக்காலங்களில் பெரும்பாலும் பாதிக்கப்படும் பகுதியாகும் தற்போது நீங்கள் அமைக்கும் மதில் சுவர் மழை நீர் வெளியே செல்ல வழிவகை இல்லை. இதனால் எங்கள் பகுதி பெரும் சேதமடைய வாய்ப்புள்ளது வெள்ளம் வந்தால் பெரும் சேதத்தை சமாளிக்க கூடிய அளவில் எங்கள் மக்களிடம் பண வசதி இல்லை. எனவே

V. Jothandharan



வணக்கீர்த்திய வண்ணா திராவிட மன்றினர் கமிட்டி
அமைப்பதற்கு அண்ணா திராவிட முன்னேற்ற கழகம்

காஞ்சிபுரம் மாவட்டம் • குன்றத்தூர் ஒன்றியம் • வரதராஜபுரம் ஊராட்சி

வரதராஜபுரம் **V. கோகுண்டராமன்** • B.A.,

காஞ்சிபுரம் மாவட்ட சிவனார் அணி சிவன செயலாளர்
மு.ஊராட்சி மன்ற துணை தலைவர்

செல்: 9445 214 214



தேதி 02/11/2024

எங்கள் பகுதி மக்கள் பாதிப்பு அடையாமல் இருக்க தாங்கள் புதியதாய் அமைத்துள்ள வீட்டுமனை பிரிவுகளில் எங்கள் ஊரில் இருந்து மழை நீர் வெளியேறும் வகையில் கால்வாய் அமைத்து கொடுங்கள் ஏற்கனவே "கிஷ்கிந்தா தீம் பார்க்" இருந்தபோது எங்கள் ஊரில் உள்ள மழைநீர் வடிவதற்காக சுமார் ஐந்து இடங்களில் கல்வெட்டு மற்றும் வடிகால் கால்வாய் அமைத்து மழை வெள்ளம் நீர் வெளியேற வழி இருந்தது ஆனால் நீங்கள் அந்த கல்வெட்டு மற்றும் கால்வாய்க்கரை முழுவதுமாக மூடி சமம் செய்து மண் கொட்டி மேடு அதிகமாக உயர்த்தி உள்ளீர்கள், ஆகவே நீங்கள் இந்த மனுவை பரிசீலனை செய்து எங்கள் வரதராஜபுரம் ஊராட்சி பொதுமக்களுக்கு பாதகம் செய்யாமல் உரிய கால்வாய்கள் அமைத்து தரும்படி கிராம பொதுமக்கள் சார்பாக கேட்டுக்கொள்கிறோம்.

[Handwritten signature]
S. சுகர்ஷ்
V.A.L.

V. கோகுண்டராமன்
G. Jey
T. முத்துமங்கலம்
S. சுகர்ஷ்
M. Raju
T. Munish
K. Suresh

ALL INDIA ANNA DRAVIDA MUNETRA KAZHAGAM
Kancheepuram District – Kundrathur Union – Varadharajapuram Panchayat
Varadharajapuram V. Kothandaraman B.A.,
Joint Secretary, Youth Wing, Kancheepuram District
Vice Chairman, Panchayat Council
Ph. : 9445 214 214

02.11.2024

To
Senior Administration Officer,
Urbanrise OPUS 96
Varadharajapuram

Subject: Petition regarding construction of rainwater drainage

Hello,

We, the poor people belonging to the Adi Dravidar and other communities have been residing in

- a) Varadharajapuram Ward 1 Colony and Village
- b) Rayappa Nagar
- c) Selva Nagar
- d) Sundar Nagar
- e) Eswari Nagar

comprised in the Varadharajapuram village, Kundrathur Union for a very long time as our native place. Our village is an area that is often affected during the rainy season. The wall that you are currently building does not allow the rain water to go out. Due to the same, our area is likely to be severely damaged if a flood occurs. Our people do not have the financial resources to deal with such severe damage. In order to ensure that people from our area are not affected, please construct a canal in the newly constructed housing units so that the rainwater can drain from our village. When the "Kishkintha Theme Park" was already in existence, there were about 5 places where we had a canal and a drainage canal to drain rainwater in our village. But you have completely covered the canal and levelled the banks, dumped soil and raised the mound too high. Therefore, we request you, on behalf of our village people, to consider this petition and construct appropriate canals without harming the people of our Varadharajapuram Panchayat.

Sd/-

R. Sankarakutralingam,
V. Premkumar
Advocates
High Court:: Madras



Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

Date: 6th day of May 2025

To:

1. The Managing Director
M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.),
No.10, 2nd Cross Street,
Raja Annamalaipuram, Chennai - 600028.
2. The Commissioner,
Kundrathur Panchayat Union,
Mehta Nagar Main Road,
Kundrathur, Chennai, Tamil Nadu 600069.
3. Revenue Divisional Officer,
Revenue Divisional Officer's office, Sriperumbudur
No: 6/114, Pattnoolchathram,
Sriperumbudur, Tamil Nadu 602105.
4. The Thasildar,
Kundrathur Taluk office,
Mehta Nagar Main Road,
Kundrathur, Chennai, Tamil Nadu 600069.
5. The Member Secretary,
Chennai Metropolitan Development Authority (CMDA),
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008.
6. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)



**R.Sankarakutralingam,
V.Premkumar
Advocates
High Court:: Madras**

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

7. M/s. Kishkinta Land Development Pvt. Ltd.
ManekMahal, 6th Floor, 90 Veer Nariman Road,
Mumbai, Maharashtra, India - 400020.
8. M/s. Urban rise,
36, 1, Gandhi Mandapam Road,
Chitra Nagar, Kotturpuram,
Chennai, Tamil Nadu 600085.
9. M/s. Nu-Tech Associates,
Old No: 41, New No:76, Block I 2nd Floor,
CIT 1st Main Rd, CIT Nagar West,
Nandanam, Chennai, Tamil Nadu 600035.
10. The Sub Registrar
Padappai Sub Registrar Office,
K. R Puram, Padappai, Chennai -601301.

Sir/Madam,

Under instructions from and on behalf of my client, **M/s. Navodaya Mass Entertainment Ltd.**, I am issuing this legal notice regarding disputes pertaining to **Survey No. 414/1B (0.11 acres / 11 cents)** and **Survey No. 415/1A1A1 (0.08 acres / 8 cents)**, **Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District** and to demand rectification and lawful intervention.

1. My client states that he acquired **39 cents** in Survey No. 414/1B in **Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District**



R. Sankarakutralingam,
V. Premkumar
Advocates
High Court:: Madras

Plot no.25, King Street,
 V.G.N. Trinity Garden
 West Tambaram,
 Chennai - 600 045,
 Mobile: 9382788994,
 Email:lawlingam2020@gmail.com

-
- through **Exchange Deed document No. 5281/2016**, and obtain Patta vide **Patta No. 18316**, but on the physical measurement it was only 28 cents, on the scrutiny of the records it was found that 11 cents was in the custody of **M/s. KGS Developers Ltd. (now M/s. Veess Properties Ltd.)** resulting in a shortfall of 11 cents.
2. My client states that the missing 11 cents may have been partially used for **Open Space Reservation (OSR)** by the **M/s. KGS Developers Ltd. (now M/s. Veess Properties Ltd.)** and used as the part of their development and for that reasons they had requested for the inspection, identification and correction of the **Field Measurement Book (FMB)** and identification of the missing land portion.
 3. My client states that as above a mistake also occurred in **Survey Nos. 414/1 and 414/1B**, wherein a portion of land in Survey No. 414/1 was not included in Survey No. 414/1B, leading to further loss of rightful ownership.
 4. My client states that they had also previously purchased a larger extent of land, from which **0.20 acres** was sold to **M/s. KGS Developers Ltd. (now M/s. Veess Properties Ltd.)** under **Sale Deed dated 11.11.2011**, registered as **Doc. No. 7073/2011**, SRO Padappai, with respect to Survey No. 415/1A1A, to 415/1A6, and 1B in **Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District**.
 5. My client states that on **19.10.2016**, he entered into an **Exchange Deed (Doc. No. 5281/2016)** with **M/s. KGS Developers Ltd.**, transferring **1.81 acres** and receiving **0.05 acres** in return.



R.Sankarakutralingam,
V.Premkumar
Advocates
High Court:: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

-
6. My client states that the exchanged lands were comprised in **Survey Nos. 415 and 415/1A1 to 415/1A6, and 1B, in Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District** and that the above transfer was duly registered at the SRO Padappai.
 7. My client states that although he rightfully received the above said properties under valid transfer, my client states that they had noted discrepancy in the extent of land causing material and legal injury, after identifying the mistake, they had taken all the efforts to resolve the same, but **M/s. KGS Developers Ltd. (now M/s. Veesh Properties Ltd.) did not co-operate for the same**, for that reasons they had applied online for survey and Patta correction on **30.09.2024**, under **Application No. 2024/0123/03/004050**.
 8. My client states that, in response to the application, an **official inspection** was conducted on **16.12.2024** by the Revenue Department, which confirmed the **disputed land belongs to them**.
 9. My client states that above said inspection clearly shows that the Patta was wrongly issued in the name of **M/s. Veesh Properties Ltd.**, through **M/s. Kishkinta Land Development Pvt. Ltd.**, for the above said survey number, instead of in their favour, knowing the same they had taken steps for **correction of Patta, which** is still pending before the competent revenue authority, causing continued hardship.
 10. My client states that in the meantime, **M/s. Veesh Properties Ltd.**, through **M/s. Kishkinta Land Development Pvt. Ltd.**, with the knowledge of the dispute had executed a **Gift Deed dated 04.03.2024**, registered as **Doc. No. 1923/2024**, in favour of **Kundrathur Panchayat Union** unlawfully.

R.Sankarakutralingam,
V.Premkumar
Advocates
High Court:: Madras

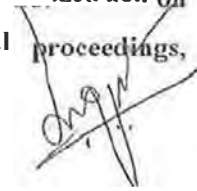
Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

including the disputed land in survey number in **Survey Nos. 415 and 415/1A1 to 415/1A6, and 1B along with Survey Nos. 414/1 and 414/1B, in Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District.**

11. My client states that they are informed that the disputed land is now being included in a proposed layout, and that approval is being sought from CMDA and TNRERA.

12. My client states that such actions are wholly unauthorized, illegal, and fraudulent, and will result in a multiplicity of litigation, especially if any sale or alienation takes place.

For the reasons stated above I on behalf of my client request **M/s. Veesh Properties Ltd., its representatives, and assignees to immediately cease and desist** from any form of development, alienation, construction, planning, or sale activities relating to the disputed property in Survey Nos. 415 and 415/1A1 to 415/1A6, and 415/1B along with Survey Nos. 414/1 and 414/1B, in Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, until the Patta correction of revenue documents with respect of the land is lawfully completed, and further request not to block the access of my Client to the above said Property and I further request **M/s. Kundrathur Panchayat Union to refrain from acting upon the Gift Deed dated 04.03.2024,** as the donor does not have valid title over the land included therein, and also requests the **Revenue Divisional Officer (RDO), Sriperumbudur, to rectify the Patta and reinstate ownership of the land in his name within 7 days of receipt of this notice, that failure to comply with the above request or any unauthorized action will compel them to initiate appropriate civil and criminal proceedings,**





R. Sankarakutralingam,
V. Premkumar
Advocates
High Court:: Madras

Plot no.25, King Street,
 V.G.N. Trinity Garden
 West Tambaram,
 Chennai - 600 045,
 Mobile: 9382788994,
 Email:lawlingam2020@gmail.com

including charges for misrepresentation, and fraudulent alienation etc., entirely at your own risk as to costs and legal consequences.

Further my client hereby puts CMDA and TNRERA on notice not to approve any layout or project plan that includes the disputed land, particularly in: Survey Nos. 415/1A1 and 415/1A1A1 (new); Old Survey No. 415/1A1A; Survey Nos. 414/1 and 414/1B (new and old) in Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District until full and proper title verification, survey and exclusion of my client's land is ensured, further the SRO Padappai is also requested to ensure that no registration is permitted for any documents pertaining to the projects involving Survey Nos. 415/1A1A and 415/1A1A1 (new); Old Survey No. 415/1A1A; Survey Nos. 414/1 and 414/1B (new and old), in Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, in order to protect innocent third-party purchasers.

In spite of this legal notice if the unauthorized transaction involving the disputed land in survey numbers are allowed to proceed without correction of the Patta and lawful verification of title, it will result in the following serious consequences, such as **Multiplicity of Litigation, Fraudulent Alienation of Property and also force them to approach for Injunction / Status Quo Orders with Compensation Claims and issue of the public notice, and the respective parties will be held liable for the cost and consequences.**

Yours Cordially,

R. Sankarakutralingam
V. Premkumar
ADVOCATES
 Plot No. 25, King Street,
 V.G.N. Trinity Garden
 West Tambaram, Chennai-600 045.



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email: lawlingam2020@gmail.com

To:

Date: 23rd day of May 2025.

1. **The Managing Director**
M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.)
No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai - 600028.
2. **The Commissioner**
Kundrathur Panchayat Union
Mehta Nagar Main Road, Kundrathur, Chennai, Tamil Nadu - 600069.
3. **The Revenue Divisional Officer (RDO), Sriperumbudur,**
RDO Office, No. 6/114, Pattunoolchatram, Sriperumbudur, Tamil Nadu - 602105.
4. **The Tahsildar Kundrathur.**
Kundrathur Taluk Office, Mehta Nagar Main Road, Kundrathur, Chennai - 600069.
5. **The Member Secretary**
Chennai Metropolitan Development Authority (CMDA)
No.1, Gandhi Irwin Road, Egmore, Chennai - 600008.
6. **The Chairman**
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600008.
7. **M/s. Kishkinta Land Development Pvt. Ltd.**
Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai, Maharashtra - 400020.
8. **M/s. Urbanrise**
36. 1, Gandhi Mandapam Road, Chitra Nagar, Kotturpuram, Chennai - 600085.
9. **M/s. Nu-Tech Associates**
Old No: 41, New No:76, Block I, 2nd Floor, CIT 1st Main Road,
CIT Nagar West, Nandanam, Chennai - 600035.
10. **The Sub-Registrar Padappai,**
SRO - Padappai, K.R. Puram, Padappai, Tamil Nadu- 601 301.



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email: lawlingam2020@gmail.com

Sir/Madam,

Under instructions from and on behalf of my client, **M/s. Navodaya Mass Entertainment Ltd.**, having its registered office at No: 82, Varadarajapuram, Darkas, Chennai- 600 132, I hereby issue this legal notice concerning **illegal encroachment, discrepancies in Patta entries, and unauthorized alienation** of various parcels of land situated in **Varadarajapuram and Erumaiyur Villages**, within **Kundrathur Taluk, Kancheepuram District**, measuring an extent of **61.86** Acres Tamil Nadu, resulting in grave material and legal prejudice to my client.

1. My client lawfully acquired **39 cents in Survey No. 414/1B, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District** through an **Exchange Deed registered as Document No. 5281/2016**, and was issued **Patta No. 18316**.
2. Upon physical inspection, only **28 cents** were found available on the ground, leading to a **shortfall of 11 cents**.
3. This shortfall was later found to be in the **unauthorized possession of M/s. KGS Developers Ltd.**, now operating under the name **M/s. Veas Properties Ltd.**



R.Sankarakutralingam,
V.Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

4. The missing land appears to have been misappropriated by the developer as **Open Space Reservation (OSR) land**, without any legal title or consent from my client.
5. My client approached the competent Revenue Authorities for **Field Measurement Book (FMB) rectification** and identification of boundaries to resolve the shortfall.
6. Additional discrepancies have been identified in **Survey Nos. 414/1 and 414/1B, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District** due to incorrect recording or non-transfer of certain land extents.
7. My client had earlier sold **0.20 acres** to M/s. KGS Developers Ltd. through a **Sale Deed dated 11.11.2011**, registered as **Document No. 7073/2011**, covering portions of **Survey Nos. 415/1A1A to 415/1A6 and 415/1B, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District.**
8. Subsequently, under the aforementioned **Exchange Deed dated 19.10.2016**, Document No. 5281/2016, my client transferred **1.81 acres** and received **only 0.05 acres** in return, recorded in the **Sub-Registrar Office, Padappai.**
9. Following this exchange, discrepancies in the actual extent of land received became apparent, and repeated efforts to resolve the same with the developer have proved unfruitful.



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

10. Accordingly, my client filed an application for survey and Patta correction on **30.09.2024** under **Application No. 2024/0123/03/004050**.
11. A **field survey conducted on 16.12.2024** by the Revenue Department confirmed my client's ownership over the disputed lands.
12. Despite this, **Patta has been erroneously issued in favour of M/s. Vees Properties Ltd.** through **M/s. Kishkinta Land Development Pvt. Ltd.**, and correction remains pending before the competent authority.
13. In the meantime, the developer unlawfully executed a **Gift Deed dated 04.03.2024**, registered as **Document No. 1923/2024**, in favour of **Kundrathur Panchayat Union**, including lands within **Survey Nos. 414 series** in **Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District**.
14. It has also come to light that layout approvals are being sought from **CMDA** and **TNRERA**, despite the unresolved Patta discrepancies and the existence of pending title issues.
15. These acts are entirely **unauthorized, illegal, and fraudulent**, and if not rectified, will lead to the initiation of appropriate **civil and criminal proceedings**, and **public caution notices** against any prospective transactions,



R. Sankarakutralingam,
V. Premkumar,
 Advocates
 High Court :: Madras

Plot no.25, King Street,
 V.G.N. Trinity Garden
 West Tambaram,
 Chennai - 600 045,
 Mobile: 9382788994,
 Email:lawlingam2020@gmail.com

knowing the same they have issued the earlier legal notice which may be read as the part and parcel of this legal notice.

16. My client states that upon verifying the documents for filing the civil suit, on inspection and field verification, they had found that additional parcels of land belonging to them were discovered to have been **encroached upon and enclosed with compound walls put up by 1st of you**, without any title or authorization, the details of the Village and Survey number wise are listed below:

Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District

Survey Number Extent (in Cents)

414/1	11.00
415/1A1A1	7.79
416/2A1A	3.18
417/1B1	0.80
416/2A2A	4.78
416/1A	4.46
419/2B	4.53
454/1A2	0.18
454/1B2	0.20
455/1B	0.31
467/2	15.05
470/1B	6.12
412/2	0.50



R.Sankarakutralingam,
V.Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
 V.G.N. Trinity Garden
 West Tambaram,
 Chennai – 600 045,
 Mobile: 9382788994,
 Email:lawlingam2020@gmail.com

Survey Number Extent (in Cents)

353/1A1 0.47

Eurumaiyur Village, Kundrathur Taluk, Kancheepuram District

Survey Number Extent (in Cents)

149/4B 2.50

The total area of these illegal encroachments amounts to **61.86 cents, Varadharajapuram Village and Eurumaiyur Kundrathur Taluk, Kancheepuram District** all of which are **legally owned by my client** and have **never been sold, gifted, or transferred** to any person or entity.

17. My client states that any occupation, fencing, construction, or development over these lands is **unauthorized and criminal in nature, constituting trespass and misappropriation of immovable property.**

On behalf of my client I hereby request **M/s. Veas Properties Ltd. and all persons claiming through them** are called upon to **cease and desist** from all forms of **construction, alienation, registration, or development** over the above-described lands, and further request **not to block the access of my Client** to the above said Property further **M/s. Kundrathur Panchayat Union** is



R. Sankarakutralingam,
V. Premkumar,
 Advocates
 High Court :: Madras

Plot no.25, King Street,
 V.G.N. Trinity Garden,
 West Tambaram,
 Chennai - 600 045,
 Mobile: 9382788994,
 Email: lawlingam2020@gmail.com

directed to **refrain from taking any action** on the **Gift Deed dated 04.03.2024**, and to **reject any application for layout approval** based on the said deed, and further the **Revenue Divisional Officer, Sriperumbudur**, is urged to **expedite correction of Patta entries** and restore all ownership records in favour of my client within **seven (7) days** of receipt of this notice.

On behalf of my client CMDA and TNRERA are requested to **withhold all layout or project approvals** involving the following lands until proper survey, title verification, and Patta rectification is completed:

- **Survey Nos. 414/1, 414/1B, 415/1A1A1, 415/1B, 416/1A, 416/2A1A, 416/2A2A, 417/1B1, 419/2B, 454/1A2, 454/1B2, 455/1B, 467/2, 470/1B, 412/2, 353/1A1, and 149/4B Varadharajapuram Village and Eurumaiyur, Kundrathur Taluk, Kancheepuram District**

On behalf of my client I also request the **Sub-Registrar, Padappai**, is hereby instructed to **refuse registration of any deeds, agreements, or instruments** involving any of the aforementioned survey numbers unless supported by lawful title and due verification from the competent authority.



*R. Sankarakutralingam,
V. Premkumar,*
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email: lawlingam2020@gmail.com

Failing which my client will initiate all necessary **civil and criminal proceedings**, including but not limited to: Suits for **injunction, declaration of title, and recovery of possession**, Petitions for **interim relief, stay orders, and status quo**, **Criminal complaints** for cheating, fraud, encroachment, and criminal trespass, **Claims for damages and compensation** for loss of property, reputation, and commercial opportunity, **Publication of caution notices** in leading regional and national newspapers, further all such proceedings shall be pursued **at your sole risk, liability, and cost**, and my client shall also seek exemplary damages.

This notice is issued **without prejudice** to any other legal rights, remedies, or actions available to my client under any statute or common law. You are hereby directed to treat this matter with urgency and seriousness. Appropriate compliance is expected within **seven (7) days** from receipt of this notice.

Yours Cordially,

(Signature)
R. SANKARAKUTRALINGAM
V. PREM Kumar
ADVOCATES
Plot No.25, King Street,
V.G.N. Trinity Garden
West Tambaram, Chennai-600 045.



Shardul Amarchand Mangaldas

June 13, 2025

BY RPAD

R. Sankaralingam and V Premkumar,
Advocate,
Plot No. 25, King Street, VGN Trinity Garden,
West Tambaram, Chennai – 600 045

Sir,

1. This has reference to your Legal Notice dated May 06, 2025, issued on behalf of your client M/s. Navodaya Mass Entertainment Limited.
2. We act on behalf of the following entities,
 - a. Nu Tech Associates, having its registered office at 2nd Floor, Old No. 41, New No. 76, Block 1, 1st Main Road, CIT Nagar, Nandanam, Chennai – 600035, Tamil Nadu;
 - b. Nspire Developers LLP, having its registered office at Plot No. 68 & 69, Jubilee Heights, Jubilee Enclave, Madhapur, Hyderabad, Andhra Pradesh – 600 081;
 - c. Kishkinta Land Development Private Limited having its registered office at Manek Mahal, 6th Floor, 90 Veer Nariman Road, , Mumbai, Maharashtra, India – 400020; and
 - d. M/s. Urbanrise Projects Private Limited, having its corporate office at 36, 1, Gandhi Mandapam Road, Chitra Nagar, Kotturpuram, Chennai, Tamil Nadu – 600 085.

The above entities shall be hereinafter collectively referred to as “our Clients” and our Clients have instructed us to issue this Reply to you.



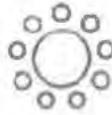
Shardul Amarchand Mangaldas & Co
Advocates & Solicitors

87/48 2nd floor ASV Chamiers Square Chamiers Road R.A. Puram Chennai 600 028

T +91 44 4630 1122

E contact@AMSShardul.com

New Delhi Mumbai Gurugram Bengaluru Chennai Ahmedabad Kolkata



Shardul Amarchand Mangaldas

3. At the outset, our clients deny all the contentions and allegations contained in your Legal Notice. No allegation or statement in the Legal Notice shall be deemed admitted by our clients merely for want of specific denial or traverse.
4. It is unfortunate that your client has not briefed you correctly on the factual aspects of the present matter, leading to a Legal Notice replete with incorrect factual assertions that are erroneous and unsustainable in the eyes of law. The assertions in your Legal Notice are nothing but bald allegations and baseless contentions, devoid of any substance or legal footing.
5. Before dealing with the false allegations contained in the Legal Notice, the true and relevant facts, based on a perusal of various title and revenue documents pertaining to the Schedule Property, are outlined below:
6. The lands comprised in Survey Nos. 414/1 (as per Patta 414/1A) and 415/1A1A1 forming part of a larger extent of land originally owned by various individuals and later aggregated by your client, M/s. Navodaya Mass Entertainment Limited, between 1980 and 1995. These land measuring 1.55 acres comprised in Survey No. 414/1 was sold by your client to M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.) ("VPL"), vide Sale Deed dated November 11, 2011 registered as Document NO. 7073 of 2011 in the office of Sub Registrar, Padappai. From the aforesaid lands, VPL has exchanged a portion of land measuring 0.39 acres your client vide Exchange Deed October 10, 2016 registered as Document No. 5281 of 2016 in the office of Sub Registrar, Padappai.
7. Thereafter, VPL appointed and authorized Reliance Value Services Private Limited through a General Power of Attorney dated March 11, 2019 (registered as Doc. No. 1780 of 2019 and Kishkintha Land Development Private Limited vide General Power of Attorney dated June 09, 2022, registered as Document No. 5639 of 2022 with the right to deal with the Schedule Property along with powers of alienation, mortgage, obtain approvals, develop, and collect sale proceeds in respect of larger land parcels, including lands in Survey Nos. 414/1 (Patta 414/1A) and 415/1A1A1.





Shardul Amarchand Mangaldas

8. Our Clients state that, despite your client having conveyed the lands to VPL, they later began creating unnecessary disputes relating to the boundaries and ownership of certain lands, including the present disputed lands.
9. Our Clients further state that, being interested in developing the property and to avoid future complications, VPL was made to enter into an Agreement of Compromise dated June 06, 2022, wherein it was specifically represented by your client that it would have no claims or demands against VPL or its agents, nominees, representatives, successors, and subsequent purchasers of approximately 64.03 acres, executed by your client to and in favour of VPL vide Sale Deed dated November 11, 2011 registered as Document No. 7073 of 2011 in the office of Sub Registrar, Padappai, including the presently disputed lands situated at Varadharajapuram and Erumaiyur villages, currently within Kundrathur Taluk, Kancheepuram District.
10. In light of the above, and the Compromise Agreement executed between your client and VPL, it is evident that VPL held clear and marketable title over the property with the full knowledge and consent of your client. Furthermore, the previous owner had mutated the revenue records in his name and was in possession and control of the Schedule Property.
11. Upon perusal of the above documents and satisfied with the same, our Client had decided to develop the property and scrutinised the title and revenue documents and issued a Public Notice, dated January 08, 2022, in one English newspaper (The New Indian Express) and one regional newspaper (Dinamani).
12. Since, no claims has been made and the title is clear and free from any apparent illegality, one of our Clients namely Nspire Developers LLP executed Joint Development Agreement ("JDA") dated June 09, 2022 with the VPL and commenced the development of the property.
13. Therefore, your client has no right, title, claim, interest, or entitlement whatsoever over the said property. It is also pertinent to note that your client remained silent while VPL was in possession, during mutation of revenue records, and at the time of the public notice. The





Shardul Amarchand Mangaldas

current claims, made after execution of the JDA and during development into residential plots, are clearly made with malicious intent to defraud and extort money from our Client, which is illegal and unsustainable. Further, due to efflux of time, your client's right to contest title, ownership, and possession is barred by limitation.

14. Accordingly, it is evident beyond doubt that VPL is the absolute owner, being lawfully seized and possessed of the property. The claims raised by your client are vexatious, illegal, unjustifiable, and unsustainable in the eyes of law.
15. The contents of your Legal Notice are now dealt with on a para-wise basis as follows:
16. As regards the contents of the unnumbered paragraph, the same pertains to the particulars of your client, and thus we have no comments on the same.
17. Our Clients state that the contents of paragraphs 1 and 2 are admitted insofar as they relate to the execution of the Exchange Deed bearing Document No. 5281 of 2016. The rest of the contents are denied. Our Clients state that 39 cents comprised in Survey No. 414/1 (414/1B as per Patta) were conveyed to your client, and no physical measurement dispute was raised by your client at that time. Now, baselessly claiming that Our Clients encroached 11 cents in Survey No. 414/1B is wholly untenable. It is important to note that Our Clients have not developed anything on Survey No. 414/1B, and it does not form part of the JDA. Hence, Our Clients have no right, interest, or entitlement over Survey No. 414/1B.
18. Our Clients state that the contents of paragraphs 3 and 4 are ambiguous, unclear, and denied as false, frivolous, and baseless. The land which was conveyed to your client vide Exchange Deed bearing Document No. 5281 of 2016 was subdivided and allotted with new Survey No. 414/1B, and our Client or its affiliates have not developed anything on the same. Therefore, we are unsure what your client has allegedly lost with respect to the same.
19. Our Clients state that the contents of paragraph 5 are denied as frivolous and baseless. It is agreed that 1.81 acres were transferred to our Client in Survey No. 415, and 0.05 acres were transferred in Survey No. 415/1A1. However, when the overall extent is taken into account,



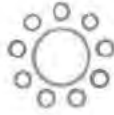


Shardul Amarchand Mangaldas

5 acres and 6 cents were conveyed to your client. Hiding this fact and claiming that only 0.05 acres were conveyed clearly shows the ulterior and malicious motive of your client.

20. Our Clients state that the content of paragraph 6 does not require any comment and is denied in its entirety.
21. Our Clients state that the contents of paragraph 7 are denied as false, frivolous, and devoid of merits. Your client remained silent when VPL was in possession of the property, when the revenue records were mutated, and when our Clients issued a public notice. Now, making claims regarding discrepancies in the extent of land causing material and legal injury is solely a malicious attempt to defraud and extort money from our Clients, which is absolutely illegal and unsustainable.
22. The contents of paragraph 8 are vehemently denied. No authority has inspected the property within our premises, and without doing so, such inspection cannot be treated as official or relied upon. Further, no records have been produced by your client to show that the Revenue Department confirmed that VPL encroached on your client's property. In the absence of the same, none of your client's allegations can be taken into consideration.
23. Our Clients state that the contents of paragraph 9 are denied as false, frivolous, and devoid of merits. Your client is put to strict proof thereof. VPL has lawfully held the lands for the past 14 years, and the revenue records were mutated in their name 14 years ago. Your client's present claim that the patta was wrongly issued to VPL is baseless and unsubstantiated. Further, your client's claim that they have taken steps for patta correction and that the same is pending is incorrect and misleading. Neither VPL nor our Clients have received any notice from the Revenue Department in this regard.
24. Our Clients vehemently denies the contents of paragraph 10, which are frivolous and baseless. Your client only began to make claims and approach the authorities in September 2024, whereas our Clients had submitted development plans to the concerned authorities in 2023 and gifted the lands on March 04, 2024, registered as Document No. 1923 of 2024, in favour of Kundrathur Panchayat Union, and obtained approvals, much before your client





Shardul Amarchand Mangaldas

initiated any demands. Hence, none of the acts of our Client can be termed unlawful, and none were disputed at the time of gifting the lands to the local body.

25. Our Clients deny the contents of paragraphs 11 and 12 as baseless. It is stated that the Chennai Metropolitan Development Authority (CMDA) and Tamil Nadu Real Estate Regulatory Authority (TNRERA) carefully scrutinized the documents submitted by our Client. As the title and applications were satisfactory, these authorities relied upon the representations and warranties and granted the requisite permissions for developing residential plots. However, your client is now making claims with the sole intention of defrauding our Clients and extorting a large sum of money.

26. The contents of unnumbered paragraphs 13 to 15 are denied as false and frivolous. The reliefs sought in your Legal Notice to cease and desist from any development, alienation, construction, planning, or sale activities relating to lands in Survey Nos. 415, 415/1A1 to 415/1A6, 415/1B, 413/1, and 414/1B are absolutely baseless. No specific allegations have been made by your client with respect to Survey Nos. 415/1A1 to 415/1A6 and 415/1B. In the absence of any specific allegation or averment as to the date on which your client became aware of the execution of the Sale Deed and Exchange Deed in favour of VPL, your client's claims are clearly not maintainable in law and are liable to be rejected in limine.

27. It is reiterated that, based on the above facts, your client has no rights, title, interests, claims, demands, possession, entitlement whatsoever on the lands comprised in survey no. 415, 415/1A1 to 415/1A6 and 415/1B along with 413/1. They are only the third party to the aforesaid property. Further, our Clients are developing the property vide a JDA duly executed with VPL. Therefore, our Clients are exclusively entitled to develop the property and no person whomsoever can claim rights over the same as mentioned in your Legal Notice. Hence our Clients state that the claims of your client is illegal and unnecessary considering the facts mentioned above.

In the light of the above which makes it evident that your client's claims are unreasonable and unsustainable in law, our Clients are disinclined to accede to the illegal demands





Shardul Amarchand Mangaldas

raised in your Legal Notice. Our Clients sincerely trusts that your client will treat the matter as closed and your client will not embark upon any frivolous legal adventurism by initiating any legal proceedings as described in your Legal Notice.

In the event, your client precipitates matter by initiating legal proceedings then the same would be resisted by our Client holding your client liable for all consequences and costs arising thereof. Further, our Clients reserves its right to initiate appropriate legal proceedings against your client for raising false and frivolous claims as and when required.

Yours faithfully,


 Dorothy Thomas
 Partner



CC

1. The Managing Partner
 M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.),
 No.10, 2nd Cross Street,
 Raja Annamalaipuram, Chennai – 600 028.
2. The Commissioner,
 Kundrathur Panchayat Union,
 Mehta Nagar Main Road,
 Kundrathur, Chennai, Tamil Nadu – 600 069.
3. Revenue Divisional Officer,
 Revenue Divisional Officer office, Sripermbudur
 No: 6/114, Pattnoolchathram,
 Sripermbudur, Tamil Nadu – 602 105.



**Shardul Amarchand Mangaldas**

4. The Thasilar,
Kundrathur Taluk office,
Mehta Nagar Main Road,
Kundrathur, Chennai, Tamil Nadu – 600 069.
5. The Member Secretary,
Chennai Metropolitan Development Authority (CMDA),
No. 1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.
6. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai- 600 008.
7. M/s. Urban rise,
36, 1, Gandhi Mandapam Road,
Chitra Nagar, Kotturpuram,
Chennai, Tamil Nadu – 600 085.
8. The Sub Registrar,
Padappai Sub Registrar office,
K. R Puram, Padappai, Chennai – 601 301.

The Member Secretary,

- ★ एक रजिस्ट्र बीमा Chennai Metropolitan Development Authority (CMDA),
- ★ Received No. 1, Gandhi Irwin Road,
- ★ पाने वाले : Egmore, Chennai – 600 008.

- ★ Addressee
- ★ बीमा का मूल्य (रुपयों में)
- ★ Insured for Rupees

वितरण की तारीख/Date of delivery.....20.....

- अनावश्यक को काट दिया जाए।
- Score out the matter not required.

- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.



पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ The Managing Partner
- ★ M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.),
- ★ No.10, 2nd Cross Street,
- ★ Raja Annamalaipuram, Chennai – 600 028.

- ★ बीमा का मूल्य (रुपयों में)
- ★ Insured for Rupees

वितरण की तारीख/Date of delivery.....20.....

- अनावश्यक को काट दिया जाए।
- Score out the matter not required.

- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.



पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री पत्र/पोस्ट बीमा Revenue Divisional Officer,
- ★ Received a Regl: Insi Revenue Divisional Officer office, Sripermbudur
- ★ पाने वाले का नाम No: 6/114, Pattnoolchathram,
- ★ Addressed to (Na Sripermbudur, Tamil Nadu – 602 105.

- ★ बीमा का मूल्य (रुपयों में)
- ★ Insured for Rupees

वितरण की तारीख/Date of delivery.....20.....

- अनावश्यक को काट दिया जाए।
- Score out the matter not required.

- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.



पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री बीमा पत्र The Thasilar,
- ★ Received a Rs. Kundfathur Taluk office,
- ★ पाने वाले का नाम Mehta Nagar Main Road,
- ★ Addressed to (Kundrathur, Chennai, Tamil Nadu - 600 069.
- ★ बीमा का मूल्य (
- ★ Insured for Rupees
- वितरण की तारीख/Date of delivery.....20.....
- अनावश्यक को काट दिया जाए।
- Score out the matter not required.
- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.



16/6/25

[Handwritten Signature]

पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री बीमा पत्र The Chairman,
- ★ Received Tamil Nadu Real Estate Regulatory Authority (TNRERA)
- ★ पाने वाले का नाम 1A, 1st Floor, Gandhi Irwin Bridge Road,
- ★ Address Egmore, Chennai- 600 008.
- ★ बीमा का मूल्य (
- ★ Insured for Rupees
- वितरण की तारीख/Date of delivery.....20.....
- अनावश्यक को काट दिया जाए।
- Score out the matter not required.
- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.



पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री पत्र/पोस्टल बीमा
- ★ Received a Register Insured
- ★ पाने वाले का नाम
- ★ Addressed to (Name)
- ★ बीमा का मूल्य (रुपयों में)
- ★ Insured for Rupees
- R. Sankaralingam and V Premkumar,
Advocate,
Plot No. 25, King Street, VGN Trinity Garden,
West Tambaram, Chennai – 600 045

वितरण की तारीख/Date of delivery.....20.....

- अनावश्यक को फाट दिया जाए।
- Score out the matter not required.

- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.

16/6/2015

पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री पत्र/पोस्टल बीमा
- ★ Received a Register Insured
- ★ पाने वाले का नाम
- ★ Addressed to (Name)
- ★ बीमा का मूल्य (रुपयों में)
- ★ Insured for Rupees
- The Sub Registrar,
Padappai Sub Registrar office,
K. R Puram, Padappai, Chennai – 601 301

वितरण की तारीख/Date of delivery...16/6/2015

- अनावश्यक को फाट दिया जाए।
- Score out the matter not required.

- ★ केवल बीमा वस्तुओं के लिए।
- ★ For Insured article only.

SUB-REGISTRAR

PADAPPAI

पाने वाले के हस्ताक्षर/Signature of addressee



Shardul Amarchand Mangaldas

June 13, 2025

BYRPAD

**R. Sankaralingam and V Premkumar,
Advocate,
Plot No. 25, King Street, VGN Trinity Garden,
West Tambaram, Chennai – 600 045**

Sir,

1. This has reference to your Legal Notice dated May 23, 2025, issued on behalf of your client M/s. Navodaya Mass Entertainment Limited.
2. We act on behalf of the following entities,
 - a. Nu Tech Associates, having its registered office at 2nd Floor, Old No. 41, New No. 76, Block 1, 1st Main Road, CIT Nagar, Nandanam, Chennai – 600035, Tamil Nadu,
 - b. Nspire Developers LLP, having its registered office at Plot No. 68 & 69, Jubilee Heights, Jubilee Enclave, Madhapur, Hyderabad, Andhra Pradesh – 600 081
 - c. Kishkinta Land Development Private Limited having its registered office at Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai, Maharashtra, India – 400020.
 - d. M/s. Urbanrise Projects Private Limited, having its corporate office at 36, 1, Gandhi Mandapam Road, Chitra Nagar, Kotturpuram, Chennai, Tamil Nadu – 600 085

The above entities shall be hereinafter collectively referred to as “our Clients” and our Clients have instructed us to issue this Reply to you.

3. At the outset, our Clients deny all the contentions and allegations contained in your Legal Notice. No allegation or statement in the Legal Notice shall be deemed admitted by our Clients merely for want of specific denial or traverse.

Shardul Amarchand Mangaldas & Co
Advocates & Solicitors
87/48 2nd floor ASV Chambers Square Chambers Road R.A. Puram Chennai
T +91 44 4630 1122
E contact@AMSShardul.com
New Delhi Mumbai Gurugram Bengaluru Chennai Ahmedabad Kolkata





Shardul Amarchand Mangaldas

4. It is unfortunate that your client has not briefed you correctly on the factual aspects of the present matter, leading to a Legal Notice replete with incorrect factual assertions that are erroneous and unsustainable in the eyes of law. The assertions in your Legal Notice are nothing but bald allegations and baseless contentions, devoid of any substance or legal footing.
5. Before dealing with the false allegations contained in the Legal Notice, the true and relevant facts, based on a perusal of various title and revenue documents pertaining to the Schedule Property, are outlined below:
6. The lands comprised in Survey Nos. 470/1, as per patta survey No.470/1A, (1.58 Acres), 470/2A (1.00 Acres), 470/2B (1.00 Acres), 414/1, as per patta survey No. 414/1A, (1.16 Acres), 352/1 (1.92 Acres), 421/1 (0.30 Acres), 454/1, as per Patta 454/1A1, (0.15 Acres), 454/1B, as per patta survey No.454/1B1, (0.18 Acres), 455/1, as per patta survey No.455/1A, (0.28 Acres), 463/1, as per patta Survey No. 463/1A, (0.48 Acres), 412/1 (0.23 Acres), 416/1, as per patta Survey No. 416/1A, (0.28 Acres), 416/2A, as per patta 416/2A2A, (0.40 Acres), 419/1 (0.79 Acres), 419/2, as per patta Survey No. 419/2A, (0.64 Acres), 444/2B1B (0.30 Acres), 444/2B2 (0.22 Acres), 444/2B3 (0.23 Acres), 444/2A5A2 (0.15 Acres), 444/2A5B (0.51 Acres), 445/2A (0.63 Acres), 445/2B, as per patta Survey No. 445/2B1, (0.61 Acres), 446/1B (0.45 Acres), 446/1C, as per patta Survey No. 446/1C1 (0.22 Acres), 446/2B1 (0.50 Acres), 446/2B2, as per patta Survey No. 446/2B2A (0.35 Acres), 463/2, as per patta Survey No.463/2A, (0.43 Acres), 466/1, as per patta Survey No. 466/1A, (1.59 Acres), 467, as per patta Survey No. 467/1, (3.09 Acres), situate in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) and Kancheepuram district, and Survey Nos. 149/4, as per patta Survey No.149/4A, (0.44 Acres), 150/4B, as per patta Survey No.150/4B1, (0.09 Acres), 150/5B, as per patta Survey No.150/5B1, (0.09 Acres), 150/13, as per patta Survey No. 150/13A, (0.12 Acres), 150/14 (0.07 Acres), 151/2 (0.35 Acres), 148/4B (0.04 Acres), 415 (1.81 acres) forming part of a larger extent of land situated ta Varadharajapuram Village, Erumaiyur Village, Kundrathur Taluk, Kancheepuram District ("Schedule Property") was originally owned by various individuals and later aggregated by your client, M/s. Navodaya Mass Entertainment





Shardul Amarchand Mangaldas

Limited. These lands were subsequently sold to M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.) ("VPL"), vide Sale Deed dated November 11, 2011 registered as Document NO. 7073 of 2011 in the office of Sub Registrar, Padappai.

7. Thereafter, VPL appointed and authorized Reliance Value Services Private Limited through a General Power of Attorney dated March 11, 2019 registered as Doc. No. 1780 of 2019, and Kishkintha Land Development Private Limited vide General Power of Attorney dated June 09, 2022, registered as Document No. 5639 of 2022 with the right to deal with the Schedule Property along with powers of alienation, mortgage, obtain approvals, develop, and collect sale proceeds in respect of larger land parcels, including the Schedule Property.
8. Our Clients state that, despite your client having conveyed the lands to VPL, they later began creating unnecessary disputes relating to the boundaries and ownership of certain lands, including the present disputed lands.
9. Our Clients further state that, being interested in developing the Schedule Property and to avoid future complications, VPL was made to enter into an Agreement of Compromise dated June 06, 2022, wherein it was specifically represented by your client that it would have no claims or demands against VPL or its agents, nominees, representatives, successors, and subsequent purchasers of approximately 64.03 acres, executed by your client to and in favour of VPL vide Sale Deed dated November 11, 2011 registered as Document No. 7073 of 2011 in the office of Sub Registrar, Padappai, including the presently disputed lands situated at Varadharajapuram and Erumaiyur villages, currently within Kundrathur Taluk, Kancheepuram District.
10. In light of the above devolution, and the Compromise Agreement executed between your client and VPL, it is evident that VPL held clear and marketable title over the property with the full knowledge and consent of your client. Furthermore, the previous owner had mutated the revenue records in his name and was in possession and control of the Schedule Property.

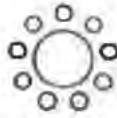




Shardul Amarchand Mangaldas

11. Upon perusal of the above documents and satisfied with the same, our Clients had decided to develop the property and scrutinised the title and revenue documents and issued a Public Notice, dated January 08, 2022, in one English newspaper (The New Indian Express) and one regional newspaper (Dinamani) inviting claims and objections.
12. Since, no claims has been made and the title is clear and free from any apparent illegality, one of our Clients namely Nspire Developers LLP executed Joint Development Agreement ("JDA") dated June 09, 2022 with the VPL and commenced the development of the Schedule Property.
13. Therefore, your client has no right, title, claim, interest, or entitlement whatsoever over the said Schedule Property. It is also pertinent to note that your client remained silent while VPL was in possession, during mutation of revenue records, and at the time of the public notice. The current claims, made after execution of the JDA and during development into residential plots, are clearly made with malicious intent to defraud and extort money from our Client, which is illegal and unsustainable. Further, due to efflux of time, your client's right to contest title, ownership, and possession is barred by limitation.
14. Accordingly, it is evident beyond doubt that VPL is the absolute owner, being lawfully seized and possessed of the property. The claims raised by your client are vexatious, illegal, unjustifiable, and unsustainable in the eyes of law.
15. The contents of your Legal Notice are now dealt with on a para-wise basis as follows:
16. As regards the contents of the unnumbered paragraph, the contents pertain to the particulars of your client have no comments and rest of contents are denied as false and baseless.
17. Our Clients state that the contents of paragraphs 1 and 2 are admitted insofar as they relate to the execution of the Exchange Deed bearing Document No. 5281 of 2016. The rest of the contents are denied. Our Clients admit that 39 cents comprised in Survey No. 414/1 (414/1B as per Patta) were conveyed to your client and no physical measurement dispute was raised by your client at that time. Now, baselessly claiming that our Clients encroached





Shardul Amarchand Mangaldas

11 cents in Survey No. 414/1B without any documentary evidence is wholly untenable. It is important to note that our client has not developed anything on Survey No. 414/1B, and it does not form part of the JDA. Hence, our Client have no right, interest, or entitlement over Survey No. 414/1B.

18. Our Clients state that the contents of paragraphs 3 and 4 are denied as false, frivolous, and devoid of merits. Your client is put to strict proof thereof. VPL has not held any lands unauthorisedly. Our Clients further states that the land which was conveyed to your client vide Exchange Deed bearing Document No. 5281 of 2016 was subdivided and allotted with new Survey No. 414/1B, and our Client or its affiliates have not developed anything on the same. Therefore, we are unsure what your client has allegedly lost with respect to the same. VPL has gifted the lands which were in their absolute ownership vide March 04, 2024, registered as Document No. 1923 of 2024, in favour of Kundrathur Panchayat Union, and obtained approvals
19. The contents of paragraph 5 are vehemently denied. No authority has inspected the property within our premises, and without doing so, such inspection cannot be treated as official or relied upon. Further, no records have been produced by your client to show that the Revenue Department confirmed that VPL encroached on your client's property. In the absence of the same, none of your client's allegations can be taken into consideration.
20. Our Clients state that the contents of paragraph 6 are ambiguous, unclear, and denied as false, frivolous, and baseless. The land which was conveyed to your client vide Exchange Deed bearing Document No. 5281 of 2016 was subdivided and allotted with new Survey No. 414/1B, and our Client or its affiliates have not developed anything on the same. Therefore, we are unsure what your client has allegedly lost with respect to the same.
21. Our Clients state that the contents of paragraphs 7 and 8 are denied as frivolous and baseless. It is agreed that 1.81 acres were transferred to our client in Survey No. 415, and 0.05 acre were transferred in Survey No. 415/1A1. However, when the overall extent is taken into account, 5 acres and 6 cents were conveyed to your client. Hiding this fact and





Shardul Amarchand Mangaldas

claiming that only 0.05 acres were conveyed clearly shows the ulterior and malicious motive of your client.

22. Our Client state that the contents of paragraph 9 are denied as false, frivolous, and devoid of merits. Your client is put to strict proof thereof. Your client remained silent when VPL was in possession of the property, when the revenue records were mutated, and when our Client issued a public notice. Now, making claims regarding discrepancies in the extent of land causing material and legal injury is solely a malicious attempt to defraud and extort money from our Client, which is absolutely illegal and unsustainable.
23. Our Client state that the contents of paragraphs 10, 11 and 12 are denied as false, frivolous, and devoid of merits. Your client is put to strict proof thereof. VPL has lawfully held the lands for the past 14 years, and the revenue records were mutated in their name 14 years ago. Your client's present claim that the patta was wrongly issued to VPL is baseless and unsubstantiated. Further, your client's claim that they have taken steps for patta correction and that the same is pending is incorrect and misleading. Neither VPL nor our Client has received any notice from the Revenue Department in this regard.
24. Our Client vehemently denies the contents of paragraph 13, which are frivolous and baseless. Your client only began to make claims and approach the authorities in September 2024, whereas our Client had submitted development plans to the concerned authorities in 2023 and gifted the lands on March 04, 2024, registered as Document No. 1923 of 2024, in favour of Kundrathur Panchayat Union, and obtained approvals much before your client initiated any demands. Hence, none of the acts of our client can be termed unlawful, and none were disputed at the time of gifting the lands to the local body.
25. Our Client deny the contents of paragraphs 14 and 15 as baseless. Our Client states that the Chennai Metropolitan Development Authority (CMDA) and Tamil Nadu Real Estate Regulatory Authority (TNRERA) carefully scrutinized the documents submitted by our client. As the title and applications were satisfactory, these authorities relied upon the representations and warranties and granted the requisite permissions for developing





Shardul Amarchand Mangaldas

residential plots. However, your client is now making claims with the sole intention of defrauding our client and extorting a large sum of money.

26. Our Clients vehemently denies the contents of Paragraph No. 16 as misleading and devoid of merits. Your client is put to strict proof of the same. Your client is making bald allegations without having any documentary proofs and also without mentioning the extent of actual lands and boundaries. Your client sold the portion of lands forming part of the Survey No. 414/1, 415/1A1, 416/2A1A, 417/1B1, 416/2A2a, 416/1A, 419/2B, 454/1A2, 454/1B2, 455/1B, 467/2, 479/1B, 412/2, 353/1A1 situated at Varadharajapuram Village and Survey No. 149/4B in Erumaiyur Village. Your client retained the remaining portion of the land. All the extent of lands mentioned in Paragraph 16 falls within the lands retained by your client and none of the lands has been taken for development. And your client well versed with the above facts. Despite the same, raising the malicious claims with only motive to extort money from our Client.
27. The contents of paragraph 17 and unnumbered paragraphs 18 to 21 are denied as false and frivolous. The reliefs sought in your Legal Notice, to cease and desist from any development, alienation, construction, planning, or sale activities relating to lands in Survey Nos. 414/1, 415/1A1, 416/2A1A, 417/1B1, 416/2A2a, 416/1A, 419/2B, 454/1A2, 454/1B2, 455/1B, 467/2, 479/1B, 412/2, 353/1A1 situated at Varadharajapuram Village and Survey No. 149/4B in Erumaiyur Village are absolutely baseless. In the absence of any specific allegation or averment as to the date on which your client became aware of the execution of the Sale Deed and Exchange Deed in favour of VPL, your client's claims are clearly not maintainable in law and are liable to be rejected in limine.
28. It is reiterated that, based on the above facts, your client has no rights, title, interests, claims, demands, possession, entitlement whatsoever on the lands comprised Survey Nos. 414/1, 415/1A1, 416/2A1A, 417/1B1, 416/2A2a, 416/1A, 419/2B, 454/1A2, 454/1B2, 455/1B, 467/2, 479/1B, 412/2, 353/1A1 situated at Varadharajapuram Village and Survey No. 149/4B in Erumaiyur Village. They are only the third party to the Schedule Property. Further, our Client are developing the property vide a JDA duly executed with VPL. Therefore, our Client are exclusively entitled to develop the property and no person





Shardul Amarchand Mangaldas

whomsoever can claim rights over the same as mentioned in your Legal Notice. Hence our Client state that the claims of your client is illegal and unnecessary considering the facts mentioned above.

In the light of the above which makes it evident that your client's claims are unreasonable and unsustainable in law, our Clients are disinclined to accede to the illegal demands raised in your Legal Notice. Our Clients sincerely trusts that your client will treat the matter as closed and your client will not embark upon any frivolous legal adventurism by initiating any legal proceedings as described in your Legal Notice.

In the event, your client precipitates matter by initiating legal proceedings then the same would be resisted by our Clients holding your client liable for all consequences and costs arising thereof. Further, our Clients reserves its right to initiate appropriate legal proceedings against your client for raising false and frivolous claims as and when required.

Yours faithfully,


 Dorothy Thomas
 Partner



CC

1. The Managing Partner
 M/s. Veas Properties Limited (formerly M/s. KGS Developers Ltd.),
 No.10, 2nd Cross Street,
 Raja Annamalaipuram, Chennai – 600 028.
2. The Commissioner,
 Kundrathur Panchayat Union,
 Mehta Nagar Main Road,



Shardul Amarchand Mangaldas

Kundrathur, Chennai, Tamil Nadu – 600 069.

3. Revenue Divisional Officer,
Revenue Divisional Officer office, Sripermbudur
No: 6/114, Pattnoolchathram,
Sripermbudur, Tamil Nadu – 602 105.
4. The Thasilar,
Kundrathur Taluk office,
Mehta Nagar Main Road,
Kundrathur, Chennai, Tamil Nadu – 600 069.
5. The Member Secretary,
Chennai Metropolitan Development Authority (CMDA),
No. 1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.
6. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai- 600 008.
7. The Sub Registrar,
Padappai Sub Registrar office,
K. R Puram, Padappai, Chennai – 601 301.

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री पत्र/पो The Managing Partner
- ★ Re M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.),
- ★ पाने वाले का नाम No.10, 2nd Cross Street,
- ★ Addressed to (Name) Raja Annamalaipuram, Chennai – 600 028.
- ★ बीमा का मूल्य (रुपये) Insured for Rupees
- वितरण की तारीख/Date of delivery.....20.....
- अनावश्यक को काट दिया जाए।
● Score out the matter not required.
- ★ केवल बीमा वस्तुओं के लिए।
★ For Insured article only.



पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री बीमा पत्र/पो The Thasilar,
- ★ Received a Receipt Ins Kundrathur Taluk office,
- ★ पाने वाले का नाम Mehta Nagar Main Road,
- ★ Addressed to (Name) Kundrathur, Chennai, Tamil Nadu – 600 069.
- ★ बीमा का मूल्य (रुपये) Insured for Rupees
- वितरण की तारीख/Date of delivery.....20.....
- अनावश्यक को काट दिया जाए।
● Score out the matter not required.
- ★ केवल बीमा वस्तुओं के लिए।
★ For Insured article only.



16/6/25

16/6/2025

पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री पत्र/पो The Chairman,
- ★ Received Tamil Nadu Real Estate Regulatory Authority (TNRERA)
- ★ पाने वाले का नाम 1A, 1st Floor, Gandhi Irwin Bridge Road,
- ★ Addressed to Egmore, Chennai- 600 008.
- ★ बीमा का मूल्य (रुपये) Insured for Rupees
- वितरण की तारीख/Date of delivery.....20.....
- अनावश्यक को काट दिया जाए।
● Score out the matter not required.
- ★ केवल बीमा वस्तुओं के लिए।
★ For Insured article only.



पाने वाले के हस्ताक्षर/Signature of addressee

- ★ एक रजिस्ट्री बीमा R. Sankaralingam and V Premkumar,
 Advocate,
 ★ Received Plot No. 25, King Street, VGN Trinity Garden,
 ★ पाने वाले का नाम West Tambaram, Chennai - 600 045
 ★ Addressed to
 ★ बीमा का मूल्य Insured for Rupees
 वितरण की तारीख/Date of delivery.....20.....
 • अनावश्यक को काट दिया जाए।
 • Score out the matter not required.
 ★ केवल बीमा वस्तुओं के लिए।
 ★ For Insured article only.

पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री पत्र/पोस्ट का बीमा The Sub Registrar,
 ★ Received a Registere Padappai Sub Registrar office,
 Insured K. R Puram, Padappai, Chennai - 601 301.
 ★ पाने वाले का नाम
 ★ Addressed to (Name)
 ★ बीमा का मूल्य (रुपयों में)
 ★ Insured for Rupees
 वितरण की तारीख/Date of delivery...16/06/2025
 • अनावश्यक को काट दिया जाए।
 • Score ppt the matter not required.
 ★ केवल बीमा वस्तुओं के लिए।
 ★ For Insured article only.

पाने वाले के हस्ताक्षर/Signature of addressee

प्राप्ति-स्वीकृति (रसीद) ACKNOWLEDGEMENT

- ★ एक रजिस्ट्री बीमा Revenue Divisional Officer,
 ★ Received Revenue Divisional Officer office, Sripermbudur
 ★ पाने वाले का नाम
 ★ Addressed No: 6/114, Pattnoolchathram,
 ★ बीमा का मूल्य Sripermbudur, Tamil Nadu - 602 105.
 ★ Insured for Rupees
 वितरण की तारीख/Date of delivery.....20.....
 • अनावश्यक को काट दिया जाए।
 • Score out the matter not required.
 ★ केवल बीमा वस्तुओं के लिए।
 ★ For Insured article only.

पाने वाले के हस्ताक्षर/Signature of addressee

ELANGO VAN ASSOCIATES**K.ELANGO VAN****SHARUKUMAR.S.I****S.DINESH KUMAR****Advocates**

Date: 27.10.2025

To
1. Rekha Viswanathan
W/o M.A.S. Ganesh Kumar

2. M.A.S. Ganesh Kumar
S/o M. Sachidhanandham

Both residing at
No.4, Rajaji First Lane,
West Tambaram, Tambaram,
Tamil Nadu - 600045

Madam and Sir,

Under due instructions from our clients (1) G.Mohana Priya, D/o.Gopinath, No.4 Bajanai Koil Street, Gurupatham Nagar, Varadharajapuram, Kancheepuram 600044, (2) A.R.Rathnakumar, S/o. Rathnasabapathy, No.9, Moogambigai Nagar, Varadharajapuram, Kancheepuram, Tamilnadu - 600044, (3) Rayappan Veeraghavan, S/o. Veeraraghavan, No.3/30, Christhu Raja Kovil street, Erumaiyur, Tirumudivakkam, Sriperumbudur Kancheepuram Tamilnadu 600 044 and (4) Jose Punnoose, S/o. M.C.Punnoose, No.82 Navodaya Varadharajapuram, Kancheepuram, Tamilnadu 600 044, we are issuing the following legal notice.

1. Our clients are residents of Erumaiyur and Varadharajapuram Village at Kancheepuram district. They are interested in the lands situated in survey No. 415 to 421, 444, to 446, 464, 465, 466, 467, 468, 469, 470, 472 of Varadharajapuram Village, Kancheepuram district. Our clients being residents of the Village were shocked to learn that M/s.Kishkinta Land Development (P).Ltd, having its office at Mumbai along with two other entities by name M/s.Urban Rise and Alliance Infrastructure Project P. Ltd have at present plotted a development project in the aforesaid lands by making encroachment into nine water canals which were originally found in the above survey numbers and also lying adjacent to the Adyar

Office: No.38/63E Third Floor, Sri Venkatesh Bhavan, No.71/35, Armenian Street, Parrys, Chennai-600001

Phone: +91 9003184869 638317744

E-mail: slanadvocate@gmail.com sharuk.law@gmail.com

river. It may also be mentioned that Kishkinta Amusement Park owned by Navodaya Mass Entertainments Limited is in no way connected to M/s Kishkinta Land Development P (Ltd).

2. The said lands are sought to be plotted in Varadharajapuram and Erumaiyur Village, which are lying in flood zone and that it has placed the lives of the villagers at flood risk and also lives being at peril. The aforesaid entities are also claiming to be the power of attorney holders of M/s. Vees Properties having office at No.10, 11 cross street, Raja Annamalaipuram, Chennai 600028 and M/s. Nspire Developers LLP represented by its authorised signatory Dega Srinivasulu Reddy.

3. Therefore, our clients were constrained to institute Original Application O.A. No.53 of 2025 before the National Green Tribunal, Southern Zone Bench at Chennai, seeking to prohibit the land development due to failure to obtain mandatory environment clearances under EIA notification, of 2006. The aforesaid application was filed in the month of February 2025. The above application was taken on file and notices were ordered to the Respondents which includes various governmental authorities including the entities as stated above. The matter stands posted on 28.10.2025 for filing counter by the respondents.

4. On checking the encumbrance certificate of the properties and also by verifying such entries in the registration department, it has now come to light that you Nos. 1 to 2 have obtained a sale deed from Vees Properties rep.by its power of attorney Kishkinta Land development P.Ltd., rep.by its authorised signatory Mr.Dega Srinivasulu Reddy and M/s Nspire Developers LLP in respect of lands covered in new survey No. 445/65, 445/132 Old S.No. 445/1B1, 445/1B2B Plot No.21B measuring to an extent of 993 sq.ft. Situated at Varadharajapuram village, Kundrathur taluk, Kancheepuram district within the sub registration district of Padappai by a document dated 04.09.2025 bearing document NO.8920 of 2025 . The transfer of the said lands in your favour is also accompanied by way of mortgage created by you Nos. 1 to 2 in favour of ICICI Bank bearing document NO.8921 of 2025 and also registered before SRO Padappai.



ELANGO VAN ASSOCIATES**K.ELANGO VAN****SHARUKUMAR.S.I****S.DINESH KUMAR****Advocates**

5. You may kindly note that the aforesaid documents have been executed in your favour by the executors knowing fully well that there is an application filed against them and such transactions are subject to result of the outcome of the above application pending before National Green Tribunal, Southern Zone, Chennai. According to our clients, the promotion of layout of the project is clearly illegal and that these plots have been developed in a flood zone area including the layout approved lying in water bodies. The said lands have also been declared as disaster prone as per the proceedings of the District, Kancheepuram. It is needless to emphasise that without putting notice about the pendency of the above proceedings, the above sale deed and consequent mortgage have been created.

6. Please note that the layout is being promoted contrary to the statutory provisions and any such purchase made by you as a referred above will not be binding on our clients including the legality of the same being declared unlawful or illegal by the concerned judicial authority and hence subject to lis pendens. You are also not bonafide purchasers for value and you have not conducted due diligence in respect of the property that has been purchased by you. The developers have also made hurried sales in order to circumvent law and create third party interests including 85 other sales made in the months of August and September 2025 and our clients will be constrained to set aside the sales in a manner known to law. This is for your kind information.


SHARUKUMAR.S.I
Advocate

Copy to:
The Company Secretary
ICICI Bank Limited
Landmark, Race Course Circle,
Vadodara 390007

A. Joseph Dorairaj, B.A.,B.L.,
Advocate & Commissioner of Oaths



Chamber : 110, Addl. Law Chambers,
High Court Buildings, Chennai - 600 104.
Off : 044-25358573, Mobile : 9840541444

E-mail : joearakiam@rediffmail.com

6.11.2025

To
Mr.JOSE PUNNOOSE,
S/o. M C Punnoose,
Door No. 82, Dharkas Road,
Navodaya,
Varadharajapuram,
Chennai-600044

Sir/Madam,

Sub: Legal notice for immediate cessation of obstructive and interfering activities with respect to the project

Upon the instructions of my clients, M/s.Kishkinta Land Development Private Limited and M/s.Nspire Developers LLP, represented by its authorised signatory Mr.Dega Srinivasulu Reddy, S/o. Late Mr.Ramgopal Reddy and having office at Plot No A: No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai-600085 this legal notice is being issued as under:-

1. Under clear instructions and due authorization from my clients M/s.Kishkinta Land Development Private Limited, (POA of Vees Propeties Limited) and M/s.Nspire Developers LLP, who is the lawful owner and developer, respectively of the residential layout "Opus 96" situated in Varadharajapuram Village, Kancheepuram District, and who has obtained all necessary approvals, sanctions, permissions, clearances and NOCs from the competent authorities, I am issuing this Legal Notice calling upon you and the parties whom you are representing to



E-mail : joearokiam@rediffmail.com

immediately cease from indulging in any form of unlawful interference in my client's legitimate commercial activities.

2. My clients has undertaken all development work strictly in accordance with the legal framework governing land development, including adherence to revenue classification, environmental compliance parameters, and statutory safety guidelines applicable to the plotting and development of residential layouts. The properties developed and marketed by my clients are fully valid, authentic, and marketable, and the purchasers who have invested in these properties are bonafide buyers who have made purchases only after duly verifying the legally approved records that were produced before them. Every act of my clients have been carried out with complete transparency, diligence, and respect for the law.
3. However, it is of grave concern that you, representing certain individuals who are acting with ulterior motives, have repeatedly been circulating false and malicious allegations against my clients and the development project with the intention of disrupting and damaging my client's business. You have been falsely asserting that the plotted lands form part of water bodies or flood-prone zones, even though such allegations are entirely fabricated and unsupported by any official or legitimate record. You have gone to the extent of installing and displaying poster stands, banners and pamphlets containing completely misleading, baseless, and defamatory statements about the project, solely with the intention to create panic in the minds of existing and prospective buyers.



4. It is pertinent to note that in the litigation initiated by you in O.A. No. 53 of 2025 and Appeal No. 35 of 2025 before the Hon'ble National Green Tribunal (SZ) is pending. Taking advantage of the pendency of the above said matters, you are merely arm-twisting my clients, and incidentally their customers, for your own personal gains. Therefore, your false claims and misrepresentations do not only amount to willful obstruction of a lawful business, but also constitute acts of criminal intimidation, interference with peaceful possession and defamation. Further, you are effectively undermining the authority of the Hon'ble Tribunal in view of the fact that the Hon'ble Tribunal remains seized of present issues.
5. You are hereby strictly cautioned not to misuse the pendency of court proceedings to indulge in any illegal interference or to mislead any third party into believing that my clients are restrained by law from completing the project.
6. Further, I am instructed to state that you and the individuals behind you have continuously been misrepresenting facts to various authorities by lodging frivolous, vexatious and malicious complaints which are devoid of merit, solely for delaying lawful progress and causing wrongful loss to my clients and to persons who have already invested their hard-earned money in the plots. By spreading false information, intimidating customers, disturbing peaceful project execution, and misusing the process of law, you are intentionally tarnishing the reputation of my clients in the real estate market. In their true character, these acts clearly constitute offences of defamation, criminal intimidation, public nuisance



E-mail : joearokiam@rediffmail.com

and wrongful interference with lawful trade and business, each of which attracts severe civil and criminal consequences under the laws in force.

7. My clients reiterate that the entire project has been executed strictly in compliance with all mandatory approvals and clearances issued by the competent authorities. No part of the layout involves encroachment upon any water canal, water body or environmentally sensitive zone. Every allegation that you have been spreading is factually incorrect, legally untenable, intentionally misleading, and driven by ulterior motives. Your conduct reflects a premeditated design to malign my clients, mislead the general public, disrupt lawful activity, and gain wrongful advantage by obstructing the progress of a legally sanctioned project.
8. It has also come to our attention that you have unlawfully obtained and misused the personal contact details of our customers without their consent and without any authorization from our company. These actions clearly amount to an unauthorized use and misuse of personal data, such as their names, mobile numbers, email IDs, booking status and property particulars, constituting a serious violation of privacy laws and are fully actionable under the Information Technology Act, 2000. Further, your attempts to directly contact our customers, circulate false and misleading statements, influence their lawful decisions, and interfere with their property-related transactions are deliberate, mala fide acts solely to obstruct our business operations and tarnish our professional reputation.
9. In light of the above, you are hereby formally called upon to immediately and forthwith refrain from issuing, publishing, circulating, exhibiting or



E-mail : joearokiam@rediffmail.com

communicating any false or defamatory information relating to my client's project. You are also directed to stop interfering with the peaceful possession, enjoyment and commercial utilisation of the said property by my clients and their customers. Any further attempt on your part to mislead customers, publish false information in any manner whatsoever, or interfere in the lawful development of the project shall leave my clients with no alternative but to initiate prosecution and civil action against you for defamation, harassment, damages for loss of business, and criminal intimidation, each of which shall be pursued aggressively before the appropriate judicial forums. The entire liability for the consequences of such legal action, including costs and compensation, shall rest solely upon you and the persons at whose behest you are acting.

This notice is issued to you in the interest of protecting the legal rights, commercial goodwill, and business integrity of my clients and to ensure that no third party is wrongly influenced by misinformation spread by you. In case you continue your unlawful activities, my clients reserve every right to pursue stringent action immediately and without any further communication to you. You are hereby strictly warned that compliance with this notice is expected without delay.

Thank you


A. JOSEPH DORAIRAJ



INLAND REGISTERED DOCUMENT



ET124774855IN

Delivery Office & Pincode: Vandalur SO(600048)

Booking Office: Chennai NSH (600016)

Counter No. 8, 07-11-2025 10:08:47

GSTNo. BkgRefID: 2946001207112570907

ChargedWeight(gms):38 Phy.Wt(gms):38 Vol.Wt(gms):NA(L:NA B:N H:NA)

ModeofPayment: ONLINE PaymentTransactionID: 5408609152018

Sender	Receiver
A JOSEPH DORAIRAJ Mobile No.1234567890 KOTTIVAKKAM	JOSE PUNNOOSE Mobile No.1234567890 VARADHARPURAM
CHENNAI TAMIL NADU-600041	CHENGALPATTU TAMIL NADU-600048

Track on www.indiapost.gov.in OR Dial 18002668888
In case of any complaint, please visit <https://crmi.indiapost.gov.in/custic>
Go Green!!! Opt for eReceipts, ePOD

This is system generated document. no manual signature required
07-11-2025 10:08:59



Department of Posts
Government of India
Ministry of Communications

Generated through Indiapost website on: 28/1/2026, 1:07:59 pm

Consignment/MO Tracking Report

Consignment/MO Number: ET124774855IN

Article Number: ET124774855IN
Article Type: SP_INLAND_DOC

Booked At: Chennai NSH
Booked On: 07/11/2025, 10:08:47
Destination: Vandalur SO
Origin Pincode: 600016
Delivered On: 10/11/2025, 17:13:08
Destination Pincode: 600048

Event	Date	Time	Office
Item Booked	07/11/2025	10:08:47	Chennai NSH
Item Bagged	07/11/2025	17:24:20	Chennai NSH
Item Dispatched	08/11/2025	05:17:31	Chennai NSH
Item Received	08/11/2025	09:13:01	Vandalur SO
Missent - Redirected to Tirumudivakkam SO	08/11/2025	12:04:33	Vandalur SO
Item Bagged	08/11/2025	15:59:41	Vandalur SO
Item Dispatched	08/11/2025	16:07:18	Vandalur SO
Item Received	08/11/2025	21:35:59	Chennai NSH
Item Bagged	09/11/2025	07:27:11	Chennai NSH
Item Dispatched	10/11/2025	05:01:57	Chennai NSH
Item Received	10/11/2025	09:51:12	Tirumudivakkam SO

10/11/2025, 13:08

India Post

Event	Date	Time	Office
Item Invoiced	10/11/2025	10:40:44	Tirumudivakkam SO
Item Delivered	10/11/2025	17:13:08	Tirumudivakkam SO



arumugam@urbanrise.in

Subject: kishkinta owner lay a hum pipe his land in the entrance of our site

Dear sir

Today the kishkinta owner came and lay a hum pipe to his land but it's not connected to our rain water storm in the entrance.

While I had a discussion with VAO and Panchayat president they told me that tomorrow there is meeting with Govt. officials and village panchayat ward members regarding rain water storm culvert .

Apart from that there will be a proposal and action plan for rain water stagnant and blocking area.

Once they finish the meeting I will share their discussion immediately.



Regards



Rukmani Venugopalan <rukmanivenuadv@gmail.com>

Fwd: FW: kishkinta owner lay a hum pipe his land in the entrance of our site

1 message

Manivannan K <manivannan.k@urbanrise.in>
To: rukmanivenuadv@gmail.com

Wed, Mar 11, 2026 at 7:19 PM

===== Forwarded Message =====

From : mohamedali.k@urbanrise.in

To : manivannan.k@urbanrise.in

Date : Sat, 01 Nov 2025 14:17:19 +0530

Subject : FW: kishkinta owner lay a hum pipe his land in the entrance of our site

===== Forwarded Message =====

Dear sir

FYI

From: Mohamed Ali K [mailto:mohamedali.k@urbanrise.in]**Sent:** Monday, October 27, 2025 3:37 PM**To:** 'Sukanand P C Liaison'**Cc:** 'Ravindranath Singh'; 'Balakumaran S S P S'; 'Shanmugasundaram D'; 'Satheesh Kumar K Admin';

gunasekaran@urbanrise.in; senthil@urbanrise.in; 'Sadhik Batcha A'; arumugam@urbanrise.in; dhinesh.p@urbanrise.in

Subject: RE: kishkinta owner lay a hum pipe his land in the entrance of our site

Dear Sir



In OPUS 96 kishkindha Tambaram site on yesterday dtd 26th Oct 2025 evening at 17.00 hrs. The Collector,DRO,Tahsildar,RI,VAO are came to our site and inspect all 5 culverts and rain water drain in east and west side.

After that they went and met Kishkinta owner and discussed more than 20 minutes regarding our west side culvert opening purpose.

But he claimed that in Opus 96 site he was shared that there was 15 storm water drain out of that we opened only 5 and he asked the GOVT officials to explanation.

I came to know he was shared that the old village TOPO plan its actually in olden days during agriculture purpose water supply for cultivation was identified and lay in the cultivation land owners.



Today RI,VAO meeting is going they are waiting for kishkinta owners presence but still he is not present.

The VAO told me that he will share the discussion feedback today night.

Regards

K Mohamed Ali

From: Mohamed Ali K [<mailto:mohamedali.k@urbanrise.in>]
Sent: Saturday, October 25, 2025 4:29 PM
To: 'Sukanand P C Liaison'
Cc: 'Balakumaran S S P S'; 'Shanmugasundaram D'; 'Satheesh Kumar K Admin'; gunasekaran@urbanrise.in; senthil@urbanrise.in; 'Sadhik Batcha A'; arumugam@urbanrise.in
Subject: FW: kishkinta owner lay a hum pipe his land in the entrance of our site

Dear Sir,

On yesterday the kishkinta owner did hum pipe for storm water drain in his place but not connected with the existing culvert.

215



The local panchayat office formed a Flooding team with that RI, VAO, Panchayat president and team,

BDO, ABDO, Zonal officers team.

Today the above said dignities are came and visited our site asked us to ready to connect option for kishkinta owner who has laid the hum pipe.

Further they want to discuss with Thasildhar during flooding will be going to use for rain water go out smoothly.

As per their direction we did make an arrangement for storm water drain.



Regards

K Mohamed Ali

From: Mohamed Ali K [<mailto:mohamedali.k@urbanrise.in>]

Sent: Friday, October 24, 2025 8:25 PM

To: 'Sukanand P C Liaison'

Cc: 'Ravindranath Singh'; 'Balakumaran S S P S'; dhinesh.p@urbanrise.in; 'Satheesh Kumar K Admin'; gunasekaran@urbanrise.in; senthil@urbanrise.in; 'Shanmugasundaram D'; 'Sadhik Batcha A'; arumugam@urbanrise.in

Subject: kishkinta owner lay a hum pipe his land in the entrance of our site

Dear sir

216

Today the kishkinta owner came and lay a hum pipe to his land but it's not connected to our rain water storm in the entrance.

While I had a discussion with VAO and Panchayat president they told me that tomorrow there is meeting with Govt. officials and village panchayat ward members regarding rain water storm culvert .

Apart from that there will be a proposal and action plan for rain water stagnant and blocking area.

Once they finish the meeting I will share their discussion immediately.



Regards

K Mohamed Ali

From: Mohamed Ali K [<mailto:mohamedali.k@urbanrise.in>]

Sent: Monday, October 20, 2025 5:06 PM

To: 'Sukanand P C Liaison'

Cc: 'Ravindranath Singh'; 'Balakumaran S S P S'; dhinesh.p@urbanrise.in; 'Satheesh Kumar K Admin'; gunasekaran@urbanrise.in; senthil@urbanrise.in; 'Shanmugasundaram D'; 'Sadhik Batcha A'

Subject: DRO, Tahsildar.Revenue Inspector,VAO visit on 18th Oct and 19th Oct 2025 -5 culvert visit

Dear sir,

On 18th October without prior information In OPUS96 kishkindha Tambaram site DRO, Tahsildar.Revenue Inspector,

VAO are came and checked in our site 5 rain water culverts with them Sadhik Batcha A QS Manager, Arumugam Asst Manager surveyor,Dharamabalan Manager,Muthu Kumaran B Asst Manager,Rajendran CSO (Rtd SI) Technical Project are accompanied.

Arumugam surveyor has been explained about what are the questions asked by DRO.



They asked us to open the 5 culverts in west side of Village and the same east side also.

We have been highlighted and stated that the kishkindha owner won't be allow any body in their land.

We said that from our side it's not possible in east side of our site. Apart from that due to Diwali holiday we need after

a week time only to do the said assignment.

1st culvert West side near technical office

2nd culvert west side park 1

3rd culvert west side near marketing office entrance park 2

4th culvert west side near park 3

5th culvert near transformer



On 19th October yesterday VAO and his team came and did Drone shoot for east and west side of our 5 culverts.

He asked me to provide approval layout hard copy and NOC details.

This is for your information.

Regards

K Mohamed Ali

From: Mohamed Ali K [<mailto:mohamedali.k@urbanrise.in>]

Sent: Friday, November 22, 2024 4:15 PM

To: sukanand.pc@urbanrise.in

Cc: 'Ravi singh'; balakumaran@urbanrise.in; murali@urbanrise.in; 'Dhinesh P HR'; adminsatheesh@urbanrise.in; gunasekaran@urbanrise.in; 'Kamal Raja Lingam P'; senthil@urbanrise.in

Subject: DRO, Panchayat President, Vice President ,VAO ,Revenue Inspector visit today

Dear Sir

On yesterday night exactly at 19.00 hrs. Sriperumbudur Thasildhar, District Revenue officer are came and visited our site entrance had some discussion and they are not reveal anything to me.

After their departure our area Inspector came and had a discussion with us there is a complaint against from Loyola school officio regarding rain water blocking from our side.

I came to know the Kishkinta Owner gave a pressure to Loyola school officio ,Sriperumbudur Thasildhar,District Revenue officer , Varadarajapuram village President, Vice President regarding rain water blocking from our side.

Today at 13.00hrs the DRO, Panchayat President, Vice President ,VAO ,Revenue Inspector are came and visited our site entrance asked as to lay full culvert including Kishkinta land to way out rain water smoothly.

Later on Panchayat president ,Vice president are visited inside of our site and checked storm water drain and two culvert .

This is for your information.

219

Regards

K Mohamed Ali

PTNKP060037352025_1_4

TNKP06-003735-2025



No. 3

Principal District and Sessions Court, Kancheepuram

IN THE COURT OF DEEPTHI ARIVUNITHI

Principal District Judge, Kancheepuram, Kancheepuram.

**SUMMONS TO APPEAR IN
PERSON**

(O. 5, R. 3.)

OS/381/2025

**M/s.Navodaya Mass Entertainments Ltd., by its
Managing Director MR.Jose Punnoose Vs M/s.Vees
Properties Limited by its Managing Director
NEXT DATE : 08-01-2026**

To,

M/s.Nu-Tech Associates**Old No.41, New No.76, Block 1, 2nd Floor,CIT Ist Main Road, CIT 55 Nagar West,
Nandanam, Chennai.35., CHENNAI, TAMIL NADU**

Whereas M/s.Navodaya Mass Entertainments Ltd., by its Managing Director MR.Jose Punnoose has instituted a suit against you for you are hereby summoned to appear in this Court in person on the **08-01-2026 at 11:00 o'clock in the forenoon**, to answer the claim; and you are directed to produce on that day all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance of the day before mentioned, the suit will be heard and determined in your absence.

Given under my hand and the seal of the Court, this **01-12-2025**

Principal District Judge

Visit ecourts.gov.in for updates or download mobile app "eCourts Services" from Android or iOS

The process is system generated and transmitted in secured manner by authorised user as such physical signature not applied.



704495884

P-1329980

R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

84427

Plot no.25, King Street,
 V.G.N. Trinity Garden
 West Tambaram,
 Chennai - 600 045,
 Mobile: 9382788994,
 Email:lawlingam2020@gmail.com

To:

29.12.2025

Gowthami C.M

Residing at:

A127, Block A, Urbanrise Jubilee Residences,
 Nellikuppam Road, Moolakazhami,
 Guduvancheri, Chengalpattu,
 Tamil Nadu - 603202

Madam ,

Under instructions from and on behalf of my client M/s. Navodaya Mass Entertainments Ltd., having office at Kishkinta Amusement Park, Varadarajapuram, Chennai 600 132. I hereby issue you the following legal notice:

1. My client states that they are the absolute owner of substantial extent of lands situated in Erumaiyur Village and Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, in various Survey numbers 353/1A1, 412/2, 414/1B, 415/1A, 416/2A2B, 417/1B1, 416/2A1A, 416/1B, 419/2B, 454/1A2, 454/1B2, 455/1B, 467/2, 470/1B, 149/4B along with other survey numbers, further my client is well known the owner and operator of the "Kishkinta" Theme Park since 1995



R.Sankarakutralingam,
V.Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

2. My client states that M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.) purchased a portion of the above-mentioned survey number along with other survey numbers in Erumaiyur and Varadarajapuram Village and thereafter formed a residential layout known as “Opus 96” however, while forming the said layout, M/s. Vees Properties Limited included within Opus 96 not only the lands purchased by them but also lands which were never purchased by them and continued to be owned by M/s. Navodaya Mass Entertainments Ltd.,
3. My client states that it is a matter of record that M/s. Vees Properties Limited intentionally encroached and illegally occupied and included my client’s lands in their layout issued by CMDA on Planning Permit No. 15775, PPD/LO.No.53/2024 vide Letter No.Layout-1/0267/2023 dated 12/03/2024 without any valid title or authority, my client further states that aggrieved by the same, they have lodged complaints before the CMDA, seeking cancellation of approvals, the authorities categorically stated that the matter involves a title dispute and directed the parties to approach the competent civil court.



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

4. My client states that accordingly, my client has instituted a Title Suit in O.S. No. 381 of 2025 on the file of the Principal District Court, Kancheepuram, which is pending adjudication, my client further states that the dispute has been ongoing since January 2025, The promoter of the said project have also deceptively created a company in the name of M/s. Kishkinta Land Development Pvt. Ltd., deliberately using the word “Kishkinta” to mislead and confuse innocent purchasers, and suppressing the same they are marking the layout without clearing legal dispute or proper survey of the property, even after raising of dispute and direction issued by the Hon’ble High Court of Madras.
5. My client states that it is hereby made unequivocally clear that M/s. Kishkinta Land Development Pvt. Ltd. has absolutely no connection whatsoever with Kishkinta Theme Park or M/s. Navodaya Mass Entertainments Ltd.,
6. My client states that it has now come to notice that you have purchased through Sale Deed dated 26.09.2025, registered as Document No. 9944 of 2025 before the SRO, Padappai, from M/s Veas Properties Pvt. Ltd. (formerly known as KGS Developers Limited), acting as Power of Attorney holders for M/s Kishkinta Land Development Pvt. Ltd. and M/s Nspire



R.Sankarakutralingam,
V.Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

Developers LLP, in respect of Plot No. OP- 334 measuring 1407 sq. ft., comprised in New Survey No. 465/88 (Old S. Nos. 465/4), situated at Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, my client further states that the said transfer is further accompanied by a mortgage created by you in favour of HDFC Bank Ltd, registered as Document No. 9945 of 2025 before the SRO, Padappai, it is needless to emphasise that without putting notice about the pendency of the above proceedings, the above sale deed and mortgage deed has been created.

7. My client states that you are hereby informed that your vendor had no absolute valid title to convey the lay out property, further the said sale is hit by lis pendens and pending title litigation; and the alleged sale deed is not binding on them in any manner.
8. My client states that your purchase is therefore illegal, void, unenforceable, and subject to the final outcome of the pending civil suit, my client further states that they reserve all rights to seek cancellation of the sale deed, recovery of possession, damages, mesne profits, and costs.

For the reasons stated above you are hereby called upon to Cancel the sale deed forthwith; Cease and desist from




R.Sankarakutralingam,
V.Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

claiming any right, title, or interest over the subject property; and further refrain from alienating, encumbering, or creating third-party interests, in the event of your failure to comply with the above demand within 30 days from the date of receipt of this notice, my client will be constrained to initiate appropriate civil and criminal proceedings against you at your sole risk, cost, and consequences, including proceedings for cancellation of documents, recovery of possession, and claim for damages, without any further reference to you.

Yours Cordially,


R.SANKARAKUTRALINGAM
V.PREMKUMAR
ADVOCATES
Plot No.25, King Street,
V.G.N.Trinity Garden
West Tambaram, Chennai-600 045.

Copy to

✓) The Company Secretary
HDFC Bank House
Senapati Bapat Marg,
Lower Parel (West)
Mumbai – 400 013



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai – 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

2) Manager
HDFC Bank
First Floor, ITC Centre,
No. 760, Anna Salai,
Chennai 600 002



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:luwlingam2020@gmail.com

To:

29.12.2025

Raja M

Residing at:

Plot No. 4A, BT Nagar, Annexe 2,
Sripuram Suryagandhi Street, Gerugambakkam,
Chennai, Tamil Nadu - 600122

Sir ,

Under instructions from and on behalf of my client M/s. Navodaya Mass Entertainments Ltd., having office at Kishkinta Amusement Park, Varadarajapuram, Chennai 600 132. I hereby issue you the following legal notice:

1. My client states that they are the absolute owner of substantial extent of lands situated in Erumaiyur Village and Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, in various Survey numbers 353/1A1, 412/2, 414/1B, 415/1A, 416/2A2B, 417/1B1, 416/2A1A, 416/1B, 419/2B, 454/1A2, 454/1B2, 455/1B, 467/2, 470/1B, 149/4B along with other survey numbers, further my client is well known the owner and operator of the "Kishkinta" Theme Park since 1995
2. My client states that M/s. Vees Properties Limited (formerly M/s. KGS Developers Ltd.) purchased a portion of the above-



R. Sankarakutralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

mentioned survey number along with other survey numbers in Erumaiyur and Varadarajapuram Village and thereafter formed a residential layout known as "Opus 96" however, while forming the said layout, M/s. Vees Properties Limited included within Opus 96 not only the lands purchased by them but also lands which were never purchased by them and continued to be owned by M/s. Navodaya Mass Entertainments Ltd.,

3. My client states that it is a matter of record that M/s. Vees Properties Limited intentionally encroached and illegally occupied and included my client's lands in their layout issued by CMDA on Planning Permit No. 15775, PPD/LO.No.53/2024 vide Letter No.Layout-1/0267/2023 dated 12/03/2024 without any valid title or authority, my client further states that aggrieved by the same, they have lodged complaints before the CMDA, seeking cancellation of approvals, the authorities categorically stated that the matter involves a title dispute and directed the parties to approach the competent civil court.
4. My client states that accordingly, my client has instituted a Title Suit in O.S. No. 381 of 2025 on the file of the Principal District Court, Kancheepuram, which is pending



R. Sankaralingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

adjudication, my client further states that the dispute has been ongoing since January 2025, The promoter of the said project have also deceptively created a company in the name of M/s. Kishkinta Land Development Pvt. Ltd., deliberately using the word "Kishkinta" to mislead and confuse innocent purchasers, and suppressing the same they are marking the layout without clearing legal dispute or proper survey of the property, even after raising of dispute and direction issued by the Hon'ble High Court of Madras.

5. My client states that it is hereby made unequivocally clear that M/s. Kishkinta Land Development Pvt. Ltd. has absolutely no connection whatsoever with Kishkinta Theme Park or M/s. Navodaya Mass Entertainments Ltd.,
6. My client states that it has now come to notice that you have purchased through Sale Deed dated 27.10.2025, registered as Document No. 11004 of 2025 before the SRO, Padappai, from M/s Vees Properties Pvt. Ltd. (formerly known as KGS Developers Limited), acting as Power of Attorney holders for M/s Kishkinta Land Development Pvt. Ltd. and M/s Nspire Developers LLP, in respect of Plot No. OP-685 measuring 1456 sq. ft., comprised in New Survey No. 467/35 (Old S. No. 467/1), situated at Varadharajapuram Village, Kundrathur



R. Sankarakutalingam,
V. Premkumar,
Advocates
High Court :: Madras

*Plot no. 25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email: lawlingam2020@gmail.com*

Taluk, Kancheepuram District, my client further states that the said transfer is further accompanied by a mortgage created by you in favour of PNB Housing Finance Limited, registered as Document No. 11005 of 2025 before the SRO, Padappai, it is needless to emphasise that without putting notice about the pendency of the above proceedings, the above sale deed and mortgage deed has been created.

7. My client states that you are hereby informed that your vendor had no absolute valid title to convey the lay out property, further the said sale is hit by lis pendens and pending title litigation; and the alleged sale deed is not binding on them in any manner.
8. My client states that your purchase is therefore illegal, void, unenforceable, and subject to the final outcome of the pending civil suit, my client further states that they reserve all rights to seek cancellation of the sale deed, recovery of possession, damages, mesne profits, and costs.

For the reasons stated above you are hereby called upon to Cancel the sale deed forthwith; Cease and desist from claiming any right, title, or interest over the subject property; and further refrain from alienating, encumbering, or creating third-party interests, in the event of your failure to comply



231

A. Sankarakutalingam,
V. Premkumar,
Advocates
High Court :: Madras

Plot no.25, King Street,
V.G.N. Trinity Garden
West Tambaram,
Chennai - 600 045,
Mobile: 9382788994,
Email:lawlingam2020@gmail.com

with the above demand within 30 days from the date of receipt of this notice, my client will be constrained to initiate appropriate civil and criminal proceedings against you at your sole risk, cost, and consequences, including proceedings for cancellation of documents, recovery of possession, and claim for damages, without any further reference to you.

Yours Cordially,

V. PREMKUMAR
ADVOCATE
Plot No. 25, King Street
V.G.N. Trinity Garden
West Tambaram - Chennai - 600 045

Copy to

1) The Company Secretary
PNB Housing Finance Limited
9th Floor, Antriksh Bhawan,
22 Kasturba Gandhi Marg,
New Delhi - 110001

2) Manager

PNB Housing Finance Limited
No. 14, Sudharshan Building, 3rd Floor,
Whites Road, Chennai - 600014



To,

23.01.2026

1. M/s. Navodaya Mass Entertainments Ltd.,
having office at Door No.82, Dharkas Road,
Navodaya,
Varadharajapuram, Chennai-600048

✓ 2. Mr. Jose Punnose,
Managing Director, M/s. Navodaya Mass Entertainments Ltd.,
Door No.82, Dharkas Road,
Navodaya,
Varadharajapuram, Chennai-600048

Respected Sir / Ma'am,

Sub:- Legal notice - Cease and Desist - Publishing Defamatory Content
and Engaging in obstructive and interfering activities with respect to the
project

Upon the instructions of my client, M/s.Kishkinta Land Development
Private Limited and M/s.Nspire Developers LLP, having its office at Plot No A:
No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai-600085, represented
by its authorised Signatory, Mr.Dega Srinivasulu Reddy, S/o. Late Mr.Ramgopal
Reddy aged 65 years, this legal notice is being issued as under:-

1. Under clear instructions and due authorization from my clients
M/s.Kishkintha Land Development Private Limited, (POA of Vees
Properties Limited) and M/s.Nspire Developers LLP, who is the lawful
owner and developer, respectively of the residential layout situated in



Varadharajapuram Village, Kancheepuram District, and who has obtained all necessary approvals, sanctions, permissions, clearances and NOCs from the competent authorities, I am issuing this Legal Notice calling upon you and the parties whom you are representing, to immediately cease from indulging in any form of unlawful interference in my client's legitimate commercial activities and publishing defamatory content about my client.

2. Our clients have obtained approval for Layout of house sites, comprised in Survey Nos. 352/1, 353/1A2, 353/1B2, 353/2B, 412/1, 414/1A, 415/1A1B, 415/1A2B, 415/1A3B, 415/1A4B, 415/1A5B, 415/1A6B, 415/3, 416/1A, 416/2A1B, 416/2A2A, 418/1B, 418/2B, 418/3B, 419/1, 419/2A, 420/1, 421/1, 444/1A, 444/1F, 444/2A1, 444/2B1B, 444/2B2, 444/2B3, 444/2A5A1, 444/2A5A2, 444/2A5B, 445/1A1, 445/1A2, 445/1A3, 445/1A4, 445/1B1, 445/1B2B, 445/1B2C, 445/1B2D, 445/1C, 445/2A, 445/2B1, 446/1B, 446/1C1, 446/2B1, 446/2B2A, 454/1A1, 454/1B1, 455/1A, 463/1A, 463/2A, 464/1A2B, 464/1A3A, 464/1A3B, 464/2, 464/3A, 465/2, 465/3, 465/4, 465/5, 466/1A, 467/1, 468/1, 468/2, 469/1, 469/2, 469/3, 469/6 & 469/7, 470/1A, 470/2A, 470/2B, 472/2A2, 472/2B of Varadharajapuram Village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14, 151/2 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District. CMDA issued Planning Permission PPD/LO.No.53/2024 in Letter No. Layout-1/0267/2023 Dated 12/03/2024. The President / Executive Officer, Erumaiyur Village Panchayat, approved the layout in Letter No. 08/2023-2024 Dated 28.03.2024. The President, Varatharajapuram Village Panchayat, approved the layout in Letter No.



210/2023-2024 Dated 25/03/2024. Description of Project (depending on who issues notice)

3. My client states that YOU have been illegally issuing a barrage of notices to the customers of my client with an intent to cause disarray amongst the customers. YOUR conduct in disrupting my client's business is nothing but an attempt to backhandedly achieve your illegal ends that cannot be legally pursued before a court of law.
4. My client states that on 29.12.2025 and on subsequent dates, YOU issued legal notices to several of our customers claiming to be the owners of the project lands they purchased from us, and called upon them to 'cancel the sale deed', 'cease and desist claiming any right, title, or interest over the subject property', and to refrain from creating encumbrances. The notices were also copied to the banks in favour of which mortgages were created by my clients' customers.
5. My client states that the averments made in your Legal Notice dated 29.12.2025, and all other notices that followed suit, are false, untrue and misleading. The said notice is motivated and vexatious. My client further states that the legal notices were issued only under the name of the company M/s. Navodaya Mass Entertainments Ltd., and it is noteworthy that the name of Mr. Jose Punnose was deliberately concealed in the said notices. My client states that this is nothing but an underhanded attempt to conceal the factual nexus between Mr. Jose Punnose and my client's project.



6. My client highlights that YOU, M/s Navodaya Mass Entertainments Ltd. is the adjacent landowner on the eastern side of the project land. Mr. Jose Punnoose is the Promoter/Managing Director of Navodaya Mass Entertainments Ltd., which sold their lands to the current owner, Vees Properties Limited, through several deeds for the development of the project. In fact, the very first JDA for development of the project was entered with them as early as in 2006. Subsequently, M/s Navodaya Mass Entertainments Ltd. exited from the development of the project after receiving about Rs. 30 crores as full and final settlement from Vees Property Ltd. and has no *locus standi* to raise any claims. However, all of the above has been conveniently suppressed by M/s Navodaya Mass Entertainment Ltd. and Mr. Jose Punnoose before the judicial forums as well as in their untenable legal notices.
7. My client states that your notices of the month December 2025 were not your only attempt to disrupt my client's business. You had also issued notice dt. 27.10.2025 to my client's customers with vexatious allegations, to which my client issued a reply vide notice dt. 6.11.2025 calling upon you to cease from indulging in any form of unlawful interference in my client's legitimate commercial activities and to refrain from misleading my client's customers, publishing false information in any manner whatsoever. However, you have conveniently suppressed the reply notice dt. 6.11.2025 and spun a version that is self-serving, misleading, and outright false.
8. My client states at the time of issuance of their reply notice dt. 6.11.2025 , only proceedings in O.A. No. 53 of 2025 and Appeal No. 35 of 2025 before the Hon'ble National Green Tribunal (SZ) were pending. My client states

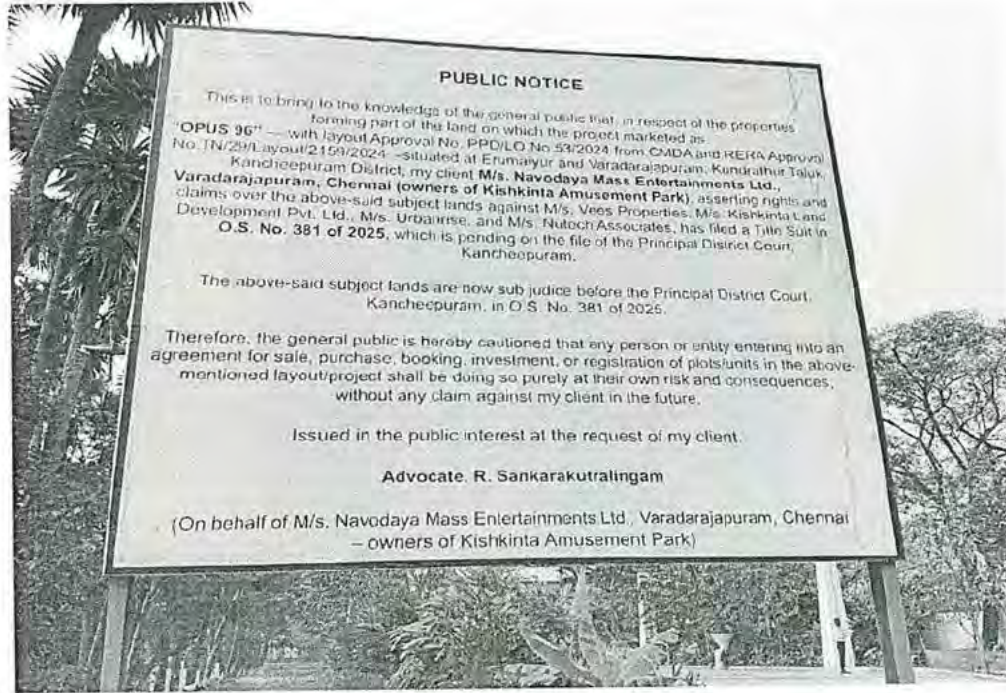


that, subsequently, they have received summons from the Hon'ble Principal District Court, Kancheepuram for the suit in O.S. 381 of 2025 in the last week of December 2025. Through their counsel, my client had entered appearance and duly filed vakalat on 08.01.2026. The court has not granted any interim order, and the matter is yet to be heard.

9. My client states that these notices were nothing but YOUR attempts to misuse the pendency of court proceedings to indulge in illegal interference or to mislead my client's customers into believing that my client is restrained by law from completing the project or that there is any defect in their title. Instead of making their case before the court of law, **YOU have been engaging in these scaremongering tactics.**
10. **Adding to the list, as recently as 14.01.2026,** YOU have illegally erected a notice board right in front of my property, in the guise of a 'public notice', displaying that M/s Navodaya Mass Entertainment Ltd. has filed a Civil Suit in O.S. No. 381 of 2025 before the Principal District Court, Kancheepuram; that the general public is cautioned against purchasing the plots from the layout. This is nothing but an attempt to deliberately harm my client's reputation and business, without even having the benefit of any interim order whatsoever from the respective court of law. The notice board you erected stood as displayed in the picture hereunder:



E-mail : joearokiam@rediffmail.com



11. The cases you have instituted before the Hon'ble National Green Tribunal are in no way connected to the title of the project lands and the Hon'ble Tribunal does not have the jurisdiction to adjudicate on planning permission or title. As soon as you realised that you cannot disrupt the planning permission and the developers' lawful title over the project lands, you have instituted the civil suit in O.S. 381 of 2025 only to that end as an afterthought.

12. My client states that the counsels who issued the above referred vexatious notices and erected the notice board on your behalf are also to be held liable for harassing my client and threatening with malicious prosecution. My client states that if your cases have any merits, YOU would pursue legal remedies through proper forum or channel instead of stooping to engage in these underhanded tactics. Erecting a notice board to announce that your civil suit has been numbered will serve you well as a scarecrow, but is an



E-mail : joearokiam@rediffmail.com

unacceptable means to issue public notice when there is no order from a court of law.

13. My client states that YOU had also erected a similar notice board in the month of April 2025 soon after filing the Original Application before the Hon'ble National Green Tribunal, Southern Zone. The notice board you erected stood as displayed in the picture hereunder:



14. It is regrettable that YOU and your counsels hold the notion that erecting notice boards passes for an acceptable way to put the parties and the public on notice of the matter. Such conduct, however, certainly warrants recourse to appropriate remedy before both civil and criminal courts since they were erected with the sole intent of interrupting my client's business and slinging mud at their reputation, and to drive away the current and potential customers.




15. My client states that apart from the boards you have been erecting illegally in the guise of 'public notice' displaying defamatory statements, you had issued a press release in the Chennai Press Club on 28.11.2024 making false and misleading allegations. It is stated by my client that you had wilfully issued a press release containing baseless allegations with a clear intent to cause injury to my client's reputation knowing the contents of your press release to be false. YOU cannot hide behind your charade of being motivated by public interest since you have not come out with clean hands. Further, you have given interviews to various news outlets spreading the same baseless lies which were widely circulated in the internet via youtube to lakhs of people who would have no way of verifying your lies.
16. Characteristic of your disruptive actions, YOU tried to block the compound wall construction work and dumped debris near the storm water drain my client built and complained about waterlogging to officials which was essentially a product of your own design. It is a fact that the Water Resource Department officials had to remove the debris and warned you. It is also a fact that you harassed and assaulted our labourers because they treaded by your site by mistake. You had further raised baseless uncorroborated complaints about the development project to local authorities hoping that it would damage my client's project.
17. My client states that these acts of issuing notices to customers of my client are deliberate, insincere, and deceitful since M/s. **Navodaya Mass Entertainments Ltd.** is well aware that they do not have a proper case on merits that can stand on its own legs before the court of law. You



are hereby strictly cautioned not to misuse the pendency of court proceedings to cause any illegal interference or to mislead my client's customers.

Therefore, YOU are called upon to forthwith cease and desist from (i) publishing defamatory materials about my client, (ii) issuing vexatious notices to my client, their customers, their bankers, and any third parties in respect of the development project, (iii) harassing my client and their customers, (iv) indulging in activities disruptive of my client's business and commercial activities, (v) remove the notice board you have put up illegally, and (vi) withdraw all the notices you have thus far issued along with an unconditional apology and refrain from engaging in such vexatious and illegal activities henceforth. Failing compliance, my client will be constrained to initiate both civil and criminal proceedings against you before the appropriate legal forum.


ADVOCATE



Dely Office & Pincode: Vandalur SO(600048)

Booking Office: Chennai NSH (600016)
 Counter No. 4, 24-01-2026 10:32:19
 GSTNo. BkgRefID: 2946000224012641599
 ChargedWeight(gms):70 Phy.Wt(gms):70 Vol.Wt(gms):NA(L:NA B:NA
 H:NA)
 AmountPaid:40.00(Base Tariff:Rs.34 Tax-Rs.6) (CGST:3.00
 SGST:3.00 POD-Rs. 10)
 ModeofPayment:Cash

Sender	Receiver
JOSEPH DORAIRAJ Mobile No. 1234567890 KOTTIVAKKAM	NAVODAYA MASS ENTERTAINME Mobile No.1234567890 VARADHARAJAPURAM
CHENNAI-600041	

Track on www.indiapost.gov.in OR Dial 18002656868 : IVR NO : 6984249666832
 In case of any complaint, please visit <https://cm.indiapost.gov.in/customer>
 Go Green!!! Opt for eReceipts, ePOD
 This is system generated document, no manual signature required
 24-01-2026 10:33:17



Dely Office & Pincode: Vandalur SO(600048)

Booking Office: Chennai NSH (600016)
 Counter No. 4, 24-01-2026 10:32:52
 GSTNo. BkgRefID: 2946000224012641599
 ChargedWeight(gms):72 Phy.Wt(gms):72 Vol.Wt(gms):NA(L:NA B:NA
 H:NA)
 AmountPaid:40.00(Base Tariff:Rs.34 Tax-Rs.6) (CGST:3.00
 SGST:3.00 POD-Rs. 10)
 ModeofPayment:Cash

Sender	Receiver
JOSEPH DORAIRAJ Mobile No. 1234567890 KOTTIVAKKAM	JOSE PUNNOSE MANAGING DIR Mobile No.1234567890 VARADHARAJAPURAM
CHENNAI-600041	

Track on www.indiapost.gov.in OR Dial 18002656868 : IVR NO : 6984249666832
 In case of any complaint, please visit <https://cm.indiapost.gov.in/customer>
 Go Green!!! Opt for eReceipts, ePOD
 This is system generated document, no manual signature required
 24-01-2026 10:33:21



Department of Posts
Government of India
Ministry of Communications

Generated through Indiapost website on: 28/1/2026, 1:11:48 pm

Consignment/MO Tracking Report

Consignment/MO Number: ET249666832IN

Article Number: ET249666832IN
Article Type: SP_INLAND_DOC

Booked At: Chennai NSH
Booked On: 24/01/2026, 10:33:13
Destination: Vandalur SO

Origin Pincode: 600016
Delivered On: 28/01/2026, 12:05:19
Destination Pincode: 600048

Event	Date	Time	Office
Item Booked	24/01/2026	10:33:13	Chennai NSH
Item Bagged	24/01/2026	15:21:24	Chennai NSH
Item Dispatched	27/01/2026	04:56:01	Chennai NSH
Item Received	27/01/2026	09:40:18	Vandalur SO
Missent - Redirected to Tirumudivakkam SO	27/01/2026	15:19:38	Vandalur SO
Item Bagged	27/01/2026	16:21:37	Vandalur SO
Item Dispatched	27/01/2026	16:22:29	Vandalur SO
Item Received	27/01/2026	18:58:57	Chennai NSH
Item Bagged	28/01/2026	04:08:21	Chennai NSH
Item Dispatched	28/01/2026	05:24:32	Chennai NSH
Item Received	28/01/2026	08:38:43	Tirumudivakkam SO

28/01/2026, 13:11

India Post

Event	Date	Time	Office
Item Invoiced	28/01/2026	10:27:22	Tirumudivakkam SO
Item Delivered to jose	28/01/2026	12:05:19	Tirumudivakkam SO



Department of Posts
Government of India
Ministry of Communications

Generated through Indiapost website on: 28/1/2026, 1:13:20 pm

Consignment/MO Tracking Report

Consignment/MO Number: ET249666829IN

Article Number: ET249666829IN
Article Type: SP_INLAND_DOC

Booked At: Chennai NSH
Booked On: 24/01/2026, 10:33:13
Destination: Vandalur SO
Origin Pincode: 600016
Delivered On: 28/01/2026, 12:04:44
Destination Pincode: 600048

Event	Date	Time	Office
Item Booked	24/01/2026	10:33:13	Chennai NSH
Item Bagged	24/01/2026	15:21:24	Chennai NSH
Item Dispatched	27/01/2026	04:56:01	Chennai NSH
Item Received	27/01/2026	09:40:18	Vandalur SO
Missent - Redirected to Tirumudivakkam SO	27/01/2026	14:49:48	Vandalur SO
Item Bagged	27/01/2026	16:21:37	Vandalur SO
Item Dispatched	27/01/2026	16:22:29	Vandalur SO
Item Received	27/01/2026	18:58:57	Chennai NSH
Item Bagged	28/01/2026	04:08:21	Chennai NSH
Item Dispatched	28/01/2026	05:24:32	Chennai NSH
Item Received	28/01/2026	08:38:43	Tirumudivakkam SO

245

28/01/2026, 13:13

India Post

Event	Date	Time	Office
Item Invoiced	28/01/2026	10:27:22	Tirumudivakkam SO
Item Delivered to navodaya	28/01/2026	12:04:44	Tirumudivakkam SO



Extracts from the Register of Copyrights



Dated : 22/07/2022

- | | | |
|--|---|---|
| 1. Registration Number | : | A-142753/2022 |
| 2. Name, address and nationality of the applicant | : | URBAN RISE PROJECT LLP PARTNERS : SHRI SUNEEL BOMMI REDDY & SHRIMANOJ SAI NAMBURU , NO.85, KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTER RING ROAD, BANGALORE – 560037, KARNATAKA, INDIA-500037
INDIAN |
| 3. Nature of the applicant's interest in the copyright of the work | : | OWNER |
| 4. Class and description of the work | : | ARTISTIC WORK |
| 5. Title of the work | : | URBANRISE |
| 6. Language of the work | : | ENGLISH |
| 7. Name, address and nationality of the author and if the author is deceased, date of his decease | : | SHRI PRASANNA KUMAR C , M/S. ASTRA COMMUNICATIONS, NO.1/1,3RD FLOOR, VASAVI ARCADE, KAMMANAHALLI MAIN ROAD, BANGALORE – 560043, KARNATAKA, INDIA-560043
INDIAN |
| 8. Whether the work is published or unpublished | : | UNPUBLISHED |
| 9. Year and country of first publication and name, address and nationality of the publisher | : | N.A. |
| 10. Years and countries of subsequent publications, if any, and names, addresses and nationalities of the publishers | : | N.A. |
| 11. Names, addresses and nationalities of the owners of various rights comprising the copyright in the work and the extent of rights held by each, together with particulars of assignments and licences, if any | : | URBAN RISE PROJECT LLP PARTNERS : SHRI SUNEEL BOMMI REDDY & SHRIMANOJ SAI NAMBURU , NO.85, KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTER RING ROAD, BANGALORE – 560037, KARNATAKA, INDIA-500037
INDIAN |
| 12. Names, addresses and nationalities of other persons, if any, authorised to assign or licence of rights comprising the copyright | : | N.A. |
| 13. If the work is an 'Artistic work', the location of the original work, including name, address and nationality of the person in possession of the work. (In the case of an architectural work, the year of completion of the work should also be shown). | : | URBAN RISE PROJECT LLP PARTNERS : SHRI SUNEEL BOMMI REDDY & SHRIMANOJ SAI NAMBURU , NO.85, KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTER RING ROAD, BANGALORE – 560037, KARNATAKA, INDIA-500037
INDIAN |
| 14. If the work is an 'Artistic work' which is used or capable of being used in relation to any goods or services, the application should include a certification from the Registrar of Trade Marks in terms of the provision to Sub-Section (i) of Section 45 of the Copyright Act, 1957. | : | Bearing No.: 93330 Date: 18/12/2020 |
| 15. If the work is an 'Artistic work', whether it is registered under the Designs Act 2000 if yes give details. | : | N.A. |
| 16. If the work is an 'Artistic work', capable of being registered as a design under the Designs Act 2000, whether it has been applied to an article through an industrial process and ,if yes ,the number of times it is reproduced. | : | N.A. |
| 17. Remarks, if any | : | |

Dis 30244/2021-CO/A
14/12/2021
14/12/2021



[Signature]
Registrar of Copyrights



AREA PLAN UNIT
ACKNOWLEDGEMENT

SBC No. : CMDA/PP/HRB/S/0727/2025
Online Receipt No. : CMDA/PP/Ch/19804/2025
Date : 03/09/2025

1. Name of the applicant with address : Alliance Infrastructure Pvt Ltd
Door No.:36/1, Plot No.:1,
Address:Chennai,
Kotturpuram.
2. Proposal at : Door No:S.NO.474,
Plot No:0,
Abutting Road Name:18M WIDE ROAD,
Address1:Kishkinda Layout Road,
Tambaram,
Chennai,
600044
3. Type of Application : Planning Permission
4. ProposalType : Building
5. Survey No. details :

Sno.	New Survey No	New Sub Division	Old Survey No.	Old Sub Divison	Block No	Village	Taluka	District
1			340	1	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
2			340	2	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
3			473	1 PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
4			474	1A PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram

5			474	1B PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
6			475	1A PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
7			480	1 PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
8			480	3A	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
9			480	3B	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
10			480	4A1	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
11			480	4A2	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
12			481	1 PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
13			481	2 PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
14			483	1A PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram
15			483	1B PART	Nil	VARATHARAJAPURAM	KUNDRATHUR	Kancheepuram

Building details :

Sl.No.	Cur/Pro	Block No. / Name	Floor	Usage-Sub usage	No. Dwell unit	Dwelling Type	Extent
1	P	BLOCK A	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		378.2
2	P	BLOCK A	First Floor - 1	Residential-Residential	11	Multi Dwelling	1040.21
3	P	BLOCK A	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	156	Multi Dwelling	14193.01
4	P	BLOCK B	Basement Floor - -2	Parking-Cars/Two Wheelers	0		6055.16
5	P	BLOCK B	Basement Floor - -1	Parking-Cars/Two Wheelers	0		26856.27
6	P	BLOCK B	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		246.3
7	P	BLOCK B	First Floor - 1	Residential-Residential	10	Multi Dwelling	1013.18

8	P	BLOCK B	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	143	Multi Dwelling	13585.52
9	P	BLOCK C	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		390.99
10	P	BLOCK C	First Floor - 1	Residential-Residential	12	Multi Dwelling	757.29
11	P	BLOCK C	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	169	Multi Dwelling	10354.11
12	P	BLOCK D	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		445.96
13	P	BLOCK D	First Floor - 1	Residential-Residential	19	Multi Dwelling	1761.48
14	P	BLOCK D	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	260	Multi Dwelling	23488.4
15	P	BLOCK E	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		388.78
16	P	BLOCK E	First Floor - 1	Residential-Residential	19	Multi Dwelling	1665.95
17	P	BLOCK E	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	260	Multi Dwelling	22039.55
18	P	BLOCK F	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		336.9
19	P	BLOCK F	First Floor - 1	Residential-Residential	10	Multi Dwelling	1000.37
20	P	BLOCK F	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	143	Multi Dwelling	13689.13
21	P	BLOCK G	Stilt Floor - 0	Parking-Cars/Two Wheelers	0		371.37
22	P	BLOCK G	First Floor - 1	Residential-Residential	16	Multi Dwelling	1470.49
23	P	BLOCK G	- 2;3;4;5;6;7;8;9;10; 11;12;13;14	Residential-Residential	221	Multi Dwelling	19595.16
24	P	BLOCK H	Ground Floor - 0	Others-Association room	0		1075.16
25	P	BLOCK H	First Floor - 1	Others-Gym	0		912.58
26	P	BLOCK H	General Floor - 2	Others-Gym	0		725.29

Document Details :

Sno.	Village	Doc-Source/ Type/No.	Date	Block	Ward	Old Survey No.	New Survey No.	Subdiv. No.	Extent in Sq.Mts	Previous Owner	Present Owner	Remarks
1	VARATHAR AJAPURAM	Sale Deed	11/11/2011	Nil;Nil; Nil;Nil; Nil;Nil; Nil;Nil		483/1B PART			40500	Navodaya Mass Entertaiin ments Pvt Ltd	KGS Developers Limited	
2	VARATHAR AJAPURAM	Sale Deed	31/01/2024	Nil;Nil; Nil;Nil; Nil		483/1B PART			33542	Veess Propertie s Limited	Urbanrise constructio n pvt ltd	
3	VARATHAR AJAPURAM	Sale Deed	11/11/2011	Nil		483/1B PART			2064	Anita kumaran	KGS Developers Limited	
4	VARATHAR AJAPURAM	Sale Deed	29/08/2023	Nil;Nil; Nil;Nil; Nil;Nil; Nil;Nil		483/1B PART			41188. 26	Veess Propertie s Limited	Urbanrise constructio n pvt ltd	
5	VARATHAR AJAPURAM	Sale Deed	14/07/2008	Nil		483/1B PART			4168	Suganthi	KGS Developers Limited	
6	VARATHAR AJAPURAM	Sale Deed	25/05/2008	Nil;Nil; Nil;Nil		483/1B PART			3318	Navodaya Mass Entertain ments Pvt Ltd	KGS Developers Limited	

7	VARATHAR AJAPURAM	Sale Deed	28/05/2008	Nil	250	483/1B PART		3682	Navodaya Mass Entertainment Ltd	KGS Developers Ltd	
8	VARATHAR AJAPURAM	Sale Deed	13/02/2024	Nil		483/1B PART		3682	Vees Properties Limited	Urbanrise construction pvt ltd	
9	VARATHAR AJAPURAM	GPA/POA	02/08/2024	Nil;Nil; Nil;Nil; Nil;Nil; Nil;Nil; Nil;Nil; Nil;Nil; Nil;Nil;		483/1B PART		41168. 05	Urbanrise construction pvt ltd	Alliance Infrastructure Project Pvt Ltd	

Enclosures :

- 1.) Form B - Annexure II
- 2.) Form C - Annexure III

Payment Details :

Sno.	Reference ID	Email	Mode of payment	Amount	Payment Date	Total Floor Area
1	CMDA/PP/Ch/19804 /2025	dsr@alliancein.com	Online	3,51,816.00	03/09/2025	1,75,908.10

TOPO PLAN



Admission Counter

Disclaimer

Note : Terms and conditions to be accepted before making payment.

- Terms and conditions: (To be Agreed by the applicant before making payment)
1. Ensure that the Hard copied of Forms, Undertakings and Affidavits along with Plans (5 sets for MSB and 3 sets for other buildings) duly signed in the prescribed format to be submitted at CMDA before the scheduled date of site inspection. If not submitted further scrutiny could not be proceeded and the PPA will be returned unapproved.
 2. Before the schedule date of site inspection the site should be cleared without bushes and other obstructions and Site Boundary should be clearly demarcated.
 3. Scrutiny fee is not Refundable at any circumstances.



Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in.

(Site Inspection Intimation Letter)

251

File No. : CMDA/PP/HRB/S/0727/2025

Date : 03/09/2025

To,

Alliance Infrastructure Pvt Ltd

Door No. 36/1 Plot No. 1

Address: Chennai

Locality: Kotturpuram

Email: dsr@alliancein.com

Contact No: 9551521719

Sub : Chennai Metropolitan Development Authority – Area Plan Unit - Building South – Planning Permission of Proposed Building at 18M WIDE ROAD, Old Survey No. 340/1, 340/2, 473/1 PART, 474/1A PART, 474/1B PART, 475/1A PART, 480/1 PART, 480/3A, 480/3B, 480/4A1, 480/4A2, 481/1 PART, 481/2 PART, 483/1A PART, 483/1B PART, New Survey No. / , VARATHARAJAPURAM Village, KUNDRATHUR Taluk, Kancheepuram District, Varadharajapuram Limit – Site Inspection intimation letter - Reg.

Planning Permission of The Proposed New Construction of Building received in the reference cited at Plot 0, 18M WIDE ROAD, in Mud Road No. comprised in Survey No. 340/1, 340/2, 473/1 PART, 474/1A PART, 474/1B PART, 475/1A PART, 480/1 PART, 480/3A, 480/3B, 480/4A1, 480/4A2, 481/1 PART, 481/2 PART, 483/1A PART, 483/1B PART, OLD SURVEY NO/ OLD SUBDIVISION, / , NEW SURVEY NO/ NEW SUBDIVISION of VARATHARAJAPURAM Village, KUNDRATHUR Taluk, Kancheepuram District, Varadharajapuram limit . is due for site inspection on 04 September, 2025 11:00:00 AM . You are requested to please be remain present on site

Yours faithfully,

NOTE: This is computer generated letter, doesn't require any manual signatures.



Water Resources Department

From
Er.K. Asokan M.Tech.,
 Chief Engineer, WRD.,
 Chennai Region,
 Chepauk, Chennai - 5.

To
 ✓ **The Member Secretary,**
 Chennai Metropolitan Development Authority,
 No.1, Gandhi Irwin Road,
 Egmore, Chennai - 600 008.

Letter.No.DB / T5(3) / F- 8607&8911VaradarajapuramEramaiyur10078 / 2023 /
dated. 07.12.2023 ✓

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 416/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3, 6 & 7, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 15 1/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit - specific remarks along with NOC on Inundation point of view - issued - regarding. ✓

Ref : 1.The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8's letter No.Layout - 1 / 0267 / 2023-1 / 09.10.2023. ✓

With reference to the 1st letter cited above and after careful consideration the technical opinion along with NOC on inundation point of view of this department is hereby accorded for the Planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 416/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3, 6 & 7, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 15 1/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit in favour of M/s.Kishkinta Land Development Pvt Ltd, Represented by its Authorised signatory Me.Dega Srinivasalu GPA on behalf of M/s.Vees Properties Ltd, No.36/1, Gandhi Mandapam Main Road, Kotturpuram, Chennai - 600 085. ✓

The proposed site was inspected by the field officers and the field levels were taken from the Crest level (+)11.920m of existing old Subulakshmi Anicut (at present damaged condition) across Adyar river in Varadarajapuram village adjacent to the

✓
 12/12/23

17.	418/1B	(+14.310		1.49			
18.	418/2B						
19.	418/3B						
20.	419/1	(+14.100		1.70			
21.	419/2A						
22.	420/1	(+13.880		1.92			
23.	421/1						
24.	444/1A	(+14.150		1.65			
25.	444/1F						
26.	444/2A1						
27.	444/2B1B						
28.	444/2B2						
29.	444/2B3						
30.	444/2A5A1						
31.	444/2A5A2						
32.	444/2A5B						
33.	445/1A1				(+14.270	(+15.800	1.53
34.	445/1A2						
35.	445/1A3						
36.	445/1A4						
37.	445/1B1						
38.	445/1B2B						
39.	445/1B2C						
40.	445/1B2D						
41.	445/1C						
42.	445/2A						
43.	445/2B1						
44.	446/1B	(+13.980		1.82			
45.	446/1C1						
46.	446/2B1						
47.	446/2B2A	(+14.060		1.74			
48.	454/1A1						
49.	454/1B1						
50.	455/1A						

Մեղիսյան / 12/23

in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c). The applicants' lands are seems to be Ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

(d). The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.


for Chief Engineer, WRD.,
Chennai Region, Chennai - 5

Name as per WRD Sketch	Length in metres	Specifications-Inside Measurement of culvert constructed
Box Culvert-1	21.20 metres	3.150 metres x 2.150 metres
Box Culvert-2	21 metres	3.150 metres x 2.8 metres
Proposed Culvert-1	204 metres	2.05 metres x 3.07 metres
Proposed Culvert-2	59 metres	2.05 metres x 3.07 metres
Proposed Culvert-3	71 metres	2.05 metres x 3.07 metres



BOX CULVERT 2



PROPOSED CULVERT 1



PROPOSED CULVERT 2



PROPOSED CULVERT 3



**BEFORE THE HON'BLE
NATIONAL GREEN
TRIBUNAL SOUTHERN
ZONAL BENCH AT
CHENNAI**

APPEAL NO. 35 of 2025

G. MOHANA PRIYA

And 3 ors.

...Appellants

Vs

TAMIL NADU STATE
ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY
(SEIAA)

And 4 ors.

...Respondents

**TYPESET OF PAPERS FILED BY
RESPONDENTS 3-5**

RUKMANI VENUGOPALAN

(MS 2380/2017)

Counsel for Respondent Nos.

3-5

9962738682