

**BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI
APPEAL NO. 35 OF 2025**

G. Mohana Priya & Ors

... Appellants

Versus

State Environment Impact

Assessment Authority, Tamil Nadu & Ors

... Respondents

**INDEX TO TYPED SET OF DOCUMENTS FILED BY THE
APPELLANTS ALONG WITH REJOINDER TO THE COUNTER
AFFIDAVIT FILED BY RESPONDENT NOS 1-5**

S.No	Date	Description	Annexure	Page Nos
1.	23.06.2026	Rejoinder filed by the Appellants to the Counter Affidavits filed by Respondent nos 1-5	–	1-25
2.	11.11.2011	Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of the Sub Registrar, Padappai that came to be executed in	A18	27-48

		favour of KGS Developers Limited		
3.	18.10.2016	Conciliation Agreement between KGS Developers Limited & Navodya Mass Entertainment Private Limited	A19	49-57
4.	19.10.2016	The Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016 on the file of the Sub Registrar, Padappai	A20	58-98
5.	29.08.2023, 31.01.2024, 13.02.2024	The Sale Deed executed by Veas Properties Limited in favour of Urbanrise Constructions Private Limited vide Sale deed dated 29.08.2023 vide Document No 8947 of 2023 & sale deed dated 31.01.2024 vide document no 717 of 2024, sale deed dated 13.02.2024 vide document no 1182 of 2024 on the file of the Sub Registrar, Padappai	A21	99-184

6.	13.08.2024	The Power of Attorney executed by Respondent No 4 in favour of Respondent No 3 vide document no 7055 of 2024 dated 13.08.2024	A22	185-201
7.	19.08.2024	Form I filed by Respondent No 3 with Respondent No 1	A23	202-220
8.	22.10.2024	Terms of Reference issued by the Respondent No 1	A24	221-229
9.		Power Point presentation filed by the Respondent No 3 during the appraisal stage before the Respondent No 1	A25	230-338
10.	29.03.2025	Pictures evidencing commencement of construction prior to obtaining Environmental Clearance	A26	339-340
11.		Shareholding, Directorship of Respondent No 3, 4 & 5	A27	341-360
12.		Brochure promoting the High Rise Project and the Plotted Layouts	A28	361-404

13.	07.11.2025	RTI reply dated 07.11.2025 received from the Water Resources Department under the Right to Information Act	A29	405-406
14.		Village map of Varatharajapuram & Eraimuyur displaying the existence of watercanals in subject matter lands where Plotted Layouts and High Rise project is being developed.	A30	407
15.		District Disaster Management Plan issued by District Collector, Kanchipuram District,	A31	408-412

Dated this at Chennai on the 24th day of June' 2026



Counsel for Appellants

BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI
APPEAL NO. 35 OF 2025

G. Mohana Priya & Ors

...Appellants

Versus

State Environment Impact

Assessment Authority, Tamil Nadu & Ors

... Respondents

**REJOINDER ON BEHALF OF THE APPELLANTS TO THE COUNTER
AFFIDAVITS OF RESPONDENT NOS. 1 -5**

I, Jose Punnoose, Son of M.C Punnoose, aged about 67 years, having office at N-82, Navodaya, Varadharajapuram, Kancheepuram, Tamil Nadu-600044, having temporarily come down to Chennai, do hereby solemnly affirm and state as follows:

1. I am the 4th Appellant in the above Appeal and I am well acquainted with the facts and circumstances of the present case. I am competent and authorised to swear to this affidavit on behalf of the other Appellants also
2. The present Rejoinder is filed in response to the Counter Affidavits submitted by Respondent Nos. 1 to 5, and is necessitated to specifically deny the incorrect, misleading, and untenable averments made therein.



3. It is submitted that the contents of the Counter, save and except those expressly admitted herein, are specifically denied. Mere non-traverse or non-denial of each and every statement in the Counter cannot, in law, be construed as an admission of such averments, particularly when the same are contrary to the record and the pleadings already placed before this Hon'ble Tribunal.

ADMISSION OF WATER CANALS IN CONCILIATION AGREEMENT AND ESTOPPEL AGAINST DENIAL BY RESPONDENT NO 3 TO 5

4. The Appellants deny the averments of Respondent Nos. 1 to 5 in its Counter Statement that no canals or drainage channels exist within the project area. Respondent Nos. 3 to 5 are estopped from raising such a plea, as Veas Properties Ltd, an entity from whom they derive their rights to develop the subject matter land, have explicitly by way of Conciliation Agreement dated 18.10.2016, have admitted the existence of water canals.
5. The Appellants herein have also filed an independent application to implead Veas Properties Limited as Respondent No 6 in the main Appeal.
6. The lands forming part of both High Rise Projects and Plotted layouts, being developed by Respondent No 3 to 5, originate from the lands acquired by a company, i.e. Veas Properties Limited pursuant to the development arrangements and settlement entered into with Navodaya Mass Entertainments Limited.



7. In order to explain how Respondent Nos. 3 to 5 derive their rights and development interests in respect of both the High-Rise Project and the plotted layout project, the following facts and chain of transactions are being stated for the sake of clarity:

A. The subject lands forming part of the present Plotted Layout Project and the High-Rise Project originally belonged to M/s. Navodaya Mass Entertainments Limited ("**Navodaya**"), which owned extensive contiguous lands situated at Varadharajapuram and Erumaiyur Villages, originally within Sriperumbudur Taluk and presently within Kundrathur Taluk, Kancheepuram District. The said lands were intended to be jointly developed as an integrated township project.

B. In furtherance of the said township development, Navodaya entered into a Memorandum of Understanding dated 19.02.2006 with M/s. KGEYES Residency Private Limited and Mrs. Anita Kumaran. The said arrangement was subsequently modified by another Memorandum of Understanding dated 15.03.2007 which was entered into between Navodaya, KGEYES Nelsun Projects Private Limited(*KGEYES Nelsun Projects Private Limited name was revised to KGS Developers Limited and is presently known as Vees Properties Limited*) , under which the development structure and extent of lands were revised.



C. Pursuant to the aforesaid arrangements, Navodaya executed a General Power of Attorney dated 02.03.2007 in favour of Mr. K. Kumaran in respect of the township lands admeasuring about 64.91 acres situated at Varadharajapuram and Erumaiyur Villages.

D. Thereafter, acting under the said General Power of Attorney, a Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of the Sub Registrar, Padappai, came to be executed in favour of KGS Developers Limited (presently known as Vees Properties Limited) without the knowledge of Navodaya, whereby lands admeasuring about 64.03 acres situated at Varadharajapuram and Erumaiyur Villages were conveyed in favour of KGS Developers Limited. The said transaction was subsequently disputed by Navodaya. The said Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of the Sub Registrar, Padappai that came to be executed in favour of KGS Developers Limited is enclosed as **Annexure- A18**.

E. Subsequently, disputes arose between Navodaya and KGS Developers Limited in relation to the aforesaid Sale Deed dated 11.11.2011 and the earlier township development arrangements.

F. The aforesaid disputes ultimately culminated in conciliation proceedings under the Arbitration and Conciliation Act, 1996, resulting in a Conciliation Agreement dated 18.10.2016 entered into between Navodaya, KGS Developers Limited and connected



parties. The said Conciliation Agreement concerns the very same township lands presently forming part of the plotted layouts and the High-Rise Project, which are the subject matter of the present proceedings. The said Conciliation Agreement dated 18.10.2016 is enclosed as **Annexure -A19**

G. Pursuant to and in furtherance of the aforesaid Conciliation Agreement dated 18.10.2016, an Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016 on the file of the Sub Registrar, Padappai, came to be executed between **Navodaya and KGS Developers Limited (Currently known as Vees Properties Limited)** in respect of several of the very same survey numbers arising out of the Sale Deed dated 11.11.2011. The Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016 on the file of the Sub Registrar, Padappai is enclosed as **Annexure- A20**.

H. Therefore, the Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of SRO, Padappai, which was subsequently regulated and ratified under the Conciliation Agreement dated 18.10.2016 and the subsequent Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016, constitutes the parent and foundational title framework from which both the **present Plotted Layout Project, developed by Kishkintha Land Developers Private Developers, Respondent No 5 as Power Agent of Vees Properties Limited, Nspire Developers LLP** as well as the **present High-Rise Project developed by Alliance Infrastructure Projects Limited, Respondent No 3**



acting as Power agent of *Urbanrise Constructions Private Limited, Respondent No 4* derive their title and development rights.

- I. It is also pertinent to note that, under the said Conciliation Agreement dated 18.10.2016, KGS Developers Limited, presently known as Veas Properties Limited, expressly acknowledged that the subject lands are low-lying in nature and had suffered severe flooding and waterlogging, particularly during the floods of December 2015. Clause 5 of the said Conciliation Agreement also expressly acknowledges existence of canals/drainage channels within the subject lands and contemplates preservation and maintenance of such canals for free flow of water.
- J. The broad nature of the lands presently developed by the Developers in so far as Plotted Layout Project and High Rise Project is summarized as follows:

Nature of Project	Survey Nos	Present Developer
Plotted Layout Project	S.Nos. 352/1, 353/1A2, 353/1B2, 353/2B, 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,	Respondent No.5 - Kishkinta Land Development Pvt. Ltd., acting as Power Agent of Veas Properties Limited



	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, 468/2, 469/1,2,3, 6 & 7, 470/1A, 2A, 2B, 472/2A2, 2B situated at Varadharajapuram Village and S.Nos.148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A & 14 and 151/2 situated at Erumaiyur Village in Kundrathur Taluk, Kancheepuram District	as well as Nspire Developers LLP
High Rise Project	S.Nos. 480/1 (Part), 481/1 (Part), 481/2 (Part), 483/1B (Part), 473/1 (Part), 480/3, 480/4A, 340/1, 340/2, 474/1A (Part), 474/1B (Part), 475/1 (Part) and connected survey fields situated at Varadharajapuram Village	Respondent Nos.3 & 4 - Alliance Infrastructure Projects Pvt. Ltd., as PoA of of Urbanrise Constructions Pvt. Ltd.

8. In so far as the High Rise Project which is proposed to be a constructed with a Built Up area of 1,77,399.59 sq.m, Respondent No.3, Alliance



Infrastructure Projects Private Limited is acting as developer on behalf of Respondent No.4 namely Urbanrise Constructions Private Limited.

9. For the purpose of development of High Rise project with several Built Up area of 1,77,399.59 sq.m, Urbanrise Constructions Private Limited (Respondent No 4) purchased from Vees Properties Limited, the subject matter lands vide the following sale deeds on the file of the Sub Registrar, Padappai:

- Sale Deed dated 29.08.2023 vide Document No 8947 of 2023
- Sale Deed dated 31.01.2024 vide document no 717 of 2024
- Sale Deed dated 13.02.2024 vide document no 1182 of 2024

The Sale Deed dated 29.08.2023 vide Document No 8947 of 2023 , Sale Deed dated 31.01.2024 vide document no 717 of 2024 & Sale Deed dated 13.02.2024 vide document no 1182 of 2024 on the file of the Sub Registrar, Padappai are enclosed as **Annexure -A21(Colly)**.

10. Thereafter, to develop the High Rise Project, Urbanise Constructions Private Limited has appointed Alliance Infrastructure Projects Private Limited by way of a Power of Attorney vide document no 7055 of 2024 dated 13.08.2024 on the file of SRO, Padappai. The Power of Attorney executed by Respondent No 4 in favour of Respondent No 3 vide document no 7055 of 2024 dated 13.08.2024 is enclosed as **Annexure-A22**.

11. Therefore, the subject matter land, where the High Rise Project is being developed by the Respondent No 3, the title over the land, is derived from framework governed by the Conciliation Agreement dated



18.10.2016 and Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of the Sub Registrar, Padappai, which came to be executed in favour of KGS Developers Limited (presently known as Veas Properties Limited) & the Exchange Deed dated 19.10.2016 vide document no 5281 of 2016 on the file of SRO, Padappai.

12.Insofar as the plotted layout lands are concerned, the subject lands were substantially acquired by Veas Properties Limited from Navodaya pursuant to the Sale Deed dated 11.11.2011 and the subsequent conciliation and exchange arrangements entered into between the parties. Thereafter, Veas Properties Limited, along with Nspire Developers LLP granted development rights in favour of Respondent No.5, namely Kishkintha Land Development Private Limited and Nspire Developers LLP, for development of the plotted layout project in the aforesaid survey numbers.

13.In such circumstances, Respondent Nos.3 to 5, Veas Properties Limited and Nspire Developers LLP, while deriving its title, possession and development rights through the aforesaid chain of transactions, more particularly from Sale Deed dated 11.11.2011, the Conciliation Agreement dated 18.10.2016 and the Exchange Deed dated 19.10.2016 **are estopped from denying the very existence of canals/drainage channels expressly acknowledged by their predecessor-in-title, i.e. Veas Properties Limited under Clause 5 the Conciliation Agreement dated 18.10.2016.**

14.The obligation to preserve and maintain such canals/drainage channels consequently runs with the land and binds all subsequent



purchasers, assignees, power agents and developers claiming through Vees Properties Limited, including Respondent Nos.3 to 5 herein. Hence, the Respondents are estopped from contending that no canals or drainage channels exist within the subject lands.

15. In these circumstances, Respondent Nos. 3 to 5 cannot deny the existence of canals while simultaneously deriving title and development rights from the same chain which acknowledges them. Such a stand is inconsistent and legally untenable.
16. The denial of canals has also been carried into disclosures made before regulatory authorities, resulting in non-disclosure of a material environmental feature, thereby vitiating the appraisal process under the EIA Notification, 2006. Further, the Respondent No 1, without conducting a site inspection and independently ascertaining existence of canals, has mechanically granted Environmental Clearance.
17. In a low-lying and flood-prone terrain, as recorded in the Conciliation Agreement, the preservation of drainage channels is critical. Any disturbance of such canals directly impacts water flow and environmental stability.
18. The plea of non-existence of canals raised by Respondent Nos. 3 to 5 is therefore liable to be rejected, and the project is required to be assessed on the admitted premise that it involves interference with existing drainage channels which were earlier acknowledged and agreed to be preserved.



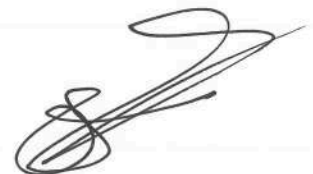
**SUPPRESSION OF EXISTENCE OF WATERCANALS IN SCREENING
STAGE AND APPRAISAL STAGE BY RESPONDENT NO 3**

19. Keeping the aforesaid facts in mind, by which the water canals were specifically acknowledged, it is appropriate to look into the matter in which the Respondent No 3, being the project proponent and the agent of Respondent No 4, has misled, Respondent No 1 in obtaining the Environmental Clearance Certificate.

20. It is respectfully submitted that the sequence of disclosures made by Respondent No. 3 during the Screening, Scoping, and Appraisal stages reveals suppression of hydrologically relevant information concerning the existence of water bodies and drainage features within and around the project site.

21. At the Screening Stage, as available from the public records, it is understood that the Respondent No. 3, in its Form-1 application submitted under the EIA Notification, 2006, specifically denied the existence of water bodies and associated drainage features within the project area. In particular, at Page No. 17 of Form-1 dated 19.09.2024 filed by Respondent No 3 with Respondent No 1, the Respondent No. 3 answered in the negative to queries relating to the presence of water bodies. **Form 1 dated 19.08.2024 filed by Respondent No 3 with Respondent No 1 is enclosed as Annexure A23.**

22. It is submitted that the purpose of the Screening Stage under the EIA Notification, 2006, is to enable the regulatory authority to identify



environmental sensitivities, including hydrological features, that may warrant detailed environmental assessment. Respondent No. 3's categorical denial of the existence of water bodies materially influenced the screening outcome and resulted in the project being processed without adequate hydrological scrutiny at the initial stage.

23. Significantly, in Terms of Reference issued by Respondent No 1, **under Serial No. 13 of the Standard Conditions prescribed therein, Respondent No. 3 was specifically required to obtain and submit a "No Objection Certificate" from the competent authority confirming that there is no encroachment of water bodies, including canals, within or affecting the project site.** The Terms of Reference dated 22.10.2024 issued by Respondent No 1 is enclosed as **Annexure- A24.**

24. Respondent No. 3, in its response to Terms of Reference, made a PowerPoint presentation and uploaded the same on 23.12.2024 and thereafter reuploaded on 06.02.2025 before the Respondent No. 1. At **page no 104 of the said presentation, Respondent No. 3 has misled that no encroachment of any water body had occurred** and stated that copies of the Field Measurement Book (FMB) sketch and a low resolution version of the village map had been enclosed. **The Power point Presentation made by Respondent No 3 during Appraisal Stage is enclosed as Annexure- A25.**

25. Importantly, the Respondent No 3, did not obtain any "No-Objection Certificate" from the competent authority as stipulated for by the Respondent No 1.



26. Infact, the Appellants have specifically pointed out that there are notified water canals recorded in the village map, which has been produced along with the Appeal. Further, the Appellants have even filed a magnified version of the Village Map as issued by the Commissionerate of Survey And Settlement, Government Of Tamil Nadu, which clearly shows that in the Plotted Layouts being developed by Respondent No 5 & Nspire Developers LLP, **there are water canals running across in Survey Nos of 415, 416, 418, 419, 420, 421, 444, 445, 446, 454, 463, 464, 465, 466, 467, 468, 469, 470, 472 in Varatharajapuram Village** and that in the High Rise Project being developed by Respondent No 3, **water canals are running across Survey Nos 340, 475, 480 and 483 of Varadarajapuram Village**. Village map of Varatharajapuram displaying the existence of watercanals in subject matter lands where Plotted Layouts and High Rise project is being developed enclosed as **Annexure -A30**. For sake of clear reference, the Appellants have filed the enlarged version of the Village Map of Varatharajapuram Village as a physical copy.

27. Furthermore, the sequence of events reveals a clear pattern wherein:

- a. At the Screening Stage, in Form 1, the Respondent No. 3 denied the existence of water bodies;
- b. At the Scoping Stage, Respondent No. 1 itself deemed it necessary to impose a condition requiring certification regarding absence of encroachment of water bodies, including canals;



c. At the Appraisal Stage, Respondent No. 3 relied upon its own documents and self-serving representations, without producing project-specific inundation clearance or independent hydrological certification from the competent authority.

28. This sequence demonstrates that the environmental appraisal process relied substantially upon the self-certification and representations of Respondent No. 3, rather than upon independent verification by Respondent No. 1 as required under the EIA Notification, 2006.

29. Significantly, a perusal of the counter affidavit filed by Respondent No. 1 itself reveals that the Environmental Clearance was granted based on desktop scrutiny of documents such as Form-1, EIA report, conceptual plans, KML overlays, and revenue records, without undertaking any in-person site inspection or ground verification.

30. This admission clearly establishes that Respondent No. 1 failed to independently verify the physical and hydrological realities of the project site prior to granting Environmental Clearance. In the absence of any independent site-based verification, hydrological survey, or ground-truthing exercise conducted by SEAC or SEIAA, the bare assertions contained in Form-1 submitted by Respondent No. 3 constitute self-serving statements made by the Project Proponent and cannot be treated as conclusive evidence of the hydrological condition of the project site.

31. In this context, the repeated assertion of Respondent No. 1 (SEIAA), in its Counter, that there is "no government notified canal" within the

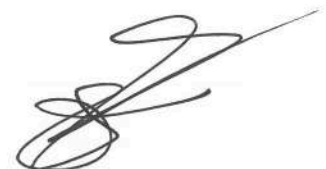


project site is misleading. It is respectfully submitted that acceptance of incomplete or misleading information by Respondent No. 1, without independent verification at the site and by cross verifying the same with the Village Map of Varatharajapuram Village, squarely attracts Paragraph 8(vi) of the EIA Notification, 2006, which provides that deliberate concealment or submission of false or misleading information material to environmental appraisal shall render the Environmental Clearance granted to Respondent No 3 to be cancelled by this Hon'ble Tribunal.

32. In view of the foregoing, due to failure of Respondent No 3 to obtain No Objection Certificate from competent authority, regarding non existence of water canals, vitiates the Environmental Clearance granted by Respondent No 1.

FAILURE TO OBTAIN "FLOOD INUNDATION CERTIFICATE" FOR THE IMPUGNED HIGH-RISE FROM THE WATER RESOURCES DEPARTMENT (COMPETENT AUTHORITY) AND CONSEQUENTIAL NON APPLICATION OF MIND BY RESPONDENT NO 1

33. In addition to requesting for a certificate from competent authority regarding non-existence of water canals, at the Scoping Stage, by way of Terms of Reference dated 22.10.2024 by Respondent No. 1 acting through the State Expert Appraisal Committee, under Serial No. 2.8 of the Specific Conditions prescribed therein, directed Respondent No. 3, to submit a "Flood Inundation Certificate" from the competent authority.



34. As a response to the above, during the appraisal stage, Respondent No. 3, in its PowerPoint presentation at page no 90 to 94, has stated that a Flood Inundation Certificate had been obtained for the "adjacent plotted development of our own land" for the plotted layout being developed by Respondent No 5, and that the same inundation safeguards and approach would be adopted for the present high-rise project. **The Power point Presentation made by Respondent No 3, during Appraisal Stage is enclosed as Annexure- A25.**

35. The said Response by Respondent No.3 during Appraisal Stage, clearly shows that it had not satisfied the specific condition of Respondent No 1, to obtain an independent certificate from the Water Resources Department or appropriate authority to obtain a "No Objection Certificate" regarding the inundation clearance for the High Rise Project.

36. Infact, the RTI reply dated 07.11.2025 received from the Water Resources Department under the Right to Information Act shows that the Respondent No 3 has not obtained any flood inundation related "No Objection Certificate" for the survey numbers covered under the present high-rise project for which Environmental Clearance has been granted. This establishes that the high-rise project itself has not undergone any independent inundation or flood safety examination by the competent authority. **RTI reply dated 07.11.2025 received from the Water Resources Department is enclosed as Annexure-A29.**



37. Infact, the District Disaster Management Plan (Annexure A31) issued by the District Collector, Kanchipuram District, categorizes the project corridor as flood-prone zone. Despite this, Respondent No. 1 granted Environmental Clearance without obtaining inundation clearance from Water Resource Department or conducting any site inspection to verify the actual hydrological condition of the project site. This clearly demonstrates non-application of mind and failure to discharge its statutory duty under the EIA Notification, 2006.

38. In view of the foregoing, the failure to obtain "Flood Inundation Certificate" from the competent authority, vitiates the Environmental Clearance issued by Respondent No 1.

FAILURE TO DISCLOSE INTERLINKAGE OF PLOTTED LAND PROJECT LAYOUT AND HIGH RISE PROJECT

39. It is respectfully submitted that Respondent No. 3 has suppressed the existence of interlinked and associated development at the very threshold stage of environmental appraisal. In Form-1 submitted during the Screening Stage under the EIA Notification, 2006, Respondent No. 3, in response to Serial No. 17 (Page No. 2 of Form-1), failed to disclose the existence of the adjacent plotted layout forming part of the same integrated township development. Form 1 submitted by Respondent No 3 with Respondent No 1 is enclosed as Annexure A23.

40. This omission constitutes clear suppression of material facts. Respondent No. 3 was fully aware that the plotted layout and the



impugned high-rise development were being planned and executed as part of a unified township project. However, Respondent No. 3 presented the impugned project as a standalone development, thereby preventing Respondent No. 1 from properly examining the cumulative environmental and hydrological impacts of the larger township-scale development.

41. It is pertinent to note that Respondent Nos. 3 and 4 themselves have publicly promoted in their brochure and represented the entire development as a comprehensive township project admeasuring approximately 96 acres, comprising more than 3,200 apartments, over 900 plotted villas, multiple clubhouses, a CBSE school, and extensive shared amenities and infrastructure. Such representations clearly establish that the plotted layout and high-rise project form part of one integrated and interlinked township development. The brochure circulated by Respondent No 3 & 5 is enclosed as **Annexure- A28**.

42. Infact, the Counter filed by Respondent Nos 3 to 5 make it clear that the Veas Properties which acquired about 96 acres, have either executed sale deeds or power of attorney, concerning subject matter lands either in favour of Respondent No 4, Respondent No 5 & Nspire Developers LLP.

43. Infact, during the Appraisal Stage, in response to the Terms of Reference dated 22.10.2024 issued by Respondent No. 1, Respondent No. 3 has submitted a PowerPoint presentation before SEAC and SEIAA. In the said presentation at page no 90 to 94 (**Annexure-A24**),



Respondent No. 3 itself acknowledged that its own adjacent land is being developed by Respondent Nos. 5 as part of the overall development, as a response to the query of Respondent No 1, seeking for Flood Inundation Certificate in its ToR. This admission clearly establishes that both the plotted layout and the high-rise segment are interlinked and being developed by the same entities as part of a unified development scheme.

44.It is further submitted that there exists no physical or functional demarcation separating the plotted layout and the impugned high-rise project. A continuous 60-feet internal road runs through the plotted layout and provides direct access to the high-rise development. This clearly establishes physical continuity, infrastructural interconnection, and functional integration between the two components.

45.In respect of the Plotted Layout, Kishkintha Land Development Pvt Ltd is acting merely as a **Power of Attorney holder** for Vees Properties Ltd, which is the underlying land-owning entity. Similarly, for the High-Rise Project, Alliance Infrastructure Projects Private Limited is acting as the **Power of Attorney holder** for Urbanrise Constructions Pvt Ltd, which owns the underlying land for the high-rise development.

46.It is pertinent to note that Kishkintha Land Development Pvt Ltd, (Respondent No 5) is a **subsidiary of Alliance Infrastructure Projects Private Limited, Respondent No 3.**

47.Urbanrise Constructions Pvt Ltd (Respondent No.4) is an **associate company of Alliance Infrastructure Projects Private Limited**



(Respondent No. 3) and forms part of the same business group, with Respondent No. 3 holding a substantial equity interest therein.

48. Urbanrise Constructions Pvt Ltd, (Respondent No 4) is an associate entity of Alliance Infrastructure Projects Private Limited, (Respondent No 3). Furthermore `Nspire Developers LLP is also a related party to Respondent No 3,4 & 5. The shareholding pattern of Kishkintha Land Development Pvt Ltd, Alliance Infrastructure Projects Private Limited, Kishkintha Land Development Pvt Ltd is enclosed as **Annexure- A27**.

49. Crucially, the aforesaid entities for are interlinked through overlapping directorships, cross-shareholding, and controlling interest of a single group entity. The presence of common directors across Alliance, Urbanrise, Kishkintha and Nspire Developers LLP coupled with unified decision-making and shared authorised signatories, establishes a single command structure governing both developments. The High-Rise Project developed by Respondent No. 3 directly abuts the plotted layout developed by Respondent No. 5. The physical contiguity of the projects, coupled with the common management and ownership structure, renders the stand of the Respondent no 3-5 that the projects are independent as wholly untenable.

50. Further, the village map of Varatharajapuram and Erumaiyur Village (Annexure- A29) on record unequivocally demonstrate that the lands comprised in both the Plotted Layout and the High-Rise

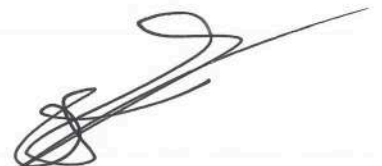
Project fall within contiguous and adjacent survey numbers, forming a continuous land parcel.

51. When this is read in conjunction with the project presentation placed on record by Respondent No. 3, which itself depicts and acknowledges development across adjoining lands by the same group, it becomes evident that the entire area is conceived and executed as one integrated project.

52. Therefore, the projects cannot be viewed in isolation, and their segmentation is merely formal. In substance, they constitute a single integrated township development, mandating a **comprehensive Cumulative Impact Assessment**, which has not been carried out.

53. Despite the above clear material on record, Respondent No. 1 failed to conduct any independent site inspection or ground verification to ascertain the interlinked nature of the projects. Respondent No. 1 has admitted in its counter affidavit that the Environmental Clearance was granted based on document scrutiny, including Form-1, EIA report, and presentations, without conducting any in-person inspection of the project site.

54. Such suppression of interlinked project disclosures and segmentation of an integrated township development falls squarely within Paragraph 8(vi) of the EIA Notification, 2006, which provides that Environmental Clearance obtained on the basis of false, incomplete, or misleading information is liable to be rejected or cancelled. By failing to disclose that the high-rise project forms part of a larger 96-acre



integrated township development, Respondent No. 3 prevented Respondent No. 1 from examining the cumulative environmental, hydrological, and flood-related impacts of the entire development.

55. The failure of Respondent No. 1 to conduct site inspection and independently verify the interlinked nature of the projects, coupled with the suppression of material facts by Respondent No. 3, resulted in the Environmental Clearance being granted on an incomplete and incorrect understanding of the project. This has vitiated the environmental appraisal process and renders the Environmental Clearance liable to be set aside under Paragraph 8(vi) of the EIA Notification, 2006.

NON-COMPLIANCE WITH MANDATORY POLLUTION CONTROL REQUIREMENTS

56. It is respectfully submitted that the RTI reply dated 28.05.2025 (**Filed as Annexure - 17 as Additional Typed Set**), clearly show that the Respondent No 3 has not obtained "Consent to Establish" (CTE) and "Consent to Operate" (CTO) from the Tamil Nadu Pollution Control Board under the Water Act, 1974 and Air Act, 1981 for the present high-rise project. These consents are mandatory statutory permissions intended to ensure that the project complies with pollution control and environmental safeguards prior to establishment and operation.

57. The failure to obtain CTE and CTO demonstrates that the Project Proponent has not secured essential pollution control permissions

required under law. While these consents arise under separate statutory frameworks, their absence reflects incomplete environmental compliance and shows that key environmental safeguards relating to water, air, and pollution management have not been independently examined by the competent authority.

COMMENCEMENT OF CONSTRUCTION EVEN PRIOR TO GRANT OF ENVIRONMENTAL CLEARANCE

58. It is also pertinent to note that even prior to grant of Environmental Clearance, the Respondent No 3, commenced its construction activities at the subject matter plots situated in the High Rise project. However, in a frivolous manner, Respondent No 3 had has started raising soil level by dumping land before the EC was obtained. The photograph/video clicked at the project site on 29.03.2025 at the High Rise Project across survey nos in S.Nos. 480/1 (Part), 481/1 (Part), 481/2 (Part), 483/1B (Part), 473/1 (Part), 480/3, 480/4A, 340/1, 340/2, 474/1A (Part), 474/1B (Part), 475/1 (Part) in Varatharajapuram Village, being developed by Respondent No 3 along with the coordinates, will establish that even prior to issuance of Environmental Clearance, construction has commenced. The photographs/video clicked of the project site on 29.03.2025 at the High Rise Project across is enclosed as **Annexure A26**.

59. This assumes greater significance, when seen along with other serious defects already highlighted in the present Appeal and Rejoinder, including the absence of inundation clearance from the Water



Resources Department, suppression of interlinked township development, and failure of Respondent No. 1 – SEIAA to conduct site inspection or independently verify the project.

60. The grant of Environmental Clearance in the absence of such basic regulatory compliance demonstrates non-application of mind and incomplete appraisal. This broader pattern of regulatory failure vitiates the Environmental Clearance and warrants its setting aside and fresh appraisal in accordance with law.

61. The allegations of malafide intent, contumacious conduct, and alleged personal motives attributed to the 4th Appellant are wholly denied as false, irrelevant, and an attempt to divert attention from the substantive environmental issues raised in the present Appeal. It is submitted that the 4th Appellant has independently initiated a separate civil suit O.S.No 381 of 2025 before the Hon'ble Principal District Court, Kancheepuram vide in respect of alleged encroachments in adjacent lands belonging to Navodaya. The said proceedings were initiated subsequent to the filing of the present Appeal and pertain exclusively to issues of title and property rights.

62. The present Appeal, however, stands on an entirely different footing. It concerns the legality of the Environmental Clearance granted to Respondent No. 3 and the failure to disclose and assess critical environmental features, including water canals, flood vulnerability, and interlinked project development. These issues fall squarely within the jurisdiction of this Hon'ble Tribunal under the environmental



regulatory framework. It is therefore clarified that the present proceedings do not involve any adjudication of title, ownership, or private civil disputes.

63.The pendency of any civil proceedings cannot dilute or affect the obligation of the Respondents to comply with environmental laws, nor can it be used to discredit or non-suit the Appellants.

64.For these reasons, this Hon'ble Tribunal may be pleased to take the rejoinder on record and allow the Appeal and set aside the Environmental Clearance dated 02.04.2025 granted by Respondent No. 1 to Respondent No. 3 for the said high-rise residential group development at Varadarajapuram and pass such other or further orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case.

Solemnly affirmed and signed
his in my presence in Chennai
on the 23rd day of June'2026



Before Me



Advocate, Chennai 48/1650/2017

No.144, Law Chambers,
Madras High Court,
Chennai - 600 001



R/Padappai/Book1/7073/2011 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/141476340/2025 விண்ணப்ப எண்ணுக்கு 08-Sep-2025 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Padappai/Book1/7073/2011 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்-----



6472
1.3.11

M/s. KGS Developers Ltd
Chennai - 20

P 092041

K. VIJITA MENON,
STAMP VENDOR
L.No.8599/23/11/2000 Dt.31.3.03
22/104, ELLAIAMMAN 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 CIN: U92490TN1989PLC017491 and
Income Tax PAN: AAACN2851P, 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,

For KGS DEVELOPERS LIMITED

Managing Director



7073
2011

2182

28

Stamp Act 1899
1950
112144
Fourteen thousand and four only
Gigi George
Chennei
11/11/2011
Sub-Registrar's Office
PADAPPAL

Signature
Enrollment No. of
Collector and Section
41 of the India Stamp Act

Presented in the Office of the
Sub Registrar of Padappai and
fee of Rs. 140.20000/- paid Between
the hours of 3.16.44

11th November 2011

LEFT THUMB

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



Sub-Registrar

"Additions as per the recitals of this Document"



Execution Admitted by: LEFT THUMB



H. H. H. H.

"Additions as per the recitals of this Document"

Claim Admitted by: LEFT THUMB



Signature

"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 (PAN:AAACS9065N), 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

Managing Director





IDENTIFIED BY

1) A. Neelakrishnan (A.M.D. MUSTARFA) S/O Abdul Muhaimin
110, Sankararajapuram Street, Pudukkottai 622 002

2) N. Srinivasan (K. BOOPATHY), S/O. KUPPOUSAMY, S/N. 63,
Kamangal Avenue I St, Chennai-20.

11th day of November 2011

[Signature]
Sub-Registrar

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



[Signature]
Sub-Registrar



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	5424/19		A	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
				1.60
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				
	69/1989	454/1A,1B	454/1 & 454/1B	0.67
26	6007/1990	444/2A5A Pt	444/2A5A2	0.15
27	6537/		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





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





total extent of 64 Acres and 03 cents, which is morefully described in the Item No.1 & of schedule hereunder (and hereinafter referred to as Schedule property) uninterrupted, 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

[Signature]

Managing Director

[Signature]





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





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





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)

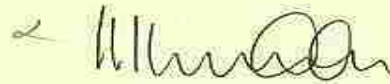
Item No.1

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







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
17	352		
	4/1	1.00	40.5
19	412/1	0.43	17.5
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
31	444/2A5A2	0.15	6.0

For KGS DEVELOPERS LIMITED

Managing Director





32	444/2A5B	0.51	20.5
33	445/2 (Pt)	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
			151.5
46	470/1		.5
47	470/2A	1.00	39.5
48	470/2B	1.00	41.5
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

[Signature]
Managing Director

[Signature]





53	475/1	3.60	146.0
54	475/2B	0.00	0.0
55	475/2B	0.00	0.0
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, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

For KGS DEVELOPERS LIMITED

[Signature]
Managing Director

[Signature]





Sl.No.	Survey Nos.	Extent as per document in Acres	Extent as per Patta in Acres
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

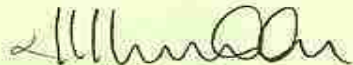
Item No.1 & Item No.2 admeasuring to a total extent of 64 Acres and 03 cents

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, Sankaragadam Street,
Rudhikottai.
2.  (K. BOOPATHY)
S/o. S.A. KUPPUSAMY
No 63, Kamaraj Avenue 2nd St.,
CHENNAI - 600 020.

Drafted by:

R. Chitra

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.





STATEMENT UNDER RULE 3(1) OF THE STAMP ACT

SLNo.	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		
4	150/5B	0.13	80	453440
5	150/13	0.14	80	488320
6	150/14	0.07	80	2

Varadharajapuram Village

8	340/1	1.58	390500	616990
9	340/2	1.26	390500	492030
10	341/1B	1.		
11	342/2A	1.63	390500	636515
12	342/2B1	0.98		
13	342/2B2	0.74	390500	288970
14	343/1A	1.00		
16	344/1A	1.00		
	4/1C	0.34	390500	132770
19	350/2	1.45	120	7586400
20	351/1	1.04	364000	378560

For KGS DEVELOPERS LIMITED

Managing Director





21	351/2	1.2		
22	3	2.32	3640	
	2/1	1.92	364000	698880
24	352/2	0.9		
25	354/1	1.00	36400	1000
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.		
31	416/3	0.77	120	4028640
32	419/1	0.79	1	0
		0.74	1	0
		0.	1	0
		0.50	1	0
		0.22	120	1151040
37	444/2B3	0.2		360
		0.15		0
		0.51	120	2008320
40	445/2(Part)	0.63	120	160
		0.05	1	0
		0.		
		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	0.8		00
50	463/2	0.83	39050	115
		2.48	390500	968440

For KGS DEVELOPERS LIMITED

Managing Director





			390500	4375
53	470/1	1.82	270	21425040
54	470/2A	1.		0
		1.		0
56	471/1	1.32	390500	515460
57	471/3	1.37	390500	524885
58	474/1B	1.07	390	5
		1.00		
		1.00	3905	0
		0.99	3905	
	6/2	1.03	390500	402215
63	479/1B2 & 479/2B2	0.99	3905	
	0/1	0.99	390500	386595
65	480/2A1	0.395	3	
		0.395	3	230
		0.40	390500	179850
68	482/2A & 2B	1.0		522000
		0.40	120	2092800
70	483/1A	1.		4
71	483/1B	1.05	390500	410025
Total		64.03		140185530

For KGS DEVEL

LIMITED

Managing Director

PURCHASER

VENDOR'S POWER AGENT



THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE
 OFFICE OF THE ATTORNEY GENERAL, AND IS NOT TO BE
 DISCLOSED TO ANY OTHER AGENCY OR INDIVIDUAL.
 THIS INFORMATION IS TO BE USED FOR THE PURPOSES OF
 THE ATTORNEY GENERAL'S OFFICE ONLY.

[illegible][illegible]

For Regional Passport Officer
Chennai

भारत गणराज्य REPUBLIC OF INDIA

	Signature Type P	Signature Date / Country Code IND	Issued Date 03063792	Issued Date of Birth 12/01/1966	Issued Date of Issue 05/06/2007	Issued Date of Expiry 04/06/2017
Name KANDASAMY	Nationality INDIAN	Sex M	Place of Birth CHENNAI, TAMILNADU	Place of Issue CHENNAI	Date of Issue 05/06/2007	Date of Expiry 04/06/2017

P<INDKANDASAMY<<KUMARAN<<<<<<<<<<<<<<<<<<<<
G3063792<8IND06601122M1706044<<<<<<<<<<<<<<<<<

11/11/2020



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' Wing, 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:	U31909TN1974PLC005798	
Company Name	KGS DEVELOPERS LIMITED	
ROC Code	RoC-Chennai	
Registration Number	005798	
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.)	317,390,810.00	
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 e-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)

[Handwritten Signature]



7073 (W8af)
2011

I hereby certify that on the Production of the original instrument, I have satisfied myself that the stamp duty of Rs. 11214900/- has been paid. (Koror)

S. R. O. Padappai

Date: 11/11/2011

Sub-Registrar

Presented in the Office of the Sub Registrar of Padappai and fee of Rs. 1402.00/- Between the hours of 3.14

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

11th November 2011
LEFT THUMB



ep2



Sub-Registrar

"Additions as per the recitals of this Document"

Execution Admitted by: LEFT THUMB



ttttrr

"Additions as per the recitals of this Document"

Claim Admitted by: LEFT THUMB



ep2

"Additions as per the recitals of this Document"





IDENTIFIED BY

1) A. Mohd. (A. MO. MUSTAFFA) S/O Abdul Muhamed
110, Sankarandam Street, Reduklotta 622 002

2) ANAND (K. ROOPATHY) S/O KUPPUSAMY, no. 63, Kamaraj
Avenue I St., Chennai-20.

11/11 day of Nov 2011

Sub-Registrar

Registered as No. 7073 of 2011 of Book 1
Date 11/11/2011

Sub-Registrar

Duplicate Difference between the original
And the Duplicate Nil
Compared by (Ready)
by (Examiner)
S. R. O. Padappai
Date 11/11/2011
Sub-Registrar.

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

Sub-Registrar

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

CNICA

"Orient Chambers"

No. 90, (Old No. 73), 4th Floor,
Armenian Street, Chennai-600 001

BA 839192

T.S. NAGARAJAN

STAMP VENDOR

L.NO.17679/B7/94

HIGH COURT CAMPUS
CHENNAI - 104.

IN THE CONCILIATION PROCEEDINGS INSTITUTED BY CNICA

PRESENT : K.ELANGO VAN, Advocate

DATED : 18.10.2016

CHENNAI

In the matter of Arbitration and
Conciliation Act, 1996

And

In the matter of disputes and differences
pertaining to Memorandum of Agreement
Dated 18.10.2016.

BETWEEN

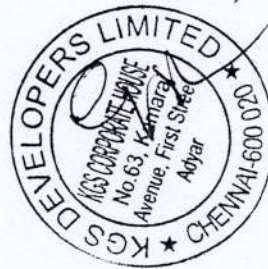
1.M/s. Navodaya Mass Entertainments Limited,

No.82, Varadharajapuram, Tambaram West,
Chennai-600 044.Represented by its Managing Director
Mr. Jose Punnoose.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director

.. shortly referred as "NAME"



[Handwritten signature]
[Handwritten signature]

49
भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

1994/

18.10.16

CNICA

"Orient Chambers"

No. 90, (Old No. 73), 4th Floor,
Armenian Street, Chennai-600 001

AR 820335

T.S. NAGARAJAN

STAMP VENDOR

L.NO. 17679/B7/94

HIGHCOURT CAMPUS

CHENNAI - 104.

-2-

2. M/s. KGS Developers Limited,
(erstwhile Known as M/s. Kgeyes Nelsun
Projects Private Limited)

Regd. Office:

No. 63, Kamraj Avenue,

First Street, Adyar, Chennai,

Rep. by its Director Mr. Gigi George

.. shortly referred to as "KDL"

3. Mr. P. V. SHANMUGAM,

S/o Mr. P. Velayutham,

Having office at

New No. 10 "SRUSHTISSTHAL"

2nd Cross Street, R.A. Puram,

Chennai-600 028.

For HAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
[Handwritten signature]

4.Mr.GIGI GEORGE,
S/o Mr.George Easow,
Having office at
No.63, Kamraj Avenue, First Street,
Adyar, Chennai.

..3 & 4 jointly referred to as **GUARANTOR/
THIRD PART**

**SETTLEMENT AGREEMENT UNDER SECTION 73 OF THE ARBITRATION
AND CONCILIAITON ACT 1996.**

Whereas:

A Memorandum of Understanding and Agreement dated 19.02.2006 was entered into between 1) NAME, 2) M/s. KGEYES Residency Private Limited, shortly as "KRPL" and 3) Mrs. Anita Kumaran for the development of the Township Project in the land situated at Varadarajapuram and Erumaiyur Villages. The aforesaid MOU dated 19.02.2006 was succeeded by another Memorandum of Understanding and Agreement dated 15.03.2007, entered into between 1)NAME, 2)KDL (formerly known as M/s. Kgeyes Nelsun Projects Private Limited) and 3)Mrs. Anita Kumaran in which the land to be contributed by NAME was reduced to 64.67 Acres. The MOU dated 15.03.2007 being referred as **Annexure -1** to this Agreement.

As per the terms of the MOU dated 15.03.2007, which succeeds the MOU dated 19.02.2006 ("**MOU**"), NAME was to contribute its land at Varadarajapuram and Erumaiyur Villages for the development of Township Project in the said land. In consideration of NAME contributing the land, NAME was entitled for 1/3rd of the profits from the Township Project developed in the land situated at Varadarajapuram and Erumaiyur Villages apart from discharging NAME of the liabilities mentioned in MOU dated 19.02.2006 which was crystallised at Rs.14 Crores.

Along with the execution of MOU, NAME executed a General Power of Attorney in favour of Mr. K. Kumaran dated 02.03.2007 for its land situated at Varadarajapuram and Erumaiyur Villages for an extent of 64.91 Acres to facilitate the joint development.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
[Handwritten signature]

-4-

The said General Power of Attorney Holder, executed a Sale Deed on 11.11.2011 whereby land admeasuring an extent of 62.65 Acres situated at Varadarajapuram and the land admeasuring an extent of 1.38 Acres situated at Erumaiyur Villages in all measuring 64.03 Acres being the joint development land was alienated to KDL for a consideration of Rs.15,00,00,000/- (Rupees Fifteen Crores Only). The said transaction was done without the knowledge of NAME.

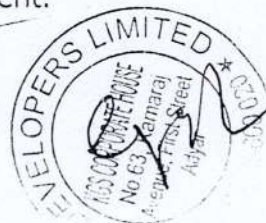
NAME had raised certain disputes on the Sale Deed and caused a legal Notice dated 6.11.2012. The said legal notice being referred to as **Annexure-2** to this Agreement.

Due to various constraints including financials; technical, issue of water logging and flood in the project site due to the low lying nature of the land, especially recent flood of December, 2015, the Township Project as contemplated in the MOU dated 15.03.2007 is being delayed by 8 to 9 years as per KDL and the KDL has therefore offered to compensate NAME with additional consideration of Rs. 15 Crores for 64.03 Acres of land that was transferred to its name vide sale deed dated 11.11.2011 registered as Document No 7073 of 2011 as against 1/3rd profit which was due as per MOU dated 15.03.2007. Thus KDL has agreed to pay an additional consideration of Rs.15,00,00,000 (Rupees Fifteen crores Only) being the full and final settlement of 64.03 acres of land transferred as mentioned above as against 1/3rd share in the profit as per MOU dated 15.03.2007.

This be so, KDL and KRPL had subsequently verbally agreed to revise the original MoU and have recorded their verbal understanding vide MoA dated 18.10.2016 wherein it was agreed by KRPL that the MoU dated 19.02.2006 executed by KRPL has been succeeded by Revised MoU dated 15.03.2007 and KRPL has neither any right nor any obligation under the MoU dated 19.02.2006 and all the rights and obligations of KRPL under the original MoU dated 19.02.2006 has been assumed and taken over by KDL. The said MoA dated 18.10.2016 being referred to as **Annexure-3** to this Agreement.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
D.V. Sainny

-5-

WHEREAS the parties 1 to 3rd part herein, had mutually entered into a Memorandum of Agreement hereinafter shortly referred to as "MoA" dated 18.10.2016 referred to as **Annexure 4** wherein the parties had agreed to submit the said MoA before the Sole Conciliator nominated by CNICA and to have a conciliation award as contemplated under the Arbitration and Conciliation Act, 1996. Accordingly the parties had jointly requested the assistance of the Council for National and International Commercial Arbitration (CNICA), a neutral ADR institution, situated at Chennai, for initiating conciliation proceedings; appointing a conciliator and conducting conciliation proceedings.

WHEREAS CNICA had appointed Mr.K.Elangovan, Advocate, as a Conciliator.

WHEREAS all the three parties were present and the parties narrated their respective case and whereas after an exchange of proposal and counter proposals the dispute was conciliated based on the MoA dated 18.10.2016 and suggestions formulated by the conciliator and agreed upon by the parties.

AND WHEREAS the parties having reached at a settlement, requested the conciliator to draw up a settlement agreement and accordingly the present settlement agreement has been drawn on the terms mutually agreed upon in the following terms:

1. The Parties acknowledge that the completion of Township project as contemplated in the MOU dated 15.03.2007 has been further delayed and NAME would like to leave the project now.
2. KDL agrees to pay a sum of Rs.15,00,00,000 (Rupees Fifteen crores Only) as full and final settlement of all claims of NAME and as additional consideration for 64.03 Acres of land (land covered by the Sale Deed dated 11.11.2011) as against 1/3rd profit in the joint development as per MOU dated 15.03.2007. The Parties mutually agree that the said consideration of Rs.15,00,00,000/- (Rupees Fifteen crores Only) mentioned above is paid as against 1/3rd share

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
D.V. Samudra

-6-

in the profit as per MOU dated 15.03.2007 and that the parties mutually agree that the said amount is paid in addition to Rs. 15,00,00,000/- (Rupees fifteen crores only) paid vide MOU dated 19.02.2006. In other words NAME shall relinquish itself from the project for total consideration of Rs.30,00,00,000/-(Rupees Thirty Crores only).

3. The parties mutually agree that with the settlement of additional consideration of Rs.15,00,00,000/- (Rupees fifteen crores only) by KDL to NAME, the NAME ratifies the sale deed 11.11.2011 executed by the POWER AGENT to KDL registered as Doc No 7073 of 2011 and that the aforesaid additional consideration of Rs.15,00,00,000/- (Rupees fifteen crores only) shall be treated as full and final settlement towards sale of 64.03 acres of land morefully described in the sale deed dated 11.11.2011 Registered as Doc No: 7073 of 2011.
4. Both KDL and the guarantors shall indemnify NAME against any claim or loss that may arise on account of any of the earlier MOU's, be it MOU dated 19.02.2006 or 15.03.2007 herein referred above or otherwise.
5. It is mutually agreed between the parties that there are lots of canals in the property belonging to NAME and the subject mentioned 64.03 acres of land which is registered in the name of KDL vide sale deed dated 11.11.2011 Registered as Doc No: 7073 of 2011 and that the blocking of canals would adversely affect either of the parties. It is therefore agreed that either of the parties or their assigns or successors shall keep the canals free from effluents, garbage, or from obstruction to ensure water quality and free flow of water to prevent flooding" (referred to as **Annexure-5** to this agreement) and would preserve the status quo unless it is mutually agreed for re-alignment.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
[Handwritten signature: D.V. Samung]

-7-

6. KDL has agreed to pay a sum of Rs.15,00,00,000 (Rupees Fifteen crores Only) to NAME which it acknowledges as additional consideration for transfer for 64.03 acres of land morefully described in the sale deed dated 11.11.2011. The said consideration paid is in addition to Rs.15,00,00,000/- (Rupees fifteen crores only) paid vide MOU dated 19.02.2006.
7. NAME ratifies the sale deed dated 11.11.2011 Registered as Doc No: 7073 of 2011. KDL shall pay the aforesaid additional consideration of Rupees 15 crores to NAME in two installments, with post dated cheque and promissory notes, signed by Chairman and Managing Director of KDL on behalf of KDL (as per the Board Resolution dated 30.11.16) . The First Instalment of Rs.4,50,00,000/- (Rs. Four Crores and Fifty Lakhs) to be paid by KDL to NAME on or before 7th December 2016 and second Instalment of Rs.10,50,00,000/- (Rupees Ten Crores Fifty Lakhs Only) to be paid on or before dated 31st March 2018. If for any reason KDL fails to honour the payments as per the schedule mentioned supra, then KDL acknowledges that NAME would be entitled for recovery of the aforesaid amounts with interest @18% per annum in the following manner.
- Interest on initial payment of Rs.4.50 Crores shall be payable from the date of signing this agreement.
 - Interest on subsequent payment of Rs.10,50,00,000/- shall be payable from ~~1.04.2017~~ 1.07.2017.
8. Mr. P. V. Shanmugam and Mr. Gigi George, the Parties of the THIRD PART shall jointly and severally stand as personal guarantors for payments due from KDL to NAME as per the terms of this agreement.
9. The Parties mutually agree that the extent of land agreed in MOU dated 19.02.2006 stands reduced to 64.03 Acres vide subsequent developments and that M/s.KGS Developers Limited or any parties through them shall have no right or claim over the balance extent of 6.97 Acres and that the parties agree that the same shall vest with NAME and neither M/s.KGS Developers

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
[Handwritten signature]

-8-

Limited or any other party through them shall have any manner of right or claim over the same.

10. The Parties mutually agree that if for any reason the KDL fails to honour the payments as per the schedule mentioned supra, then KDL acknowledges that the entire payments of Rs.15 Crores would be treated as due as on the date of signing this Agreement and that NAME would be entitled for recovery of the aforesaid amounts with interest @18% per annum as per Clause No.7 hereinabove.
11. Subject to the terms mentioned aforesaid, NAME ratifies the Sale Deed dated 11.11.2011 executed by Power Agent and accordingly acknowledges the title of KDL to the land covered in the Sale Deed and waives all disputes raised in respect of the Sale deed dated 11.11.2011.
12. The Parties hereby admit that the present Agreement supersedes all earlier MOU. The Parties on entering into this present Agreement, confirm their respective rights and obligations under MOU dated 15.03.2007 stands discharged subject to fulfilling the terms of this Agreement.
13. The Parties represents and warrants that the execution, delivery and performance of this Agreement and the transactions contemplated therein (a) have been duly authorised by all necessary corporate actions of the parties (b) do not violate, conflict with or result in any breach, default or contravention of (or with due notice or lapse of time or both would result in any breach, default or contravention of), or the creation of any encumbrance under, any contractual obligation of Parties or any Requirement of Law applicable to Parties; and (c) do not violate any orders against, or binding upon, parties or to which any of the parties assets are subject.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
P. V. Samudra

-9-

14. The Parties warrant and represent that this Agreement has been duly executed and delivered by them, and constitute the legal, valid and binding obligations of the respective parties, enforceable against NAME and KDL, as the case may be, in accordance with the terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganisation, fraudulent conveyance or transfer, moratorium or similar laws affecting the enforcement of creditors' rights generally and by general principles of equity relating to enforceability.
15. All the parties shall bear the charges of conciliation equally.
16. The parties shall have no further or other claims against each other waives all their rights and claims, if any, to recourse or challenge this conciliated settlement in any court of law.
17. The parties agree that the MoA dated 18.10.2016 entered between the parties of all the THREE PARTS herein (**Annexure-4**) shall form part and parcel of this Conciliation Award for all purposes including its enforceability.
18. The parties have set their hand hereunder agreeing to the above terms, which shall be final and binding upon them and which shall have the status of an Arbitral Award.

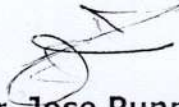
WITNESSES:

1. I

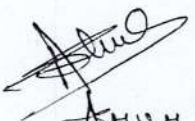

 P.C. Sebastian
 s/o P.C. Chacko
 Happy Homes, A Block
 SF-3, old Perungalothur
 Chennai-600063

Signed, Sealed and delivered by the within
 named M/s Navodaya Mass Entertainments
 Limited

**For M/s Navodaya Mass
 Entertainments Limited**


(Mr. Jose Punnose)
Managing Director
[FIRST PART]

2.


Anil K. Narasimhan
 c/o Reliance Capital Ltd.
 Kanaka Mills Compound,
 8th floor,
 Band, Mumbai - 400013

-10-

Signed, Sealed and delivered by the within
named M/s KGS Developers Limited
For M/s KGS Developers Limited

(Mr. Gigi George)
Director
[SECOND PART]

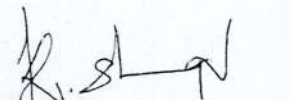


Signed, Sealed and delivered by the within
named

1.Mr.P.V.SHANMUGAM
2.Mr.GIGI GEORGE

GUARANTORS
(THIRD PART)

I, K.ELANGOVAN, the Conciliator duly nominated by CNICA, do hereby
authenticate the settlement agreement entered into between the parties above
named.


Sole Conciliator

EXHIBITS:

- | | |
|---------------|---------------------------------------|
| 1. Annexure-1 | Copy of MoU dated 15.03.2007 |
| 2. Annexure-2 | Copy of Legal Notice dated 06.11.2012 |
| 3. Annexure-3 | Copy of MoA dated 18.10.2016 |
| 4. Annexure-4 | Copy of MoA dated 18.10.2016 |
| 5. Annexure-5 | Copy of Sketch |





R/Padappai/Book1/5281/2016 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/141476341/2025 விண்ணப்ப எண்ணுக்கு 08-Sep-2025 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Padappai/Book1/5281/2016 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்-----

528

528/5112/2016



தமிழ்நாடு தமில்நாடு TAMILNADU

40080
15/10/16

M/s Navodaya Mass Entertainment Ltd
Chennai - 44

AZ 610924

K. SANKAR
STAMP VENDOR
LICENCE No: 1481/94,
No. 2, MADLEY ROAD,
BAGAR, CHENNAI-17.



EXCHANGE DEED

THIS EXCHANGE DEED is executed at Chennai on this 19th day of October 2016, BY

M/s. NAVODAYA MASS ENTERTAINMENTS LIMITED, a company incorporated under the Companies Act, 1956, having CIN U92490TN1989PLC017491 and its registered office at Navodaya Lands, Door No. 82, Ward No. 2, Varadharajapuram, Darcast Road, Tambaram, Chennai - 600045 and represented herein by its Managing Director, Mr. Jose Punnoose (Authorized vide resolution of the board passed by the Board of Directors at their meeting held on 14.10.2016), son of Mr. M.C. Punnoose, aged about 58 years, hereinafter referred to as the "NMEL".

For KGS DEVELOPERS LIMITED

[Signature]
Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

[Signature]
Joint Managing Director



AND

M/s. **KGS DEVELOPERS LIMITED** (PAN-AAACS9065N), a company incorporated under the Companies Act, 1956, having CIN U31909TN1974PLC006798 and 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** (authorized vide resolution of the board passed by the Board of Directors at their meeting held on 30.09.2016), son of Mr. George Easow, aged about 49 years, hereinafter referred to as the "**KGS**"

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

WHEREAS NMEL is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of 6.83 acres, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, which it had purchased vide various Sale Deeds as detailed below:

Varadharajapuram Village, Kancheepuram District:

Serial No.	Document Number	Survey Numbers	Extent in Cents
1	6082/1992	415	181
2	5012/1990 4753/1990	416/2A1	13
3	6535/1992 6572/1992 6573/1992	420	185
4	6535/1992	418/1	5
5	6536/1992	418/2	2
6	6572/1992	418/3	9
7	78/1991	353/2	65
8	79/1991	353/1B	27
9	77/1991	353/1A	29
10	6518/1992	352/2	97
11	6572/1992 3672/1989	446/2A	50
12	6266/1992	344/1A1C	20

AND WHEREAS NMEL is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands, free from

For KGS DEVELOPERS LIMITED

Authorised Signatory



For KAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



all encumbrances and third party rights & interests, admeasuring to a total extent of 6 Acres and 83 cents, which is morefully described in the Schedule 1 hereunder (and hereinafter referred to as "**SCHEDULE 1 PROPERTY**") uninterruptedly paying all taxes thereon and enjoying all benefits thereof and all pattas bearing numbers as stated in the table above in respect of the SCHEDULE 1 PROPERTY stand in the name of the NMEL.

AND WHEREAS KGS is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of 6.83 acres, situated at Varadarajapuram village and Erumaiyur Village, Sriperumbudur Taluk, Kancheepuram District, which it had purchased vide Sale Deeds as detailed below:

Varadharajapuram Village, Kancheepuram District:

Serial No.	Document Number	Survey Numbers	Extent in Cents
1	7033/2011	412/1 part	21
2	7033/2011	414/1 part	39
3	7033/2011	415/1A1	5
4	7033/2011	416/3	77
5	7033/2011	416/1 part	8
6	7033/2011	416/2A part	4
7	7033/2011	419/2 part	10
8	7033/2011	446/1C part	28
9	7033/2011	446/2B2 part	15
10	7033/2011	445/2Bpart	2
11	7033/2011	454/1 part	18
12	7033/2011	454/1B part	16
13	7033/2011	455/1 part	68
14	7033/2011	463/1 part	35
15	7033/2011	463/2 part	40
16	7033/2011	466/1 part	89
17	7033/2011	467 part	66
18	7033/2011	354	100
19	7033/2011	470/1	24

For KGS DEVELOPERS LIMITED

Authorised Signatory

for NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director





ERUMAIYUR VILLAGE, KANCHEEPURAM DISTRICT

Serial no.	Document Number	Survey Numbers	Extent in cents
1.	7013/2011	149/4 Part	8
2.	7013/2011	150/4B Part	4
3.	7013/2011	150/5B Part	4
4.	7013/2011	150/13	2

AND WHEREAS KGS is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands, free from all encumbrances and third party rights & interests, admeasuring to a total extent of 6 Acres and 83 cents, which is morefully described in the Schedule 2 hereunder (and hereinafter referred to as "**SCHEDULE 2 PROPERTY**") uninterruptedly paying all taxes thereon and enjoying all benefits thereof and all pattas bearing numbers as stated in the table above in respect of the SCHEDULE 2 PROPERTY stand in the name of the KGS.

AND WHEREAS the SCHEDULE 2 PROPERTY is adjacent to the SCHEDULE 1 PROPERTY and for better enjoyment of the same by the Parties, the Parties have agreed to exchange their respective properties viz. SCHEDULE 1 PROPERTY written hereunder unto and to the use of KGS in consideration of the SCHEDULE 2 PROPERTY here under written unto and to the use of NMEL.

AND WHEREAS the parties here to have now agreed to execute this deed of exchange.

NOW THIS DEED OF CONVEYANCE WITNESSETH

1. In pursuance of the aforesaid agreement and in consideration of the SCHEDULE 2 PROPERTY hereunder written being conveyed by KGS to NMEL and KGS hereby granting and conveying by way of exchange unto NMEL absolutely and forever all that piece and parcels of the property described in the SCHEDULE 2 together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said SCHEDULE 2 PROPERTY and also together with all the deeds, documents, writings and other evidences of title relating to the said SCHEDULE 2 PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the NMEL TO HAVE AND TO HOLD the said SCHEDULE 2 PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the NMEL subject to payment of all rents, taxes, assessments, rates, duties, now

For KGS DEVELOPERS LIMITED

Authorized Signatory



For NAVODAYA MASS ENTERPRISES LTD

Joint Managing Director



chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

2. In pursuance of the aforesaid agreement and in consideration of the NMEL conveying to the KGS the SCHEDULE 1 PROPERTY hereunder written and NMEL hereby granting and conveying by way of exchange unto the KGS absolutely and forever all that piece and parcels of the property described in the SCHEDULE 1 together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said SCHEDULE 1 PROPERTY and also together with all the deeds, documents, writings and other evidences of title relating to the said SCHEDULE 1 PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the KGS, TO HAVE AND TO HOLD the said SCHEDULE 1 PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the KGS subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.
3. The NMEL doth hereby agree and covenant with KGS that:
 - a. NMEL is the sole and absolute owner of the SCHEDULE 1 PROPERTY and has full, unfettered and absolute indefeasible proprietary right to absolutely transfer the title of the SCHEDULE 1 PROPERTY to KGS and no one else other than NMEL herein has any right, vested or contingent, which can in any way derogate the absolute indefeasible proprietary right and interest hereby conveyed.
 - b. In consideration of the aforesaid recitals, agreements and in consideration of the exchange of the SCHEDULE 1 PROPERTY with the SCHEDULE 2 PROPERTY, NMEL doth hereby grant, convey, transfer and assign by way of absolute settlement to KGS, all that piece and parcel of land more fully described in the SCHEDULE 1, having a guideline value of Rs. 20,93,17,800/-, ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the SCHEDULE 1 PROPERTY or any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of NMEL in and to the SCHEDULE 1 PROPERTY and TO HAVE AND TO HOLD the SCHEDULE 1 PROPERTY hereby conveyed and assigned or expressed so to be unto KGS hereby absolutely and free from all encumbrances and any third party rights & interests whatsoever and forever.
 - c. Notwithstanding anything done, omitted or knowingly suffered by it, NMEL has full power and sole & absolute right to convey, grant and assign the

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



SCHEDULE 1 PROPERTY to the use & occupation of KGS, absolutely free from all encumbrances and third party rights & interests and the SCHEDULE 1 PROPERTY may be entered into, held and enjoyed by KGS without any let, hindrance, interruption or claim by the said NMEL or any person claiming through or trust for NMEL or the NMELs' predecessors-in-title.

- d. The NMEL doth hereby further assure KGS that the SCHEDULE 1 PROPERTY is free from all encumbrances, charges, mortgages, liens, third party rights & interests, etc of any kind whatsoever and that the same is not subject matter of any acquisition or requisition proceedings, lis-pendens, court attachments, revenue recovery proceedings, arrears of tax, levy or rent due to the Government or Local Body, land acquisition proceedings under Land Acquisition Act or any other Act, violation of any of the provisions of any land ceiling statute, litigations, attachments, maintenance, claims, will or subsisting agreement for sale or development agreement and that the same has not been offered as security or collateral security to anyone.
- e. The KGS shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the SCHEDULE 1 PROPERTY hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under NMEL or any of those from whom NMEL derived title or interest and NMEL will indemnify KGS and keep KGS 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 KGS may sustain, incur or be put to by reasons of any claims or demands, action-at law and proceedings or defect in title or on account of any breach of covenants or representations herein contained.
- f. The NMEL and all persons claiming through or under it shall and will from time to time at the request of the KGS, 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 1 PROPERTY by KGS according to the true intent and meaning of these presents as shall and may reasonably be required by KGS.
- g. All taxes and rates and other charges and outgoings in respect of the SCHEDULE 1 PROPERTY have been paid up to the date and KGS herein shall be liable to pay the said charges and taxes hereafter payable in respect of the SCHEDULE 1 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 deed of settlement are due

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



and payable, the NMEL agrees to pay the same to KGS on intimation from KGS.

4. The KGS doth hereby agree and covenant with NMEL that:

- a.** KGS is the sole and absolute owner of the SCHEDULE 2 PROPERTY and has full, unfettered and absolute indefeasible proprietary right to absolutely transfer the title of the SCHEDULE 2 PROPERTY to NMEL and no one else other than KGS has any right, vested or contingent, which can in any way derogate the absolute indefeasible proprietary right and interest hereby conveyed.
- b.** In consideration of the aforesaid recitals, agreements and in consideration of the exchange of the SCHEDULE 2 PROPERTY with the SCHEDULE 1 PROPERTY, KGS doth hereby grant, convey, transfer and assign by way of absolute settlement to NMEL, all that piece and parcel of land more fully described in the SCHEDULE 2, having a guideline value of Rs. 20,93,17,800/- , ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the SCHEDULE 2 PROPERTY or any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of NMEL in and to the SCHEDULE 2 PROPERTY and TO HAVE AND TO HOLD the SCHEDULE 2 PROPERTY hereby conveyed and assigned or expressed so to be unto NMEL hereby absolutely and free from all encumbrances and any third party rights & interests whatsoever and forever.
- c.** KGS doth hereby covenant with NMEL that notwithstanding anything done, omitted or knowingly suffered by it, KGS has full power and sole & absolute right to convey, grant and assign the SCHEDULE 2 PROPERTY to the use & occupation of NMEL, absolutely free from all encumbrances and third party rights & interests and the SCHEDULE 2 PROPERTY may be entered into, held and enjoyed by NMEL without any let, hindrance, interruption or claim by KGS or any person claiming through or trust for the KGS or the KGSS' predecessors-in-title.
- d.** KGS doth hereby further assure NMEL that the SCHEDULE 2 PROPERTY is free from all encumbrances, charges, mortgages, liens, third party rights & interests, etc of any kind whatsoever and that the same is not subject matter of any acquisition or requisition proceedings, lis-pendens, court attachments, revenue recovery proceedings, arrears of tax, levy or rent due to the Government or Local Body, land acquisition proceedings under Land Acquisition Act or any other Act, violation of any of the provisions of any land ceiling statute, litigations, attachments, maintenance, claims, will

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



or subsisting agreement for sale or development agreement and that the same has not been offered as security or collateral security to anyone.

- e. The NMEL shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the SCHEDULE 2 PROPERTY hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under KGS or any of those from whom KGS derived title or interest and KGS will indemnify NMEL and keep NMEL 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 NMEL may sustain, incur or be put to by reasons of any claims or demands, action-at law and proceedings or defect in title or on account of any breach of covenants or representations herein contained.
 - f. The KGS and all persons claiming through or under it shall and will from time to time at the request of the NMEL, 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 2 PROPERTY by NMEL according to the true intent and meaning of these presents as shall and may reasonably be required by NMEL.
 - g. All taxes and rates and other charges and outgoings in respect of the SCHEDULE 2 PROPERTY have been paid up to the date and NMEL herein shall be liable to pay the said charges and taxes hereafter payable in respect of the SCHEDULE 2 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 deed of settlement are due and payable, the KGS agrees to pay the same to NMEL on intimation from NMEL.
5. The NMEL hereby authorizes KGS to have Patta and other Revenue Registers transferred in KGS's name without any reference to or acceptance of NMEL and gives consent for mutation of records in the name of KGS in respect of the SCHEDULE 1 PROPERTY with Revenue, Panchayat, local body and other concerned departments / authorities.
 6. The KGS hereby authorizes NMEL to have Patta and other Revenue Registers transferred in NMEL's name without any reference to or acceptance of KGS and gives consent for mutation of records in the name of NMEL in respect of the SCHEDULE 2 PROPERTY with Revenue, Panchayat, local body and other concerned departments / authorities.

For KGS DEVELOPERS LIMITED

Authorized Signatory



For HATODAYA MEDIA ENTERTAINMENTS LTD.

Joint Managing Director



7. The NMEL has this day handed over all the original title deeds and other documents pertaining to the SCHEDULE 1 PROPERTY to KGS and the KGS has this day handed over all the original title deeds and other documents pertaining to the SCHEDULE 2 PROPERTY to NMEL.
8. The NMEL has this day relinquished its title, rights and delivered legal possession of the SCHEDULE 1 PROPERTY to KGS and the KGS has this day relinquished its title, rights and delivered legal possession of the SCHEDULE 2 PROPERTY to NMEL.

SCHEDULE 1 PROPERTY

(Property hereby conveyed by NMEL to KGS)

All that piece and parcel of vacant land admeasuring to a total extent of **6.83 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 No (as per Document)	Extent in Cents
1	415	181
2	416/2A1	13
3	420	185
4	418/1	5
5	418/2	2
6	418/3	9
7	353/2	65
8	353/1B	27
9	353/1A	29
10	352/2	97
11	446/2A	50
12	344/1A1C	20
Total		683

The guideline value of the SCHEDULE 1 PROPERTY hereby conveyed is **Rs. 20,93,17,800/-** (Rupees Twenty Crores Ninety Three Lakhs Seventeen Thousand Eight Hundred only)

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVADAYA MASS ENTERTAINMENT PVT. LTD.
Joint Managing Director



SCHEDULE 2 PROPERTY

(Property hereby conveyed by KGS to NMEL)

All that piece and parcel of vacant land admeasuring to a total extent of **6.83 Acres or thereabouts**, as detailed below, situated at Varadarajapuram village and Erumaiyur village Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

ITEM 1 (Vardharajapuram Village)

Sl. No.	Survey No (as per Document)	Extent in Cents
1	412/1 part	21
2	414/1 part	39
3	415/1A1	5
4	416/3	77
5	416/1 part	8
6	416/2A part	4
7	419/2 part	10
8	446/1C part	28
9	446/2B2 part	15
10	445/2Bpart	2
11	454/1 part	18
12	454/1B part	16
13	455/1 part	68
14	463/1 part	35
15	463/2 part	40
16	466/1 part	89
17	467 part	66
18	354	100
19	470/1	24

For KGS DEVELOPERS LIMITED:

Authorized Signatory

For NAVDAYA PMS ENTERTAINMENTS LTD.

Joint Managing Director




ITEM 2 (Erumaiyur village)

Serial no.	Survey Numbers	Extent in cents
1.	149/4 part	8
2.	150/4B part	4
3.	150/5B part	4
4.	150/13	2

The guideline value of the **SCHEDULE 2 PROPERTY** hereby conveyed is **Rs. 20,93,17,800/-** (Rupees Twenty Crores Ninety Three Lakhs Seventeen Thousand Eight Hundred only)

This deed of Exchange is Executed in duplicate with the original retained by KGS Developers Limited.

IN WITNESS WHEREOF NMEL AND KGS HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:

For NAVODAYA MASS ENTERTAINMENTS LIMITED


(AUTHORISED SIGNATORY)

For KGS DEVELOPERS LIMITED


(AUTHORISED SIGNATORY)

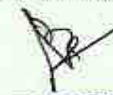
WITNESSES:

1.  V. Bhagavathi Perumal 56 Avenue No. 10, 2nd Cross Street, R. of Puram, Chennai - 28.

2.  Ashish Srivastava 40 Reliance Capital Ltd. Trade world, Bldg, 7th floor, Kamala City, Lower Park, Mumbai - 400013



DRAFTED BY


V. BHAGAVATHI PERUMAL B.A., B.L.,
ADVOCATE
M.S.No. 3637/ 2010
No. 10, 2nd Cross Street,
R. of Puram, Chennai - 28.
Cell No. 98455398



STATEMENT UNDER RULE 3 (1) OF THE TAMIL NADU STAMPS
(PREVENTION OF UNDERVALUATION OF INSTRUMENTS
RULES)1968.

SCHEDULE 1 PROPERTY

Sl. No.	Survey No (as per Document)	Extent in Cents	Market Value Rs.
1	415	181	71024400
2	416/2A1	13	200
3			72594000
4	418/1	5	196
5			624600
6	418/3	9	3531600
7	353/2	65	9750000
8	353/1B	27	4050000
9	353/1A	29	4350000
10	352/2	97	14550000
11	446/2A	50	19620000
12	344/1A1C	20	2160000
Total		683	20,93,17,800





SCHEDULE 2 PROPERTY
ITEM 1 (Vardharajapuram Village)

Sl. No.	Survey No (as per Document)	Extent in Cents	Market Value Rs.
1	412/1 part	21	9156000
2	414/1 part	39	20404800
3	415/1A1	5	1962000
4	416/3		30
5	416/1 part		3
6	416/2A part	4	1569600
7	419/2 part	10	3924000
8	446/1C part	28	10987200
9	446/2B2 part	15	5886000
10	445/2Bpart	2	784800
11	454/1 part	18	3780000
	4/1B part	16	
13	455/1 part	68	1
		25	000
15	463/2 part	40	8400000
16	466/1 part	89	9612000
			71
18	354	100	15000000
19	470/1	24	48455400

ITEM 2 (Erumaiyur village)

Serial no.	Survey Numbers	Extent in cents	Market Value Rs.
1.	149/4 part	8	1744000
2.	150/4B part	4	872000
3.	150/5B part	4	872000
4.	150/13	2	436000

ITEM 1 & ITEM 2

Total	683	20,93,17,800
--------------	------------	---------------------





CERTIFICATE UNDER SECTION 42 OF STAMP ACT *fifty two thousand five hundred and twenty*
 S.No. 2602 of 2016
 I hereby certify that a sum of Rs. 14652500/- (*one crosses forty six lakh only*) on account of
 proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this
 instrument from NAVODAYA MASS ENTERTAINMENTS LTD (JOSE PUNNOOSE) residing at
Chennai

Padappai
 Date: 19/10/2016

Signature of SUBREGISTRAR & Collector
 Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUBREGISTRAR of Padappai and fee of Rs. 2094530 paid between hours of
3 and 4 on 19/10/2016 by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P
 S/o M.C. PUNNOOSE
 Addition as per recitals of the document

093810 63318

Claim Admitted by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P
 S/o M.C. PUNNOOSE
 Addition as per recitals of the document





2 Left Thumb



Gigi George

Name : KGS DEVELOPERS LTD (GIGI GEORGE)

S/o *GEORGE EASOW*

Addition as per recitals of the document

Identified by

1

[Signature]

Name : BHAGAVATHI
PERUMAL V

S/o VISWANATHAN

Addition as per
recitals of the
document

2

[Signature]

Name : ASHISH SRIVASTAVA S/o GOPALVARMA

Addition as per
recitals of the
document

19th day of October 2016

SUBREGISTRAR

[Signature]
Padappai

Registered as No 5281 of 2016 of Book I

Date : 19/10/2016

SUBREGISTRAR Padappai



Note : *one* copies registered along with original.

Date : 19/10/2016

SUBREGISTRAR Padappai

[Signature]



Sheet no. 2 of 2



[Handwritten signature]
[Handwritten signature]





India Driving Licence (Tamilnadu)
Form

10/03/1987



TN09 19870001206
JOSE PUNNOOSE
PUNNOOSE M C

NO.82, VARADHARAJAPURAM,
DARKAS WARD 2,
CHENNAI 5

958



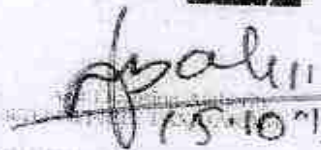
TCI 9579

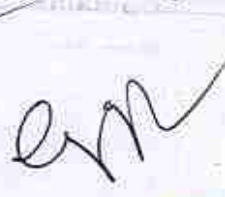
DRIVING LICENCE NO. TN09 19870001206 ISSUED ON 10/03/1987 AT 11:55:33 AM
Valid for the following description
LMV 10/03/1987 TN09

Non-Transport Vch Valid upto 06/10/2018
Prev DL Exp Date - Nr : 06/10/2013




15/10/13


15/10/13

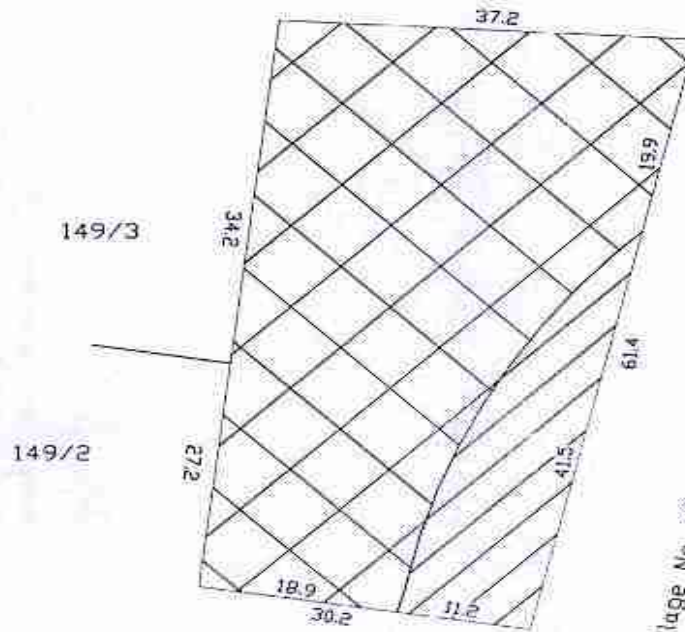




DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: ERUMAIYUR
AREA : 0.21 ARE

SURVEY NO: 149/4



Village No. 93 - Varadara Japuram village



KGS - 0.18 ARE
(44 CENTS)



NAME - 0.033 ARE
(8 CENTS)



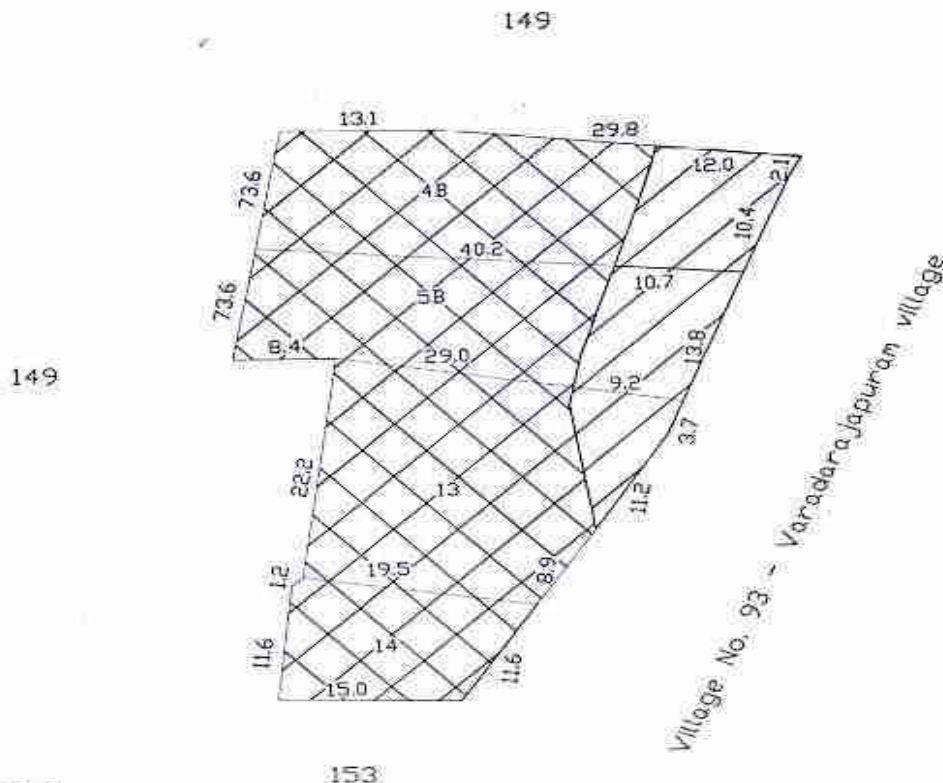
Proposed Sub-Division between NAME - KGS



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: ERUMAIYUR
AREA : 0.23 ARE

SURVEY NO: 150/4B,5B,13,14



KGS - 0.19.4 ARE
(48 CENTS)



NAME - 0.03.6 ARE
(9 CENTS)



Proposed Sub-Division between NAME - KGS

[Handwritten signature]

[Handwritten signature]

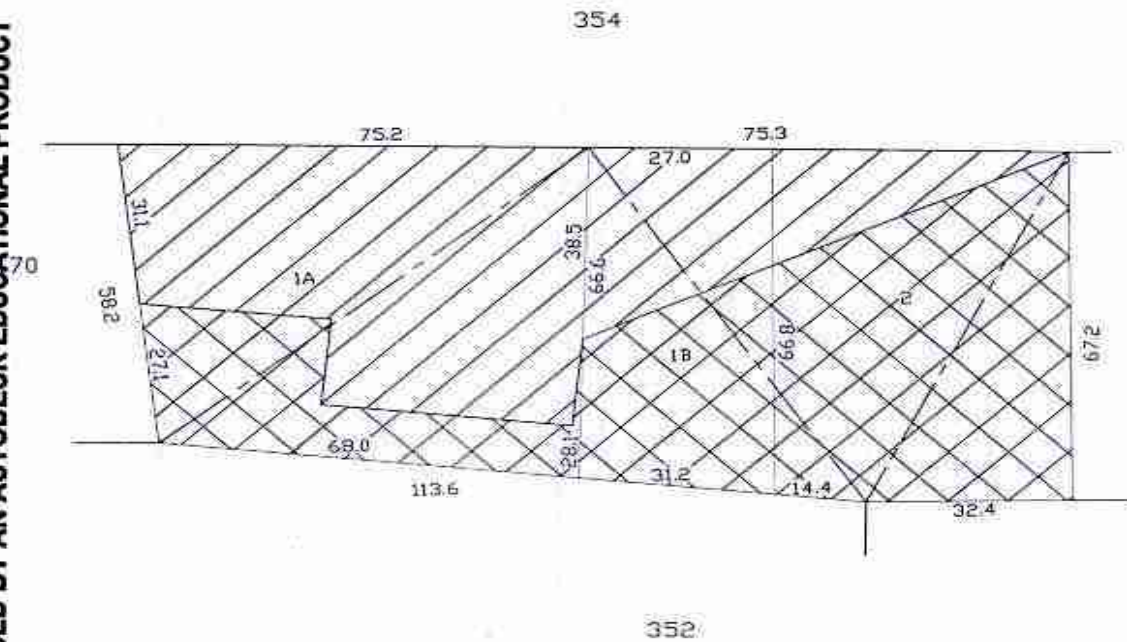


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.96 ARE

SURVEY NO: 353

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KGS - 0.49 ARE
(121 CENTS)



NAME - 0.47 ARE
(117 CENTS)



Proposed SUR ID: 353, between NCMF - XG

Handwritten signature

Handwritten signature

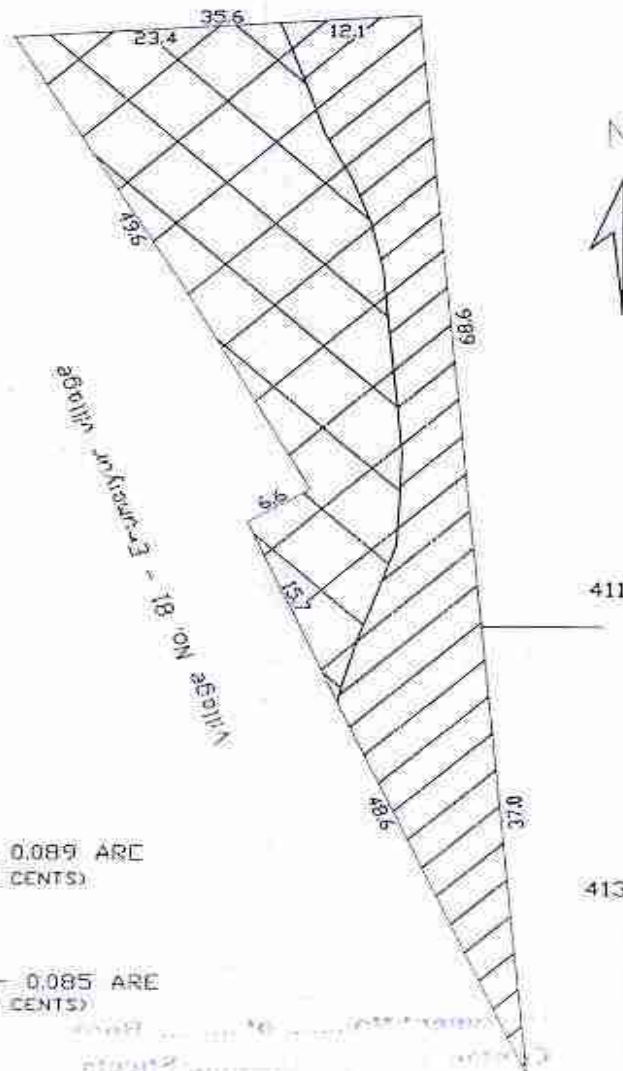
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.17 ARE

SURVEY NO: 412



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed S.M. Division between NAME - KGS

Signature

Signature

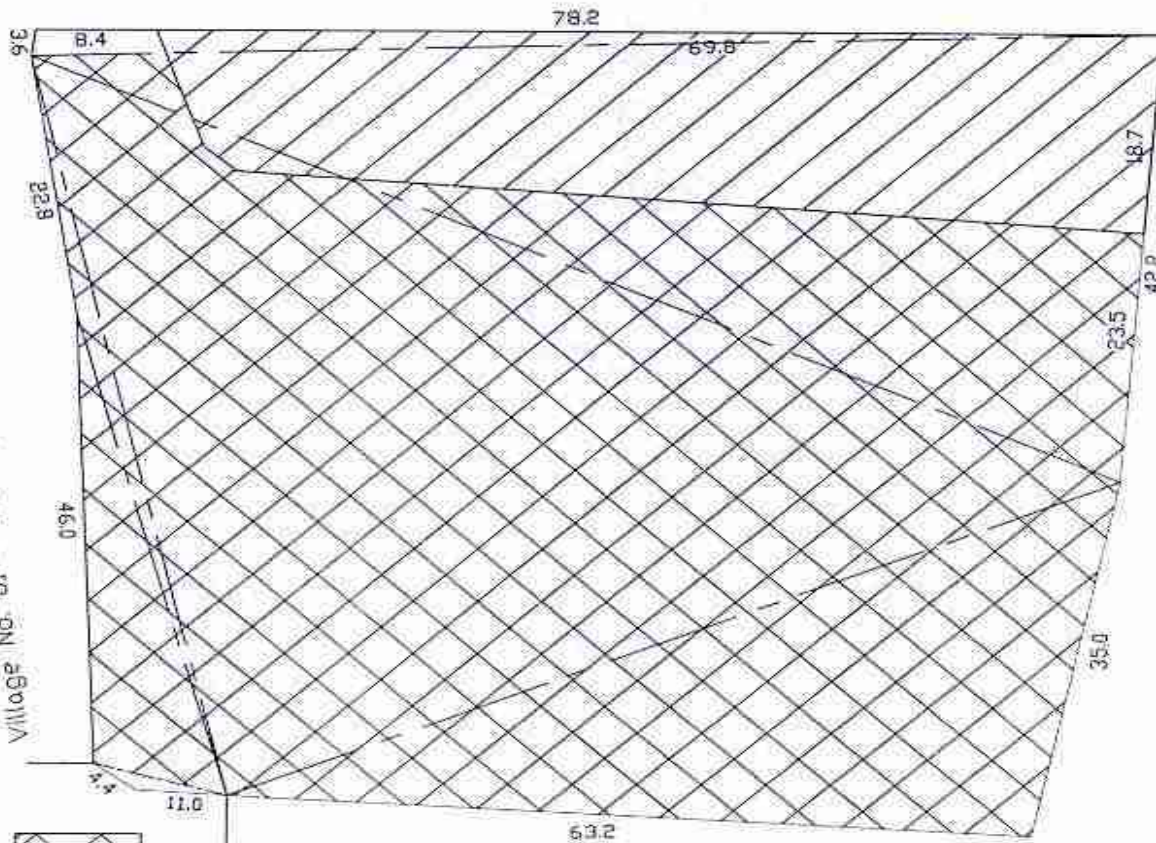


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.625 ARE

SURVEY NO: 414

413



KGS - 0.47 ARE
(115 CENTS)



NAME - 0.16 ARE
(39 CENTS)



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

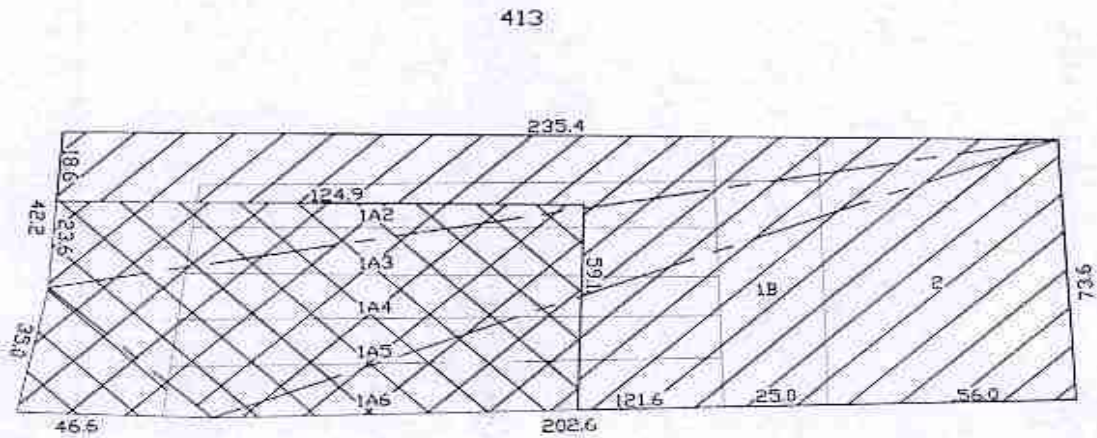


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.80 ARE

SURVEY NO: 415

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



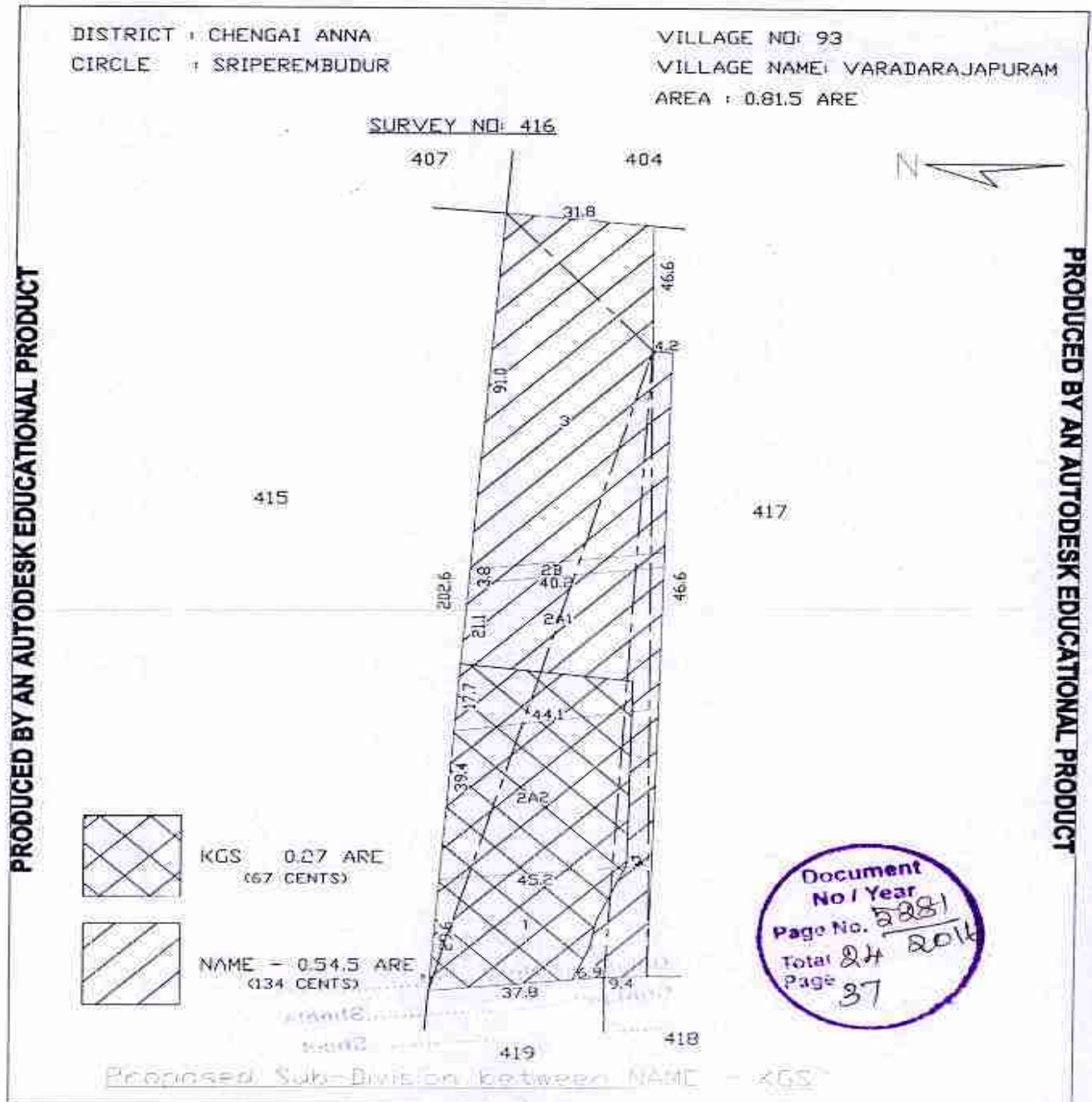
KGS - 0.73 ARE
(181 CENTS)



NAME - 1.08 ARE
(266 CENTS)



Proposed Sub-Division between NAME

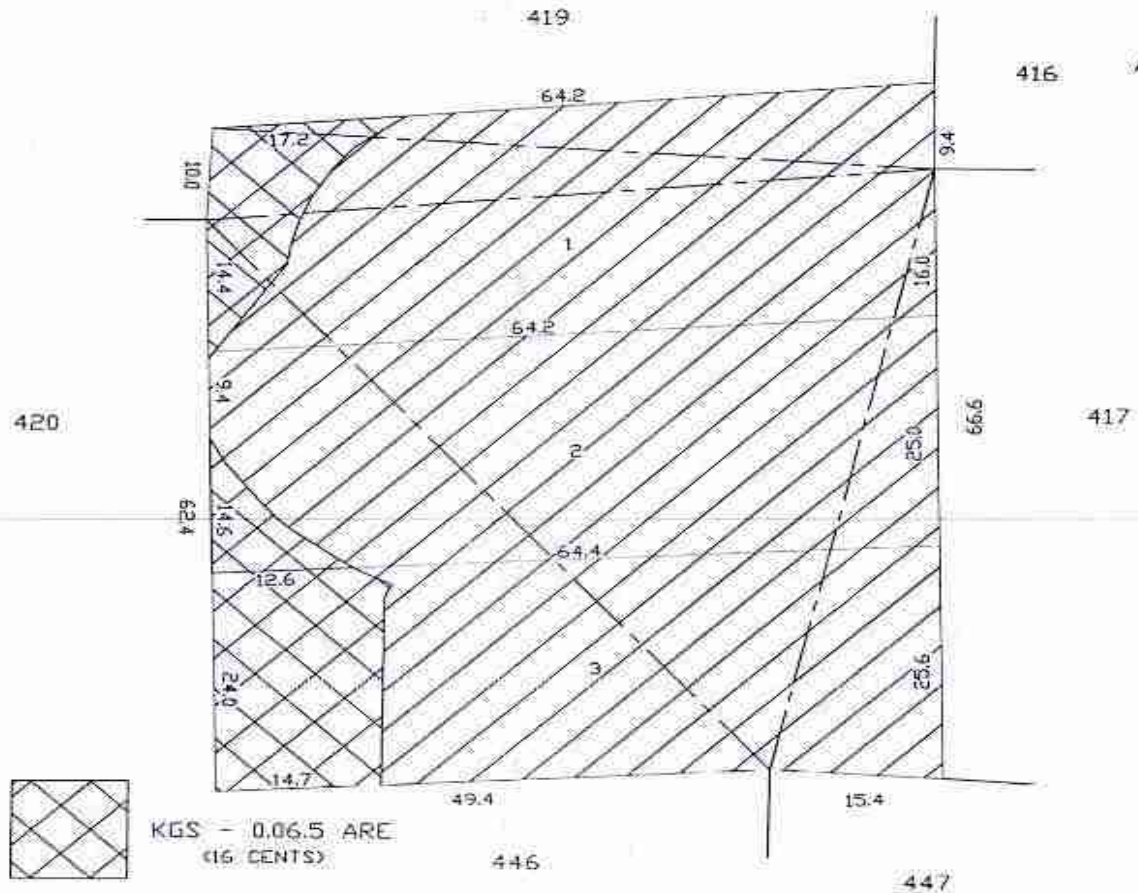




DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.49 ARE

SURVEY NO: 418



NAME - 0.425 ARL
(105 CENTS)

NAME - 0.425 ARL
(105 CENTS)

Proposed Sub-English Partnership NAME

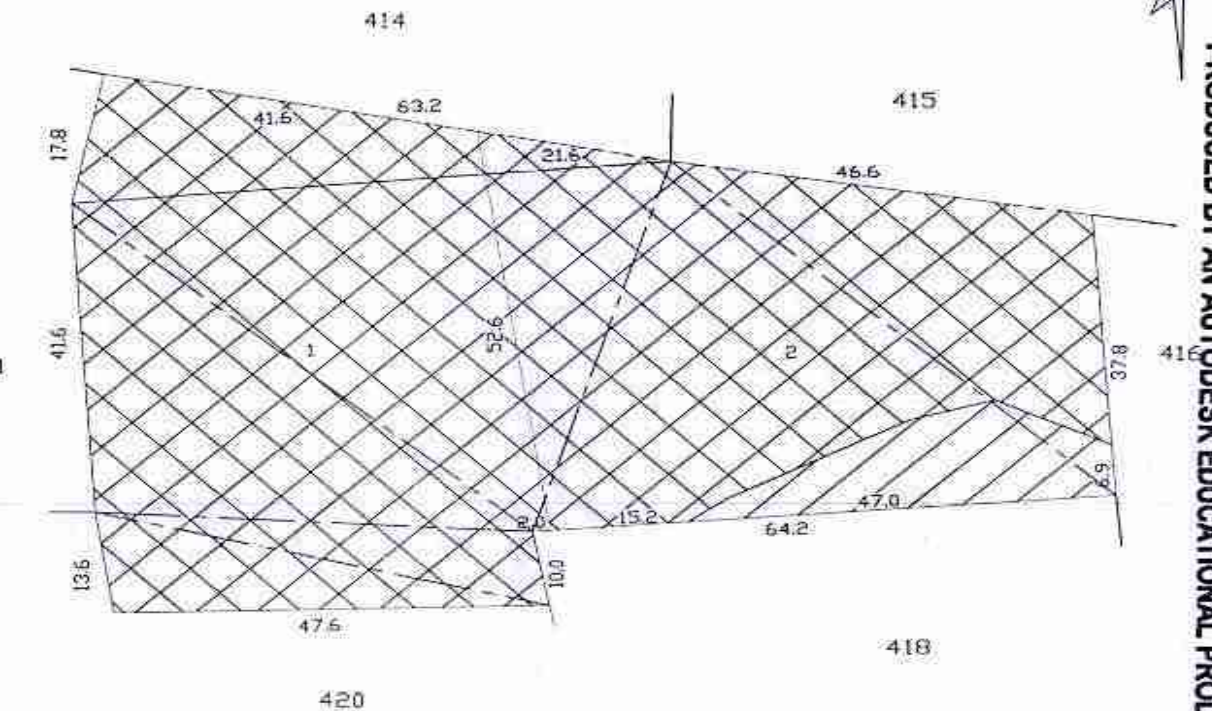




DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
ARFA : 0.62 ARE

SURVEY NO: 419



KGS - 0.50 ARE
(143 CENTS)



NAME - 004 ARE
(10 CENTS)



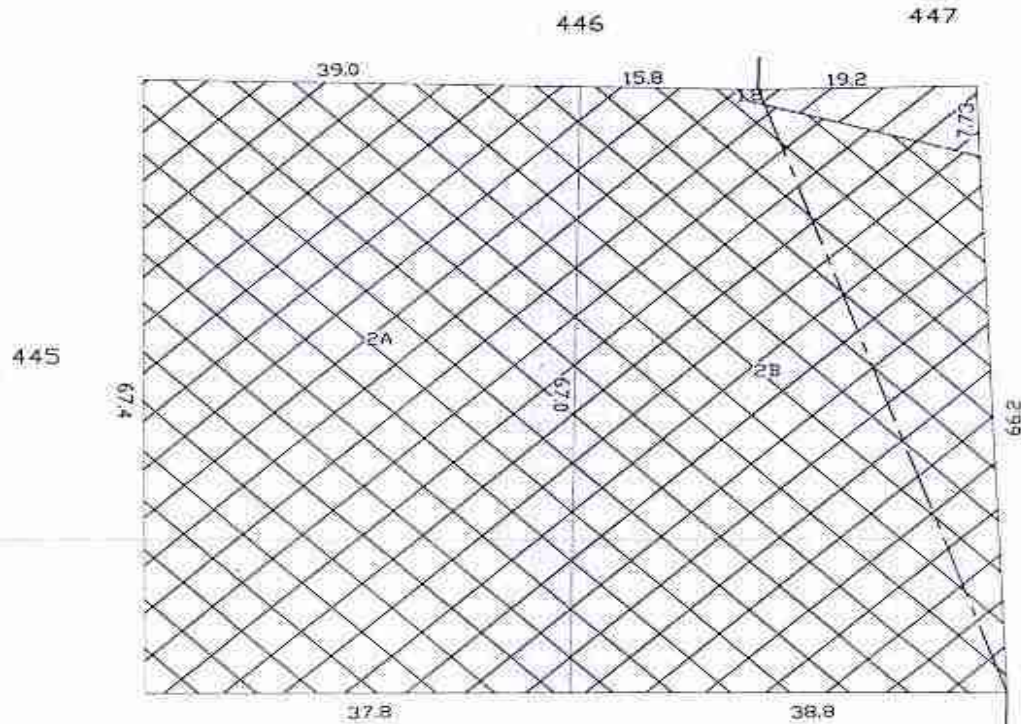
Unopposed Sun $\rightarrow$ change between TAME = $\times 0.5$



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 03
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.51 ARE

SURVEY NO: 445/2A,2B



KGS - 0.50.5 ARE
(125 CENTS)



NAME - 0.00.5 ARE
(2.2 CENTS)



Proposed Sub Division between NAME - KGS

Signature

Signature



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.52 ARE

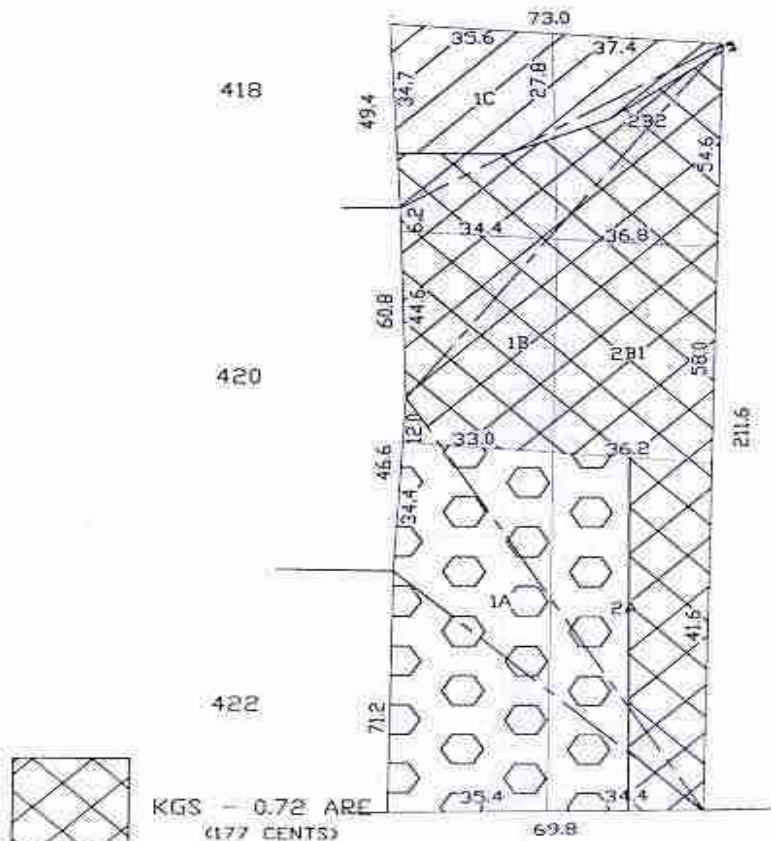
SURVEY NO: 446

447



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



NAME - 0.17 ARE
(43 CENTS)



OTHERS - 0.63 ARE
(155 CENTS)

Proposed Sub-Division of 1.52 ARE into 3 parts - KGS

Handwritten signature

Handwritten signature



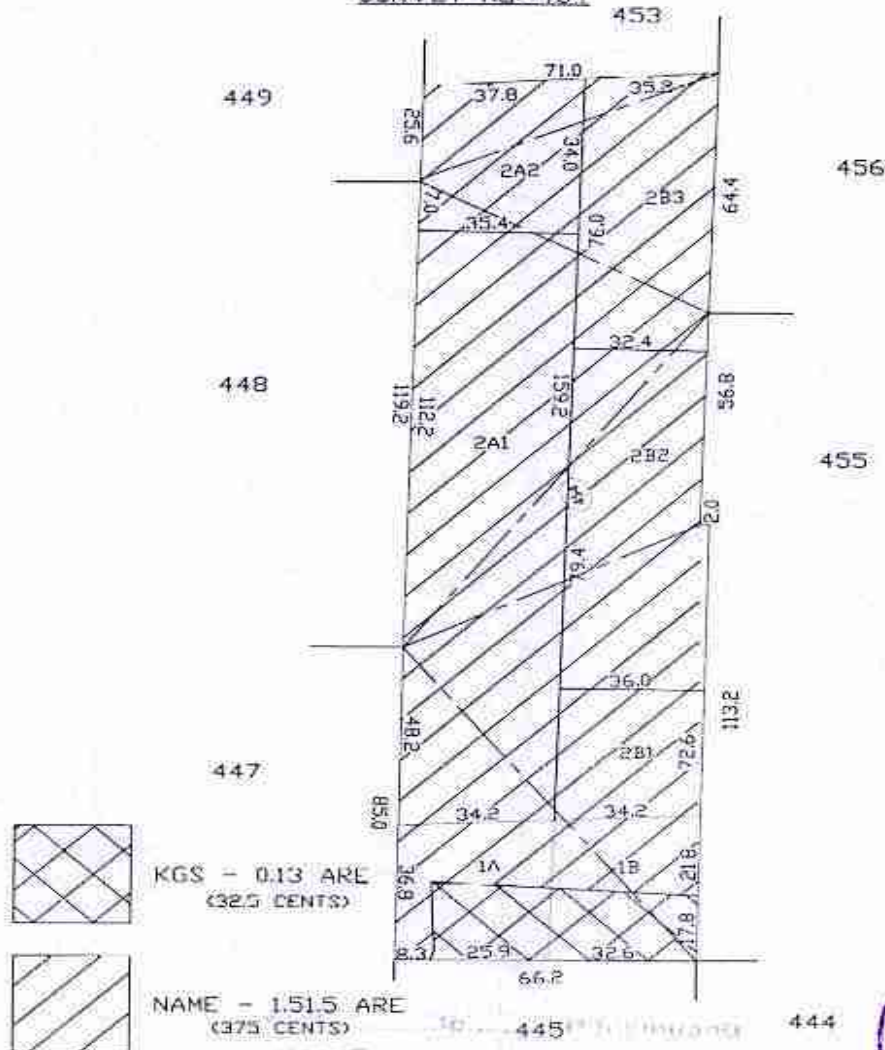
DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.64.5 ARE

SURVEY NO: 454

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Document No / Year
Page No: 5281
Total 29 2016
Page 37

Proposed Sub-Division between NAME - KGS

Signature

Signature

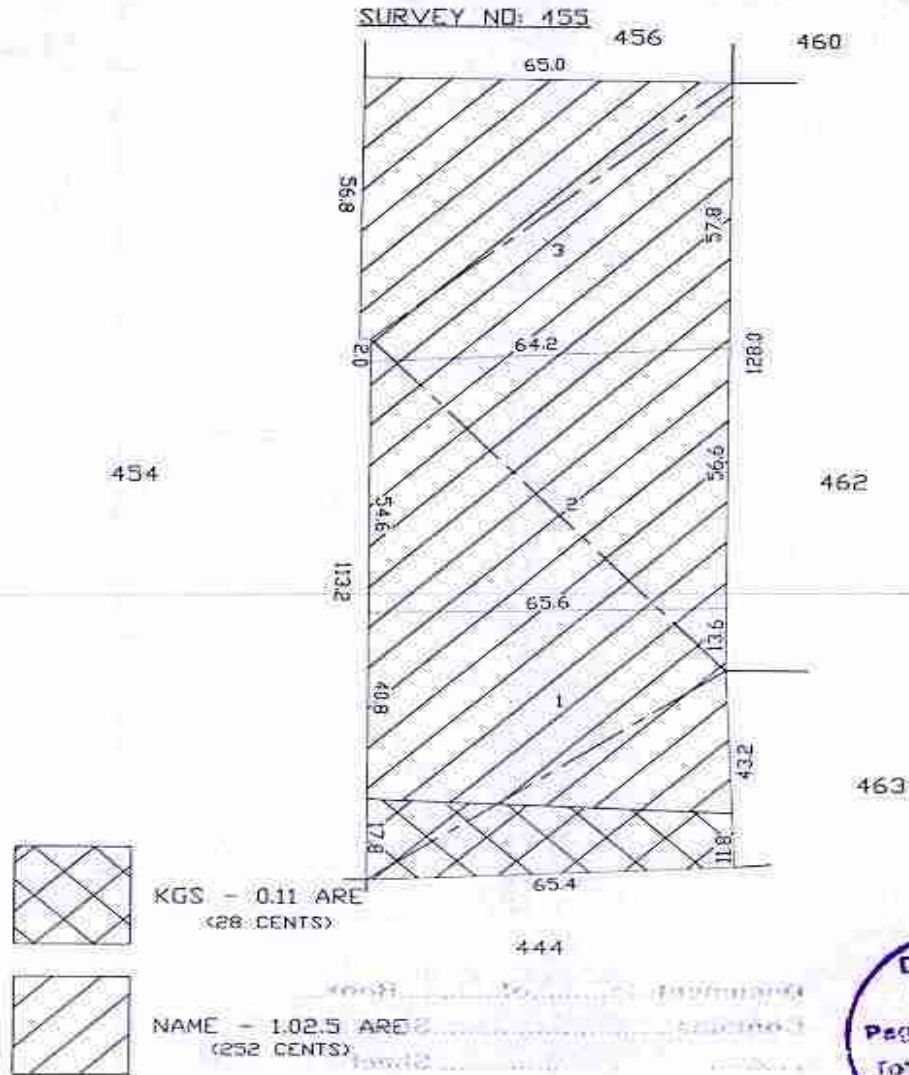


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.13.5 ARE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed Sub-Division NAME - KGS

[Handwritten signatures]

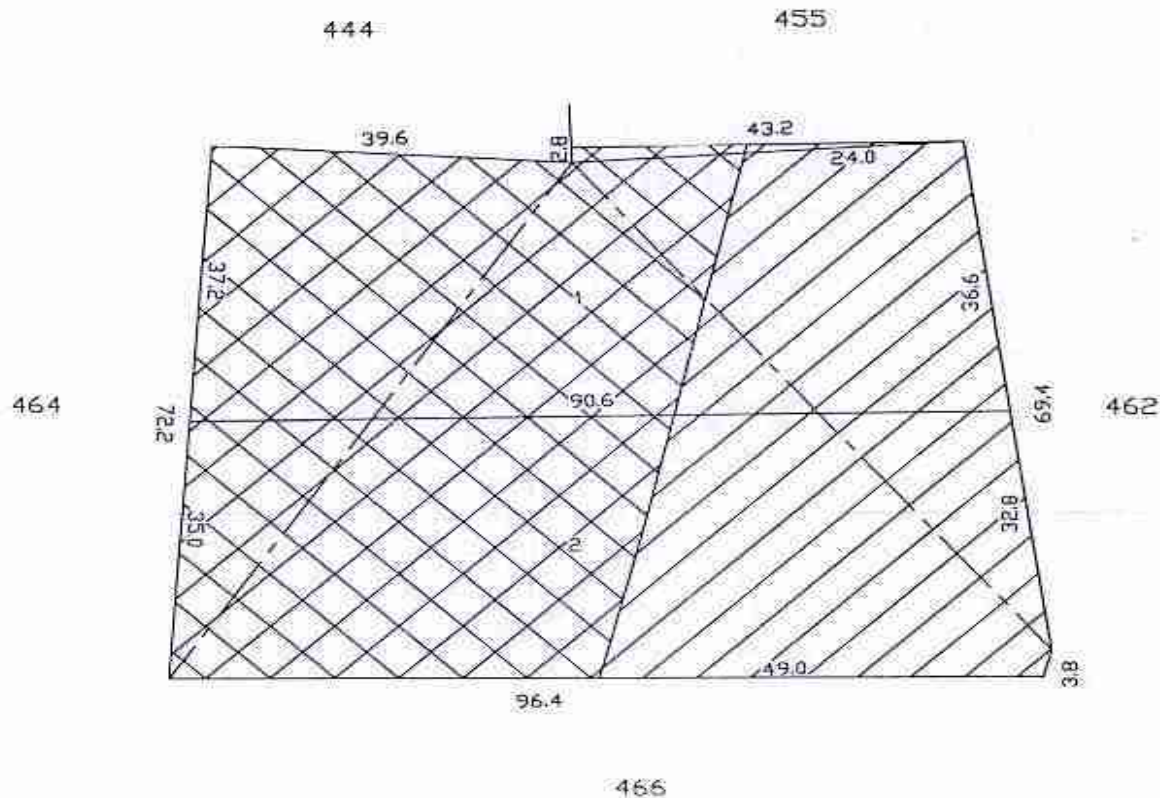


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.67 ARE

SURVEY NO: 463



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KGS - 0.37 ARE
(90.5 CENTS)



NAME - 0.30 ARE
(75 CENTS)



Proposed Sub-Division between NAME - KGS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Handwritten signature

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



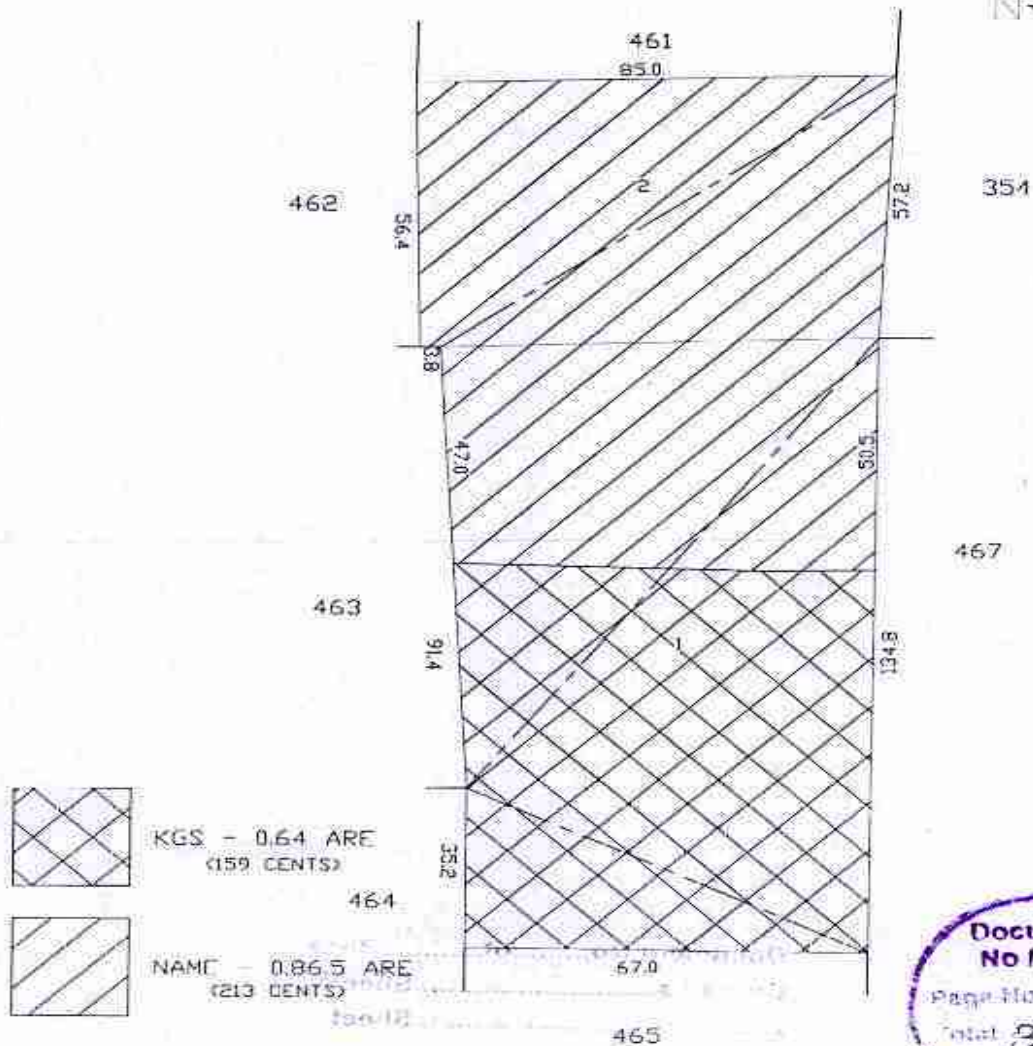
DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.50.5 ARE

SURVEY NO: 466

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed Sub-Division between NAME - KGS



Signature

Signature

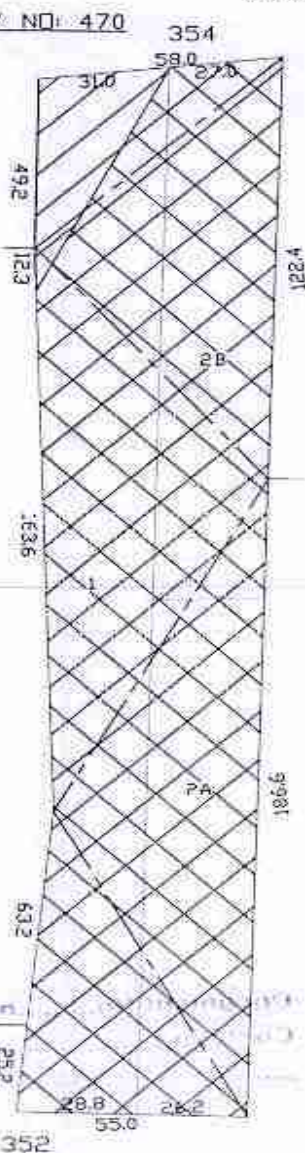


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.54.5 ARE

SURVEY NO: 470

354



471

467

471



KGS - 1.53.5 ARE
(358 CENTS)



NAME - 0.01 ARE
(24 CENTS)

468

352

Proposed Sub-Division into two parts, NAME = KGS



Signature

Signature



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

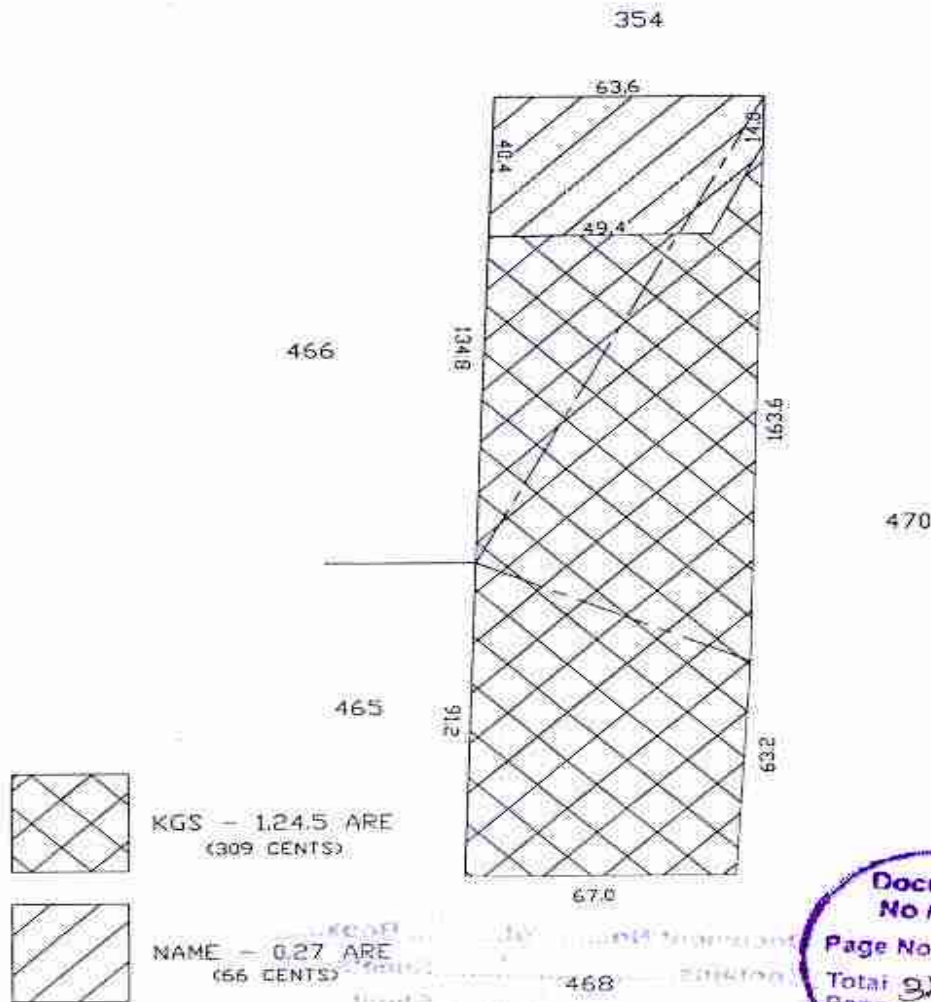
VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.51.5 ARE

SURVEY NO: 467



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed Sub. Div. between NAME - KGS

[Handwritten signature]

[Handwritten signature]

5281 93 12/2016



भारतीय गैर न्यायिक



बीस रुपये
रु.20

Rs.20
TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMIL NADU

M/s Navodaya Mass Entertainment (P) Ltd.
Chennai - 60.

34AB 272452
S. KUMARAVELU
Stamp Vendor
L.No.26/CH(S)/2010 Dt.02.03.2011
M-10/22, Jawahar Colony, Indira Nagar
Adyar, Chennai - 600 020.

25278
18/10/2016

EXCHANGE DEED

THIS EXCHANGE DEED is executed at Chennai on this 19th day of October 2016 BY

M/s NAVODAYA MASS ENTERTAINMENTS LIMITED, a company incorporated under the Companies Act, 1956, having CIN U92490TN1989PLC017491 and its registered office at Navodaya Lands, Door No. 82, Ward No. 2, Varadharajapuram, Darcast Road, Tambaram, Chennai - 600045 and represented herein by its Managing Director, Mr. Jose Punnoose (Authorized vide resolution of the board passed by the Board of Directors at their meeting held on 14.10.2016), son of Mr. M.C. Punnoose, aged about 58 years, hereinafter referred to as the "NMEL".

For KGS DEVELOPERS LIMITED

Authorized Signatory

Document
No / Year
Page No. 5281
Total 35
Page 37

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



I hereby certify that on the production of the original instrument, I have satisfied myself that duty of Rs. 14652600/- has been paid therefor.

Sub-Registry Office Padappai

Date 19/10/2016

SUBREGISTRAR



Presented in the Office of SUBREGISTRAR of Padappai and fee of Rs. 2094530 paid, between hours of 3 and 4 on 19/10/2016 by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P

S/o M. C. PUNNOOSE

Addition as per recitals of the document

093810 63318

Claim Admitted by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P

S/o M. C. PUNNOOSE

Addition as per recitals of the document

2 Left Thumb



Name : KGS DEVELOPERS LTD (GIGI GEORGE)

S/o GEORGE EASOW

Addition as per recitals of the document



Sheet no. 1 of 2

95

Identified by

Name : BHAGAVATHI
PERUMAL V

S/o VISWANATHAN

Addition as per
recitals of the
document



2

Name : ASHISH SRIVASTAVA S/o GOPALVARMA

Addition as per
recitals of the
document

19th day of October 2016

SUBREGISTRAR

Padappai

Registered as No 5281 of 2016 of Book I

Date : 19/10/2016

SUBREGISTRAR Padappai





Doc No 5281 / 2016

மிகைப்பின் விதிப்படி மதிப்பு 160200/-
 குறைப்பு மதிப்பு 11215/-
 கழிப்பு மதிப்பு 1605/-
 இது கூடுதல் ரூ 12820/-
 (கூடுதல்) டிராபிங் மீட்டர் மீட்டர் 32
 ரிசைபிங் கிளர்ஷ்

திகதி 20.10.2016
 சா.ப.பி.ப. பஞ்சாயத்து

சா.ப.பி.ப. பஞ்சாயத்து
 20/10/2016





Registration Department

From

The Inspector General of
Registration,
Chennai-600 028.

To

The District Registrar,
Chennai (South)

Letter No.9374/J1/2022, Dated: 10 /01/2024

Madam,

Sub: Audit-Accountant General's Audit-LAR No.20/
2020-21, Para No.1/IIA, Document No.5281/2016-
Office of the Sub Registrar, Padapai-Adopting
agriculture value as per guideline-Regarding

Ref: From the Reliance Value Services Private Limited,
Chennai, Letter No.Nil, Dated:16-03-2022

It has been brought to the notice that Accountant General raised audit objection in the para referred to in the subject cited in respect of sale deed registered as document no.5281/2016 on the file of Sub Registrar, Padapai pointing out that lands conveyed through this sale deed comprised in Survey nos. 404,414, 415,416, 417, 418, 419 ,445, 446, 447, 448, 454, 455,456, 457,458,459, 460, 461,462, 463,464, 466,341, 342,343, 344,351,352, 353,355,446,470, 471,474,475,476 and 479 of Varadarajapuram Village were approved in the name of "KISHKINTA" by classifying as 'open space and Recreational' by the Chennai Metropolitan Development Authority which evidences that the above said lands have already been converted into commercial purpose and hence guideline value of Rs.3000/- per sq.ft as applicable for commercial category should be adopted.

2) On presenting sale deeds for registration evidencing conveyance of lands abutting Kiskinthu Amusement park adopting guideline value in terms



of agriculture value comprised in the following survey nos., the Sub Registrar, Padapai had insisted to adopt value of Rs.3000/- per sq.ft in view of above said audit objection.

(A) Details of survey nos. of the properties situated in Varadaraja puram Village.

Survey nos. 340/1, 340/2, 341/1B, 342/2A, 342/2B1, [REDACTED], 343/1B, 343/1C, 343/2, 344/1A, 344/1B, 344/1C1, 344/1C2, 351/1, 351/2, 351/3, 352/1, 352/2A, 352/2B, 353/1A2, 353/1B2, 353/2B, 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, 445/1A1, 445/1A2, 445/1A3, 445/1A4, 445/1B1, 455/1B2B, 455/1C, 445/1A, 445/1B2C, 445/1B2D, 445/2A, 445/2B1, 446/1A1, 446/1A2, 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, 466/1A, 470/1A, 470/2A, 470/2B, 471/1, 471/2A, 471/2B, 471/3, 474/1A, 474/1B, 474/2B, 475/1A, 475/1B, 475/2A, 475/2B, 476/2, 479/1B2 and 2B2.

(B) Details of survey nos. of the properties situated in Eramaiyur Village:
148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14, 151/2.

3) In this connection, it is stated that unless and until, the agriculture land is converted into the categories viz: Commercial or Industrial site or house site, it cannot be valued as applicable to these categories. Hence, it is instructed to follow the IGR circular No 17772/G3/2021 dated : 11.05.2021 adopt the value as per guideline register.

Sd/IGR

10.01.2024

/Forwarded By Order/

[Signature]
11.1.24
Superintendent

Copy to

M/s Reliance Value Services Private Limited,
Registered Office: Manek Mahal,
6th Floor, 90 Veer Nariman Road, Mumbai- 400 020.

11/1/2024



R/Padappai/BOOK 1/8947/2023 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/176868205/2026 விண்ணப்ப எண்ணுக்கு 25-May-2026 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Disclaimer: This Certificate has been electronically issued by the Registration Department on the basis of available digital records, searched the data base based on the query given/input by the user.

Every reasonable effort has been made to ensure the accuracy of the Information. In the event of any discrepancy between this electronically generated digital copy and the original register, record maintained by the Registration department will prevail.

The use of this certificate or Certified copy is subject to the rules and the regulations of the act governing the registration of such documents.

Note: Digitally signed using central server-side certificate of Registration Department, Tamil Nadu.

8947/2023

100



தமிழ்நாடு சமீலநாடு TAMILNADU

07 JUN 2023

URBANRISE CONSTRUCTIONS PVT. LTD.

CX 140680

J. JAYAKAR
STAMP VENDOR
L. NO. 17/B3/1597
ANNA NAGAR, CHENNAI - 600 040.

SALE DEED

This **SALE DEED** executed at Chennai on this the 29th day of August, 2023 by

M/s.Vees Properties Limited (formerly known as KGS Developers Limited), (PAN: AAACS9065N) (CIN: U31909TN1974PLC006798), a public limited company incorporated under the provisions of the Companies Act, having registered office at No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai – 600028, duly represented by its power of attorney agent, M/s.Alliance Orchid Tech Park Private Limited, vide duly executed and registered Power of Attorney dated June 09, 2022, registered as Document No. 5641 of 2022, in the office of the Sub-Registrar Padappai, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, S/o. Late Mr.Ramgopal Reddy, (PAN-ACMPD4480F), (95515 20719), duly authorised in this regard vide Board

For Urbanrise Constructions Pvt. Ltd.

Document No. 8947 of 2023 of Book

Authorised Signatory Contains 22 Sheets 1 Sheet

Registering Officer

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory



Resolution dated 21.8.2023, (hereinafter referred to as "**Vendor**", which expression shall unless repugnant to the context or meaning thereof mean and include its nominees, successor or successors in interest, assignees, and administrators).

TO AND IN FAVOUR OF

M/s.Urbanrise Constructions Private Limited, (PAN No.AACCU8984G) (CIN No.U70109AP2021PTC119091), a company incorporated under the Companies Act, 2013, having its registered office at No.16-3-147, near Sai Vidyanikethan School, Ramalingapuram, Nellore, Andhra Pradesh – 524003, through its Authorized Signatory, Mr.Dega Srinivasulu Reddy, S/o. Late Mr.Ramgopal Reddy, (PAN-ACMPD4480F),(Aadhar No.■■■■■■■■■■8),(95515 20719), duly authorized in this regard vide Board Resolution dated 21.8.2023, (hereinafter referred to as "**Vendee**", which expression shall unless repugnant to the context or meaning thereof mean and include its nominees, successor or successors in interest, assignees, and administrators).

WHEREAS

- A. The Vendor has acquired land admeasuring approximately about **8.91 acres** along with other land parcels in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk), and Kancheepuram district ("**Schedule Property**").
- B. The Vendor has agreed to sell and the Vendee has agreed to purchase the Schedule Property.
- C. The Vendor represents to the Vendee herein that the Vendor is the absolute owner having sole right, title and interest of the lands in Schedule Property. The Vendor has purchased / acquired the land measuring **8 acres 91 cents** from various third parties in the following manner:

S. No.	Vendor(s) name	Document No.	Date	Survey No	Extent (in acres)
1.	M/s.Navodaya Mass Entertainments Limited represented by its power of attorney agent, K.Kumaran vide Power	7073 of 2011 (Sale Deed)	November, 11, 2011	480/1	0.99
				480/2A1	0.40
				481/1	0.46
				483/1A	1.26

For Urbanrise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]

Authorised Signatory

Document No. 8947 of 2023 of Book 2
 Contains 22 Sheets 2 Sheet
[Signature]
 Registering Officer





	of Attorney Deed dated March 02, 2007, registered as document no. 417 of 2007			483/1B	1.05
2.	Anita Kumaran represented by her power of attorney agent, K.Kumaran vide Power of Attorney Deed dated February 13.2006, registered as document no. 328 of 2006	7074 of 2011 (Sale Deed)	November, 11, 2011	472/1D (As per patta 472/1D1B)	0.65
				472/1E	0.57
				472/1F	0.62
				473/1	0.51
				469/4	0.42
				469/5	0.14
3.	Navodaya Mass Entertainments Limited	2733 of 2008 (Sale Deed)	May 28, 2008	480/3	0.39
				480/4A	0.43
4.	K. Sharada	3490 of 2008 (Sale Deed)	July 02, 2008	473/1 (part)	0.51
				473/1 part	0.51

- D. In the aforesaid manner, the Vendor herein became the absolute owner of the Schedule Property having absolute title and rights of alienation over the same and that the Vendor further has been and is presently in uninterrupted use, occupation, peaceful possession and enjoyment of the Schedule Property, without any let, hindrance, claim, demand, and notice from any third party in any manner whatsoever.
- E. Further, the Vendor entered into an agreement of sale with the Vendee vide Agreement of Sale dated June 09, 2022, registered as Document No. 5642 of 2022, in the office of the Sub-Registrar Padappa and is now desirous of selling the Schedule Property;
- F. The Vendor has further represented to the Vendee that it is not debarred from holding or transferring the Schedule Property under any law, regulation or contract for the time being in force. There are no restrictive covenants, restrictive injunctive orders, impediments, legal or otherwise, for the Vendor to convey full and absolute title to the Schedule Property in favour of the

For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorized Signatory

Document No. 8947 of 2023

of Book Authorized Signatory

Contains 22 Sheets 3

Sheet

Registering Officer





Vendee. The Vendee also confirms that it is legally entitled to acquire the Schedule Property for its industrial use, and further there are no restrictions whatsoever that prevent the Vendor from alienating the Schedule Property.

- G. On the basis of the representations made herein, the Vendor has offered to sell the Schedule Property to the Vendee with an undertaking that the Vendor shall fulfil all legal requirements leaving behind no impediments in law for the sale and conveyance of the Schedule Property to and in favour of the Vendee, and the Vendor has represented to the Vendee that the Schedule Property is free of all encumbrances, claims, clogs, demands, charges, lis pendens and further that the Schedule Property will be conveyed to the Vendee with clear and marketable title, free from all encumbrances claims, demands, notice of any nature whatsoever from anyone.
- H. Relying on the aforesaid representations made by the Vendor to the Vendee, this sale deed is being entered into on the terms and conditions set forth below.

NOW THIS SALE DEED WITNESSETH THE FOLLOWING TERMS, CONDITIONS, REPRESENTATIONS, WARRANTIES AND COVENANTS

1. SALE DEED AND CONVEYANCE OF THE SCHEDULE PROPERTY

In consideration of a sum of Rs.6,44,72,760/- (Rupees Six Crores Forty Four Lakhs Seventy Two Thousand Seven Hundred and Sixty only) ("Sale Consideration") paid by the Vendee to the Vendor in the manner hereinafter set forth and the covenants contained herein, the Vendor doth hereby sell, grant, convey, transfer and assign unconditionally and forever the Schedule Property BY WAY OF ABSOLUTE SALE to the Vendee and all appurtenances, estate, right, title, interest, property thereto belonging to the Schedule Property, free from all encumbrances, third party easements, attachments, acquisition, charges, any claims and demands whatsoever, and TO HAVE AND TO HOLD the Schedule Property hereby conveyed unto the Vendee absolutely and forever.

2. CONSIDERATION

- 2.1. The Sale Consideration of Rs.6,44,72,760/- (Rupees Six Crores Forty Four Lakhs Seventy Two Thousand Seven Hundred and Sixty only) has been paid by the Vendee, as detailed hereunder:

For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory	Document No. 8947 of 2023	of Book
	Contains 22 sheets	Sheet 4
	Registering Officer	





- (a) (i) Rs.99,00,000/- (Rupees Ninety Nine Lakhs only) by way of Cheque bearing No.001212, dated 9.6.2022 drawn at HDFC Bank Limited.
 (ii) Rs.5,00,00,000/- (Rupees Five Crores only) by way of Cheque bearing No.001213, dated 13.6.2022 drawn at HDFC Bank Limited.
 (iii) Rs.39,28,032/- (Rupees Thirty Nine Lakhs Twenty Eight Thousand and Thirty Two only) by way of Cheque bearing No.001214, dated 13.6.2022 drawn at HDFC Bank Limited.

- (b) The Vendee has deducted a sum of Rs.6,44,728/-, (Rupees Six Lakhs Forty Four Thousand Seven Hundred and Twenty Eight only) being 1% (one percent) of the Sale Consideration paid to the Vendor, towards withholding tax in the form of Tax Deduction at Source (TDS) applicable on sale of the Schedule Property as required under Section 194-1A of the Income Tax Act 1961, and the Vendee shall remit the same to the Department of Income Tax within the statutorily required timelines and provide a copy of the receipt evidencing payment of the TDS to the Vendor thereafter.

- 2.2. The Vendor hereby acknowledges the receipt of the entire Sale Consideration as hereinabove mentioned and hereby acquits, releases and discharges the Vendee in respect of payment of the same.

3. VENDOR'S REPRESENTATIONS

The Vendor in addition to the representations made herein above also forming part hereof, additionally represents and warrants as follows:

- 3.1 Vendor is duly incorporated and authorized, and validly existing in accordance with the laws and regulations of India and have obtained the necessary approvals (including any board and / or shareholders' approvals, as may be required) and have the full power and authority to enter into, execute and deliver this Sale Deed and to perform all actions required to be performed under this Sale Deed.
- 3.2 That the property taxes, land revenue and all statutory and other dues in respect of the Schedule Property have been paid up to date and that the revenue records have also been mutated in the Vendor's name.
- 3.3 That there are no encumbrances affecting the Schedule Property including mortgages, charges, security interest, assignment, covenant, restriction,

For Urbanrise Constructions Pvt. Ltd. For Alliance Orchid Tech Park Pvt. Ltd.

Document No. 8947 of 2023 of 2023

Contains 22 Sheets 5 Sheet

Authorised Signatory [Signature] Authorised Signatory [Signature]

Registering Officer [Signature]

(Note: A circular stamp is visible on the right side of the document.)



reservation, lease, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of ownership, pre-emptive right or priority of any kind having the effect of security or other obligation or restriction, including physical or legal obstructions or encroachments on the Schedule Property, as the case may be, or third party claims or rights of any kind attaching thereto.

- 3.4 That no notice or proceedings under any law including the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997, the Tamil Nadu Land Reforms (Fixation of Ceiling) Act, 1961 or any other applicable laws in force have been served upon or initiated against the Vendor in respect of the Schedule Property, that restricts or affects or may restrict or affect in any manner the execution and/or the implementation of this Sale Deed.
- 3.5 That there exists no acquisition/ requisition proceedings initiated, pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lis pendens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Vendee after the execution of this Sale Deed or create any restriction of any nature on the transfer of the Schedule Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax including Income Tax or Capital Gains Tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the Schedule Property.
- 3.6 That there are no pending litigations, disputes, actions, claims or demands with any third parties, including erstwhile owners, adjoining or neighboring owners, with respect to the Schedule Property, or with respect to any easement, right or means of access to the Schedule Property or their use and occupation.
- 3.7 That there are no claims, the notice which have been served upon the Vendor in relation to environmental matters (including alleging a breach of any Laws relating to the environment) in relation to the Schedule Property.
- 3.8 Vendor has not executed any agreement/ deed/ document in favour of any other person or received any advances or deposits, which are subsisting as on date nor created any third party claim or interest therein, and the Vendors'

For Urbanrise Constructions Pvt. Ltd.

[Signature]

Document No. 8947

For Alliance Orchid Tech Park Pvt. Ltd.

2023-24

Authorised Signatory

Contains 22

Sheet 6

Authorised Signatory

Registering Officer





right and interest therein is free from all encumbrances, claims, demands and disputes of whatsoever nature with respect to Schedule Property.

3.9 Vendor shall keep the Vendee fully indemnified and harmless, against any action or proceedings, loss or liability, cost or claim that may arise against the Vendee or the Schedule Property hereby conveyed by reason of any defect in or want of title on the part of the Vendor or any misrepresentation or breach of any representation or non-fulfilment of or failure to perform any covenant on the part of the Vendor as contained in this Sale Deed. The indemnity provided by the Vendor herein shall not, under any circumstance, be affected, reduced or limited on the ground that the Vendee was aware of, or ought to have known, or had knowledge (whether actual or constructive) of any information relating to the circumstances that may give rise to any claim, action, proceeding, loss or liability. The Vendor shall indemnify and keep the Vendee indemnified against all such losses and damages the Vendee may sustain and/or incur in respect of the Schedule Property including and not limited to:

- a) defects in title;
- b) the Vendor's commissions and omissions;
- c) due to any decree/order/award/ notification/judgement, litigation, complaints, proceedings, claims and demands including by any court of law, judicial or quasi-judicial authority, which adversely affects the title to the Schedule Property including for which cause of action has arisen due to commission and omissions on the part of Vendor;
- d) all claims/demands including but not limited to lenders' claims and statutory claims and claims of whatsoever in nature impacting the Schedule Property including its transfer in favour of the Vendee herein;
- e) to all such losses/damages that the Vendee may sustain due to breach of representation/ warranty/ covenant under the Sale Deed or any other misrepresentations, concealment of material facts or all other prior acts, commission and omission on the part of Vendor, or in relation to the Schedule Property;
- f) Such other acts not more fully covered herein and attributable to the actions of the Vendor prior to the execution of the Sale Deed in favour of the Vendee; and/or

For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No. 8947 of 2023 of Book

2 Contains 22 Sheets 7 Sheet

Registering Officer

Authorised Signatory





- g) Any penalty whatsoever in nature imposed by any statutory and/or judicial authority for any non-compliance of any laws and regulations, including but not limited to any legal requirement under any applicable land laws relating to the period prior to the execution hereof. Vendee confirms that it is in receipt of only vacant land from the Vendor through this Sale Deed as delineated in the Schedule, sans any construction.
- 3.10 That to the knowledge of the Vendor, neither the Vendor nor the Vendor's predecessors-in-title, have granted any right of way, easement or license or created any other right to and in favour of any person in respect of the Schedule Property or any portions thereof and that no other person has the right to access the Schedule Property or traverse through the Schedule Property.
- 3.11 Vendor further represents that there is no encroachment in the Schedule Property and that there is no Government or Poromboku land in the Schedule Property and there are no restrictive covenants running with the ownership of the Schedule Property. The Vendor also represents that no part of the Schedule Property has been designated as water body, kalvai or nallah in any official gazette or government revenue record and that no notice of whatsoever nature is received by the Vendor nor proceedings initiated by the authority/ies claiming encroachment over any nallah/kalvai/water body.
- 3.12 That there is no other matter of which the Vendor is aware, which adversely affects the value or use of the Schedule Property or its user or enjoyment or casts any doubt on the Vendor's rights over the Schedule Property, and which has not been disclosed to the Vendee.
- 3.13 That there are no income tax, wealth tax, sales tax, excise or other direct or indirect taxation proceedings or land revenue proceedings whether for recovery or otherwise initiated by any taxation authorities or other governmental authorities or local authorities pending whereby the Schedule Property or any part thereof is involved or in any way affected and/or jeopardized; that the Schedule Property is not subject to any attachment order by the income tax department or in possession or custody by any Receiver, Judicial or Revenue Court or any Officer thereof. The Vendor further confirms that there are no proceedings initiated against it under the Income Tax Act, 1961 and section 281 of the Income Tax Act, 1961 would not affect the transfer of the Schedule Property contemplated herein and undertakes to address any

For Urbanrise Constructions Pvt. Ltd.

[Signature]
 Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
 Authorised Signatory

Document No.	8947	of	2022	of	Book
Contains		22	Sheets	8	Sheet
 Registering Officer					



assessment queries pertaining to the Vendor for the Schedule Property as may be raised by the statutory authorities at all times.

4. VENDOR'S COVENANTS

- 4.1 The Vendor hereby covenants with the Vendee that the Vendor will from time to time and at all times hereafter and at the request and cost of the Vendee, execute and register, all such acts, deeds and things for further and more perfectly assuring the title to the Schedule Property and every part thereof unto the Vendee, as may be reasonably required & acceptable to Vendor.
- 4.2 The Vendor hereby declares and covenants that the property taxes/ land revenue and public dues, if any, in respect of the Schedule Property of vacant land have been paid up to date and further agrees and undertakes to pay all such property taxes/ land revenue and public dues up to the date of execution and registration of this Sale Deed; and the Vendor further agrees that if any property taxes/ land revenue and public dues are found to have remained unpaid in respect of a period prior to the date of execution and registration of this Sale Deed, the Vendor alone shall be liable to discharge the same. The Vendor further also hereby agrees and undertakes to defend, indemnify and hold harmless the Vendee against all losses, claims and other liabilities, which the Vendee may be put to by reason of any demand for non-payment of the said dues or charges or other payments due and payable as aforesaid.
- 4.3 The Vendor has no objection for transfer/mutation of the revenue records in respect of the Schedule Property in favour of the Vendee, pursuant to the execution of this Sale Deed.

5. MISCELLANEOUS

- 5.1 Vendee is duly incorporated and authorized, and validly existing in accordance with the laws and regulations of India and have obtained the necessary approvals (including any Board/ or shareholders' approval, as may be required) and have the full power and authority to enter into, execute and deliver this Sale Deed and to perform all actions required to be performed under this Sale Deed.
- 5.2 The Vendor has, on this day, handed over all the original title deeds, tax receipts and all other documents relating to or incidental to the ownership of the Schedule Property to the Vendee.

For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Document No. 8947 of 2023 of Book

Contains 22 Sheets 9 Sheet

Registering Officer





- 5.3 The Vendor agrees to furnish such other copies or original documents as may be requisitioned by the Vendee that may be subsequently found to be in the possession and/ or the custody of the Vendor but not given to the Vendee.
- 5.4 The Vendor confirms that the possession of the Schedule Property has been handed over to the Vendee.
- 5.5 The stamp duty and the registration fees and miscellaneous expenses for this Sale Deed, including any other expenses shall be borne by the Vendee alone.

SCHEDULE PROPERTY

All that piece and parcel of vacant land totally admeasuring **8 acres 91 acres** situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) and Kancheepuram district comprised in the survey numbers detailed below:

Survey No.	Extent (In acres)
480/1 ✓	0.99
480/2A1 ✓	0.40
481/1 ✓	0.46
483/1A ✓	1.26
483/1B ✓	1.05
472/1D (As per patta 472/1D1B)	0.65
472/1E ✓	0.57
472/1F ✓	0.62
473/1 ✓	0.51
480/3 (As per Patta 480/3A, 480/3B)	0.39
480/4A (As per Patta 480/4A1, 480/4A2) ✓	0.43
473/1 (part) ✓	0.51
473/1 (part) ✓	0.51
469/4 ✓	0.42
469/5 ✓	0.14
Total	8.91

And all the above lands are situated within the Sub-Registration District of Padappai and the Registration District of Chennai South.

TOTAL SALE CONSIDERATION CONVEYED UNDER THIS DEED:

Rs.6,44,72,760/- (Rupees Six Crores Forty Four Lakhs Seventy Two Thousand Seven Hundred and Sixty only)

For Urbanrise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory

Document No. 8947 of 2023 of 200
Contains 22 Sheets 10 Sheet

Registering Officer

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]

Authorised Signatory





PRESENT MARKET VALUE OF THE PROPERTY:

Rs.9,62,28,000/- (Rupees Nine Crores Sixty Two Lakhs Twenty Eight Thousand only)

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE EXECUTED THIS SALE DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

SIGNED, SEALED AND DELIVERED

VENDOR

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorised Signatory

Name: Mr.Dega Srinivasulu Reddy(authorised signatory)

FOR AND BEHALF OF M/s.VEES PROPERTIES LIMITED
REPRESENTED BY ITS POWER AGENT
M/s.ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

SIGNED, SEALED AND DELIVERED

PURCHASER

For Urbanrise Constructions Pvt. Ltd.

[Signature]
Authorised Signatory

Name: Mr.Dega Srinivasulu Reddy(authorised signatory)

FOR AND BEHALF OF
M/s.URBANRISE CONSTRUCTIONS PRIVATE LIMITED

WITNESS:

1. *[Signature]*
BABU S
No.36, GRANDAI MANDAPAM ROAD,
KOTTURUPURAM, CH - 85
2. *[Signature]*
R.UMAPASU
No.36, GRANDAI MANDAPAM ROAD
KOTTURUPURAM, CH - 85

Drafted By



[Signature]
A.JOSEPH DORAIRAJ
Advocate

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

Document No.	8947	of	2023	of Book
Page	22	Sheet	11	Sheet
Registering Officer				





Statement Under Rule 3(1) of Tamil Nadu Stamps (Prevention of under value of Instruments) rules, 1968

Item no.	Survey no.	Extent in acres	Nature	Market Value
1.	480/1	0.99	Nanjai	1,06,92,000
2.	480/2A1	0.40	Nanjai	43,20,000
3.	481/1	0.46	Nanjai	49,68,000
4.	483/1A	1.26	Nanjai	1,36,08,000
5.	483/1B	1.05	Nanjai	1,13,40,000
6.	472/1D (As per Patta 472/1D1B)	0.65	Nanjai	70,20,000
7.	472/1E	0.57	Nanjai	61,56,000
8.	472/1F	0.62	Nanjai	66,96,000
9.	473/1	0.51	Nanjai	55,08,000
10.	480/3(As per Patta 480/3A, 480/3B)	0.39	Nanjai	42,12,000
11.	480/4A(As per Patta 480/4A1, 480/4A2)	0.43	Nanjai	46,44,000
12.	473/1 (part)	0.51	Nanjai	55,08,000
13.	473/1 (part)	0.51	Nanjai	55,08,000
14.	469/4	0.42	Nanjai	45,36,000
15.	469/5	0.14	Nanjai	15,12,000
	Total	8.91		
			TOTAL	9,62,28,000

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No. 8947 of 2023 of Book
 Contains 22 Sheets 12 Sheet
 Registered Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6651 of 2023

I hereby certify that a sum of ₹ 67,35,960/- (Rupees Sixty Seven Lakh Thirty Five Thousand Nine Hundred and Sixty 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 ஸ்ரீனிவாசுலு ரெட்டி, residing at No.16-3-147, Near Sai Vidyanikethan school, Ramalingapuram, Nellore, Andhra Pradesh, India, 524003.

SUB-REGISTRAR
PADAPPAL

Sub Registrar: Padappal
Date: 29/08/2023

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

Presented in the office of the Sub Registrar of Padappal and fee of ₹ 19,27,670/- paid at 03:42 PM on the 29/08/2023 by

Left Thumb



D. S. Reddy
9551521719

Additions as per recitals of document

Execution admitted by

Left Thumb



D. S. Reddy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:469003e09044fdbd2e4735afa639a96ac1b42f (Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 24-06-1960, xxxxxxxx4338)



Claim admitted by

Left Thumb



D. S. Reddy
9551521719

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:30756543bac4e484274c0eb470acb53b76c30d



Registering Officer



	(Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 24-06-1960, xxxxxxxx4338)	
--	--	--

29 th day of August 2023	 MOHANRAJA CHINNAIYAN SUB-REGISTRAR PADAPPALAI
-------------------------------------	--

Registered as Number R/Padappai/Book-1/8947/2023.		 MOHANRAJA CHINNAIYAN SUB-REGISTRAR PADAPPALAI
Date: 29/08/2023 Padappai		

Document No. <u>8947</u> of <u>2023</u> of Book
<u>1</u> Contains <u>22</u> Sheets <u>14</u> Sheet
 Registering Officer



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

Certificate of Incorporation pursuant to change of name
(Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014)

Corporate Identification Number (CIN): U31909TN1974PLC006798

I hereby certify that the name of the company has been changed from KGS DEVELOPERS LIMITED to VEES PROPERTIES LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name KGS DEVELOPERS LIMITED.

Given under my hand at Chennai this Twenty fourth day of June two thousand twenty-one.



Arjun C

Registrar of Companies

RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

VEES PROPERTIES LIMITED

No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai, Chennai, Tamil Nadu, India, 600028



For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

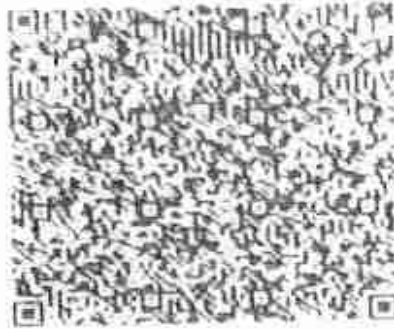
For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No.	8947	of	2023	of Book
Contains	22	Sheets	15	Sheet



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACS9065N

नाम / Name
VEES PROPERTIES LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
30/11/1974

For Urbanrise Constructions Pvt. Ltd.

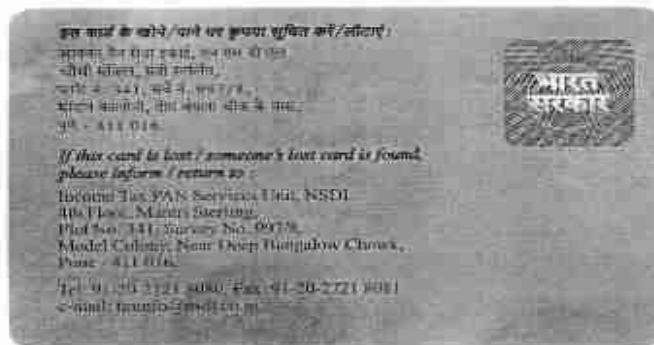
Document No. 8947 of 2023 of Book

Contains 22 Sheets 16 of All India Tech Park Pvt. Ltd.

Authorised Signatory

Registering Officer

Authorised Signatory



For Urbanrise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]

Authorised Signatory

Document No.	8947	of	2023	of Book
Contains	22	Sheets	17	Sheet
<i>[Signature]</i>				



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AACCU8948G

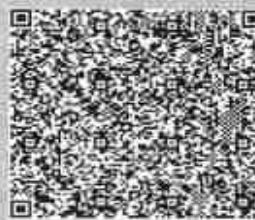
नाम / Name

URBANRISE CONSTRUCTIONS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

09/08/2021



Signature Not Verified

Digital Signed by
Income Tax Deptt.
Date: 2021 08 09 07:38:45
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, watching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आवश्यक विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स भुगतान, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना वा उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCU8948G

नाम / Name
URBANRISE CONSTRUCTIONS
PRIVATE LIMITED

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

इस कार्ड के खोने/खोने पर कृपया सूचित करें/सूचित करें।
आयकर विभाग द्वारा जारी, यह पैन कार्ड धारक
5 बी बीकएन, नवी दिल्ली,
कॉडि नं. 343, डी नं. 997/8,
मोडल कॉलोनी, नई दिल्ली 110028 के पास,
फ़ोन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
5th Floor, Madani Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Phone - 411 016.
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: thinfo@nsdl.co.in

Document No. 2023 of Book 18

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Authorised Signatory



ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

CIN : U45203TN2006PTC059037

"CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ALLIANCE ORCHID TECH PARK PRIVATE LIMITED IN THEIR MEETING HELD ON MONDAY THE 21ST DAY OF AUGUST 2023, AT 85 KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTER RING ROAD, BANGALORE-560037 AT 12:00 AM

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN THE SALE DEED IN FAVOUR OF URBANRISE CONSTRUCTIONS PRIVATE LIMITED.

" RESOLVED THAT , the draft sale deed as placed before the meeting is be and hereby approved and consent is accorded by the Board to authorise Mr. Dega Srinivasulu Reddy, **Head Operation** (S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F) (95515 20719) to sign the Sale Deed in favour of M/S Urbanrise Constructions Private Limited for the property being vacant land totally admeasuring **8 acres 91 acres** situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) Kancheepuram district.

RESOLVED FURTHER THAT , Mr. Dega Srinivasulu Reddy be and is hereby authorised to do all such acts , deeds and things that may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of the resolution duly certified as True Copy by Directors of the Company be submitted to the concerned Authorities as may be required".

// CERTIFIED TRUE COPY//

FOR ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

SAI
MANOJ
NAMBURU

Digitally signed
by SAI MANOJ
NAMBURU
Date: 2023.08.28
14:02:51 +05'30'

SAI MANOJ NAMBURU
DIRECTOR
DIN:00038770

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No. 8947 of 2023 of Book
8 Contains 22 Sheets 19 Sheet

Registering Officer





urbanrise

URBANRISE CONSTRUCTIONS PVT LTD
(CIN: U70109TN2021PTC161643)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF URBANRISE CONSTRUCTIONS PRIVATE LIMITED IN THEIR MEETING HELD ON MONDAY THE 21ST DAY OF AUGUST 2023, AT 85 KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTER RING ROAD, BANGALORE-560037 AT 11:00 AM

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN THE SALE DEED ON BEHALF OF THE COMPANY

"RESOLVED THAT, the draft sale deed as placed before the meeting is be and hereby approved and consent is accorded by the Board to authorise Mr. Dega Srinivasulu Reddy, **Head Operation** (S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F) (95515 20719) to sign the Sale Deed in favour of the company from M/s Vees Properties represented by their Power Agent M/s Alliance Orchid Tech Park private Limited for the property being vacant land totally admeasuring **8 acres 91 acres** situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) Kancheepuram district.

RESOLVED FURTHER THAT, Mr. Dega Srinivasulu Reddy be and is hereby authorised to do all such acts, deeds and things that may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of the resolution duly certified as True Copy by Directors of the Company be submitted to the concerned Authorities as may be required".

// CERTIFIED TRUE COPY//

FOR URBANRISE CONSTRUCTIONS PRIVATE LIMITED

SAI MANOJ NAMBURU
Digitally signed by SAI MANOJ NAMBURU
Date: 2023.08.28 18:26:32 +05'30'
SAI MANOJ NAMBURU
DIRECTOR
DIN:00038770

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Registered Office: Plot No. 'A', No. 36/1, Gandhi Mandapam Road, Kotturupam, Chennai - 600 085. Tel: 044-43546999; www.alliancein.com

Corp. Off, Bengaluru : No. 85, Karthik Nagar, Marathahalli - KR Puram Outer Ring Road, Bengaluru - 560 037. Tel: 080-4111 4999; Fax: 080-4111 48889; www.alliancein.com

Document No. 8947 of 2023 of Book 6
Contains 22 Sheets 20 Sheet
Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा मख्या कार्ड
Permanent Account Number Card

ACMPD4480F

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



31052017



संघीय गणराज्य
Government of India



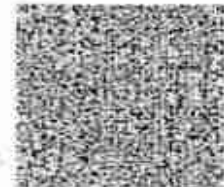
नाम: Dega Srinivasulu Reddy
जन्म तिथि/DOB: 24/06/1960
लिंग/ GENDER: MALE



एकमात्र पहचान प्रमाण
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 ஆதார எனது அகலபாஸ்கர்ட்

For Urbanrise Constructions Pvt. Ltd.

D.S. Reddy

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

D.S. Reddy

Authorised Signatory

Document No. 8947 of 2023 of Book
Contains 22 sheets 21 Sheet

Registering Officer





भारत सरकार Government of India Issue Date: 15/05/2014  பாபு S Babu S தேத நாள்/DOB: 28/05/1977 ஆண்/ MALE VID : 9176 3380 5973 8300 எனது ஆதார். எனது அடையாளம்	भारत सरकार Unique Identification Authority of India Download Date: 28/05/2024 முகவரி: S/O: Subbiah, 23/44, வடக்கு மடவீதி 4வது குறுக்கு தெரு, பாடி, சென்னை, பாடி, திருவள்ளூர், தமிழ் நாடு - 600050 Address: S/O: Subbiah, 23/44, NORTH MADAVEETHI 4TH CROSS STREET, PADE, CHENNAI, Padi, Tiruvallur, Tamil Nadu - 600050 VID : 9176 3380 5973 8300 1947 help@uidai.gov.in www.uidai.gov.in
--	---

भारत सरकार Government of India Issue Date: 14/01/2014  உமராஜு Umaraju தேத நாள்/DOB: 14/01/1999 ஆண்/ MALE VID : 9164 9367 2367 7237 எனது ஆதார். எனது அடையாளம்	भारत सरकार Unique Identification Authority of India Download Date: 28/05/2024 முகவரி: S/O: ராஜேந்திரன், 26, மருதேஸ்வரர் நகர், திருவனம்புரம், திருவனம்புரம், சென்னை, தமிழ் நாடு - 600041 Address: S/O: Rajendhran, 26, MARUTHESHWARAR NAGAR, THIRUVANMUR, Thiruvanniyur, Chennai, Tamil Nadu - 600041 VID : 9164 9367 2367 7237 1947 help@uidai.gov.in www.uidai.gov.in
--	--

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No. 8947 of 2023 of Book
2 Contains 22 Sheets 22 Sheet

Registering Officer



This document rectified by the document R/Padappa/BOOK 1/1309/2024.

Date: 17/02/2024

MOHANRAJ CHINNAIYAN
Sub Registrar, Padappa
SUB REGISTRAR
PADAPPAI



Signature Not Verified

Digitally signed by DS Registration
Department, Tamil Nadu
Date: 2026.05.26 15:36:44 IST
Reason: Digitally signed by server
Location: Central Signing Server



R/Padappai/BOOK 1/717/2024 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/176869925/2026 விண்ணப்ப எண்ணுக்கு 25-May-2026 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Disclaimer: This Certificate has been electronically issued by the Registration Department on the basis of available digital records, searched the data base based on the query given/input by the user.

Every reasonable effort has been made to ensure the accuracy of the Information. In the event of any discrepancy between this electronically generated digital copy and the original register, record maintained by the Registration department will prevail.

The use of this certificate or Certified copy is subject to the rules and the regulations of the act governing the registration of such documents.

Note: Digitally signed using central server-side certificate of Registration Department, Tamil Nadu.

7/17/2024

124



தமிழ்நாடு தமில்நாடு TAMILNADU

22 SEP 2023

URBANRISE CONSTRUCTIONS PVT. LTD.

Signature
CX 684499
J. JAYAKAR
STAMP VENDOR
L.NO. 17/B3/1997
ANNA NAGAR, CHENNAI - 600 040

SALE DEED

This **SALE DEED** executed at Chennai on this the 31st day of January, 2024 by

M/s.Vees Properties Limited (formerly known as KGS Developers Limited), (PAN: AAACS9065N) (CIN: U31909TN1974PLC006798), a public limited company incorporated under the provisions of the Companies Act, having registered office at No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai – 600028, duly represented by its power of attorney agent, M/s.Alliance Orchid Tech Park Private Limited, vide duly executed and registered Power of Attorney dated June 09, 2022, registered as Document No. 5641 of 2022, in the office of the Sub-Registrar Padappai, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, S/o. Late Mr.Ramgopal Reddy, (PAN-ACMPD4480F), (Aadhar No.3699 1500 4338), (95515 20719), duly authorised in this regard, vide Board Resolution dated 27.1.2024, (hereinafter referred to as “Vendor”, which expression shall unless repugnant to the context or meaning thereof mean and include its nominees, successor or successors in interest, assignees, and administrators).

For Alliance Orchid Tech Park Pvt. Ltd.

Signature of Mr. Dega Srinivasulu Reddy

For Urbanrise Constructions Pvt. Ltd.

Signature of J. Jayakar

Authorised Signatory	Document No. 717 of 2024	of Book
	1 Contains 27 Sheets	1 Sheet
		Authorised Signatory
		Registering Officer





TO AND IN FAVOUR OF

M/s. Urbanrise Constructions Private Limited, (PAN AACC8984G) (CIN No. U70109AP2021PTC119091), a company incorporated under the Companies Act, 2013, having its registered office at No.16-3-147, near Sai Vidyanikethan School, Ramalingapuram, Nellore, Andhra Pradesh – 524003, through its Authorized Signatory, Mr. Dega Srinivasulu Reddy, S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F), (Aadhar No. [REDACTED]), (95515 20719), duly authorized in this regard vide Board Resolution dated 27.1.2024, (hereinafter referred to as “Vendee”, which expression shall unless repugnant to the context or meaning thereof mean and include its nominees, successor or successors in interest, assignees, and administrators)

WHEREAS

- A. The Vendor has acquired land admeasuring approximately about **10.31 acres** along with other land parcels in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk), and Kancheepuram district (“**Schedule Property**”).
- B. The Vendor has agreed to sell and the Vendee has agreed to purchase the Schedule Property.
- C. The Vendor represents to the Vendee herein that the Vendor is the absolute owner having sole right, title and interest of the lands in Schedule Property. The Vendor has purchased / acquired the Schedule Property from various third parties in the following manner:
 - 1) An extent of 9.28 acres in Survey Nos. 340/1, 474/1B, 475/1 (part), 476/2, 479/1B2 & 479/2B2 and 340/2 in Varadharajapuram village, by and under a Sale Deed dated 11.11.2011, registered as Document No. 7073 of 2011, in the office of Sub-Registrar, Padappai executed by M/s. Navodaya Mass Entertainments Limited represented by its power of attorney agent, K. Kumaran (appointed vide Deed of GPOA dated 02.03.2007, registered as document no. 417/2007, in the file of SRO Padappai);
 - 2) An extent of 1.03 acres in Survey No. 474/1A in Varadharajapuram village, by and under a Sale Deed dated 14.07.2008, registered as Document No. 3729 of 2008, in the office of Sub-Registrar, Padappai executed by S. Suganthi.

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

Document No. 717 of 2024 of Book 2 Sheet 2

Registering Officer



- D. In the aforesaid manner, the Vendor herein became the absolute owner of the Schedule Property having absolute title and rights of alienation over the same and that the Vendor further has been and is presently in uninterrupted use, occupation, peaceful possession and enjoyment of the Schedule Property, without any let, hindrance, claim, demand, and notice from any third party in any manner whatsoever.
- E. Further, the Vendor entered into an agreement of sale with the Vendee vide Agreement of Sale dated June 09, 2022, registered as Document No. 5642 of 2022, in the office of the Sub-Registrar Padappai and is now desirous of selling the Schedule Property;
- F. The Vendor has further represented to the Vendee that it is not debarred from holding or transferring the Schedule Property under any law, regulation or contract for the time being in force. There are no restrictive covenants, restrictive injunctive orders, impediments, legal or otherwise, for the Vendor to convey full and absolute title to the Schedule Property in favour of the Vendee. The Vendee also confirms that it is legally entitled to acquire the Schedule Property for its use, and further there are no restrictions whatsoever that prevent the Vendor from alienating the Schedule Property.
- G. On the basis of the representations made herein, the Vendor has offered to sell the Schedule Property to the Vendee with an undertaking that the Vendor shall fulfil all legal requirements leaving behind no impediments in law for the sale and conveyance of the Schedule Property to and in favour of the Vendee, and the Vendor has represented to the Vendee that the Schedule Property is free of all encumbrances, claims, clogs, demands, charges, lis pendens and further that the Schedule Property will be conveyed to the Vendee with clear and marketable title, free from all encumbrances claims, demands, notice of any nature whatsoever from anyone.
- H. Relying on the aforesaid representations made by the Vendor to the Vendee, this sale deed is being entered into on the terms and conditions set forth below.

NOW THIS SALE DEED WITNESSETH THE FOLLOWING TERMS, CONDITIONS, REPRESENTATIONS, WARRANTIES AND COVENANTS

1. SALE DEED AND CONVEYANCE OF THE SCHEDULE PROPERTY

In consideration of a sum of Rs.7,46,03,160/- (Rupees Seven Crores Forty Six Lakhs Three Thousand One Hundred and Sixty only) ("Sale Consideration")

For Alliance Orchid Tech Park Pvt. Ltd. 717 of 2024 For Urbanrise Constructions Pvt. Ltd.

Contains 27 sheets

Authorised Signatory

Registering Office Authorised Signatory



paid by the Vendee to the Vendor in the manner hereinafter set forth and the covenants contained herein, the Vendor doth hereby sell, grant, convey, transfer and assign unconditionally and forever the Schedule Property BY WAY OF ABSOLUTE SALE to the Vendee and all appurtenances, estate, right, title, interest, property thereto belonging to the Schedule Property, free from all encumbrances, third party easements, attachments, acquisition, charges, any claims and demands whatsoever, and TO HAVE AND TO HOLD the Schedule Property hereby conveyed unto the Vendee absolutely and forever.

2. CONSIDERATION

- 2.1. The Sale Consideration of Rs.7,46,03,160/- (Rupees Seven Crores Forty Six Lakhs Three Thousand One Hundred and Sixty only) has been paid by the Vendee, as detailed hereunder:
- 2.2. Rs.7,46,03,160/- (Rupees Seven Crores Forty Six Lakhs Three Thousand One Hundred and Sixty only) has been paid by the Vendee, as detailed hereunder:
- a) (i)Rs.4,60,71,968/- (Rupees Four Crores Sixty Lakhs Seventy One Thousand Nine Hundred and Sixty Eight only) by way of Cheque bearing No.001214, dated 13.6.2022 drawn at HDFC Bank Limited.
 - (ii)Rs.2,77,85,160/- (Rupees Two Crores Seventy Seven Lakhs Eighty Five Thousand One Hundred and Sixty only) by way of Cheque bearing No.001215, dated 13.6.2022 drawn at HDFC Bank Limited.
 - b) The Vendee has deducted a sum of Rs.7,46,032/-, (Rupees Seven Lakhs Forty Six Thousand and Thirty Two only) being 1% (one percent) of the Sale Consideration paid to the Vendor, towards withholding tax in the form of Tax Deduction at Source (TDS) applicable on sale of the Schedule Property as required under Section 194-1A of the Income Tax Act 1961, and the Vendee shall remit the same to the Department of Income Tax within the statutorily required timelines and provide a copy of the receipt evidencing payment of the TDS to the Vendor thereafter.
- 2.3. The Vendor hereby acknowledges the receipt of the entire Sale Consideration as hereinabove mentioned and hereby acquits, releases and discharges the Vendee in respect of payment of the same.

3. VENDOR'S REPRESENTATIONS

The Vendor in addition to the representations made herein above also forming part hereof, additionally represents and warrants as follows:

For Alliance Orchid Tech Park Pvt. Ltd.	For Urbanrise Constructions Pvt. Ltd.
Document No. 717 of 2024	of 2024
Contains 29	of 29
Authorised Signatory	Authorised Signatory
	Registering Officer



- 3.1 Vendor is duly incorporated and authorized, and validly existing in accordance with the laws and regulations of India and have obtained the necessary approvals (including any board and / or shareholders' approvals, as may be required) and have the full power and authority to enter into, execute and deliver this Sale Deed and to perform all actions required to be performed under this Sale Deed.
- 3.2 That the property taxes, land revenue and all statutory and other dues in respect of the Schedule Property have been paid up to date and that the revenue records have also been mutated in the Vendor's name.
- 3.3 That there are no encumbrances affecting the Schedule Property including mortgages, charges, security interest, assignment, covenant, restriction, reservation, lease, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of ownership, pre-emptive right or priority of any kind having the effect of security or other obligation or restriction, including physical or legal obstructions or encroachments on the Schedule Property, as the case may be, or third party claims or rights of any kind attaching thereto.
- 3.4 That no notice or proceedings under any law including the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997, the Tamil Nadu Land Reforms (Fixation of Ceiling) Act, 1961 or any other applicable laws in force have been served upon or initiated against the Vendor in respect of the Schedule Property, that restricts or affects or may restrict or affect in any manner the execution and/or the implementation of this Sale Deed.
- 3.5 That there exists no acquisition/ requisition proceedings initiated, pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lis pendens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Vendee after the execution of this Sale Deed or create any restriction of any nature on the transfer of the Schedule Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax including Income Tax or Capital Gains Tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the Schedule Property.

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Document No. 717 of 2024 of BOC
 Contains 27 Sheets 5 of 500
 Authorized Signatory
 Drawing Officer



- 3.6 That there are no pending litigations, disputes, actions, claims or demands with any third parties, including erstwhile owners, adjoining or neighboring owners, with respect to the Schedule Property, or with respect to any easement, right or means of access to the Schedule Property or their use and occupation.
- 3.7 That there are no claims, the notice which have been served upon the Vendor in relation to environmental matters (including alleging a breach of any Laws relating to the environment) in relation to the Schedule Property.
- 3.8 Vendor has not executed any agreement/ deed/ document in favour of any other person or received any advances or deposits, which are subsisting as on date nor created any third party claim or interest therein, and the Vendors' right and interest therein is free from all encumbrances, claims, demands and disputes of whatsoever nature with respect to Schedule Property.
- 3.9 Vendor shall keep the Vendee fully indemnified and harmless, against any action or proceedings, loss or liability, cost or claim that may arise against the Vendee or the Schedule Property hereby conveyed by reason of any defect in or want of title on the part of the Vendor or any misrepresentation or breach of any representation or non-fulfilment of or failure to perform any covenant on the part of the Vendor as contained in this Sale Deed. The indemnity provided by the Vendor herein shall not, under any circumstance, be affected, reduced or limited on the ground that the Vendee was aware of, or ought to have known, or had knowledge (whether actual or constructive) of any information relating to the circumstances that may give rise to any claim, action, proceeding, loss or liability. The Vendor shall indemnify and keep the Vendee indemnified against all such losses and damages the Vendee may sustain and/or incur in respect of the Schedule Property including and not limited to:
- defects in title;
 - the Vendor's commissions and omissions;
 - due to any decree/order/award/ notification/judgement, litigation, complaints, proceedings, claims and demands including by any court of law, judicial or quasi-judicial authority, which adversely affects the title to the Schedule Property including for which cause of action has arisen due to commission and omissions on the part of Vendor;

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbarrise Constructions Pvt. Ltd.

Document No. 717 of 2024 of Book 6
 Contains 27 Sheets 6 of 300
 Authorised Signatory
 Registering Officer





- d) all claims/demands including but not limited to lenders' claims and statutory claims and claims of whatsoever in nature impacting the Schedule Property including its transfer in favour of the Vendee herein;
 - e) to all such losses/damages that the Vendee may sustain due to breach of representation/ warranty/ covenant under the Sale Deed or any other misrepresentations, concealment of material facts or all other prior acts, commission and omission on the part of Vendor, or in relation to the Schedule Property;
 - f) Such other acts not more fully covered herein and attributable to the actions of the Vendor prior to the execution of the Sale Deed in favour of the Vendee; and/or
 - g) Any penalty whatsoever in nature imposed by any statutory and/or judicial authority for any non-compliance of any laws and regulations, including but not limited to any legal requirement under any applicable land laws relating to the period prior to the execution hereof. Vendee confirms that it is in receipt of only vacant land from the Vendor through this Sale Deed as delineated in the Schedule, sans any construction.
- 3.10 That to the knowledge of the Vendor, neither the Vendor nor the Vendor's predecessors-in-title, have granted any right of way, easement or license or created any other right to and in favour of any person in respect of the Schedule Property or any portions thereof and that no other person has the right to access the Schedule Property or traverse through the Schedule Property.
- 3.11 Vendor further represents that there is no encroachment in the Schedule Property and that there is no Government or Poromboku land in the Schedule Property and there are no restrictive covenants running with the ownership of the Schedule Property. The Vendor also represents that no part of the Schedule Property has been designated as water body, kalvai or nallah in any official gazette or government revenue record and that no notice of whatsoever nature is received by the Vendor nor proceedings initiated by the authority/ies claiming encroachment over any nallah/kalvai/water body.
- 3.12 That there is no other matter of which the Vendor is aware, which adversely affects the value or use of the Schedule Property or its user or enjoyment or casts any doubt on the Vendor's rights over the Schedule Property, and which has not been disclosed to the Vendee.

For Alliance Orchid Tech Park Pvt. Ltd.

Document No. 717 of 2024
 Authorised Signatory [Signature]
 Contains 27
 Signed 7
 Authorised Signatory [Signature]
 Registering Officer

For Urbanrise Constructions Pvt. Ltd.





- 3.13 That there are no income tax, wealth tax, sales tax, excise or other direct or indirect taxation proceedings or land revenue proceedings whether for recovery or otherwise initiated by any taxation authorities or other governmental authorities or local authorities pending whereby the Schedule Property or any part thereof is involved or in any way affected and/or jeopardized; that the Schedule Property is not subject to any attachment order by the income tax department or in possession or custody by any Receiver, Judicial or Revenue Court or any Officer thereof. The Vendor further confirms that there are no proceedings initiated against it under the Income Tax Act, 1961 and section 281 of the Income Tax Act, 1961 would not affect the transfer of the Schedule Property contemplated herein and undertakes to address any assessment queries pertaining to the Vendor for the Schedule Property as may be raised by the statutory authorities at all times.

4. VENDOR'S COVENANTS

- 4.1 The Vendor hereby covenants with the Vendee that the Vendor will from time to time and at all times hereafter and at the request and cost of the Vendee, execute and register, all such acts, deeds and things for further and more perfectly assuring the title to the Schedule Property and every part thereof unto the Vendee, as may be reasonably required & acceptable to Vendor.
- 4.2 The Vendor hereby declares and covenants that the property taxes/ land revenue and public dues, if any, in respect of the Schedule Property of vacant land have been paid up to date and further agrees and undertakes to pay all such property taxes/ land revenue and public dues up to the date of execution and registration of this Sale Deed; and the Vendor further agrees that if any property taxes/ land revenue and public dues are found to have remained unpaid in respect of a period prior to the date of execution and registration of this Sale Deed, the Vendor alone shall be liable to discharge the same. The Vendor further also hereby agrees and undertakes to defend, indemnify and hold harmless the Vendee against all losses, claims and other liabilities, which the Vendee may be put to by reason of any demand for non-payment of the said dues or charges or other payments due and payable as aforesaid.
- 4.3 The Vendor has no objection for transfer/mutation of the revenue records in respect of the Schedule Property in favour of the Vendee, pursuant to the execution of this Sale Deed.

5. MISCELLANEOUS

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

Document No. 717

of 102

of date

Contains 29

Sheets

Authorized Signatory

Residing Officer



- 5.1 Vendee is duly incorporated and authorized, and validly existing in accordance with the laws and regulations of India and have obtained the necessary approvals (including any Board/ or shareholders' approval, as may be required) and have the full power and authority to enter into, execute and deliver this Sale Deed and to perform all actions required to be performed under this Sale Deed.
- 5.2 The Vendor has, on this day, handed over all the original title deeds, tax receipts and all other documents relating to or incidental to the ownership of the Schedule Property to the Vendee.
- 5.3 The Vendor agrees to furnish such other copies or original documents as may be requisitioned by the Vendee that may be subsequently found to be in the possession and/ or the custody of the Vendor but not given to the Vendee.
- 5.4 The Vendor confirms that the possession of the Schedule Property has been handed over to the Vendee.
- 5.5 The stamp duty and the registration fees and miscellaneous expenses for this Sale Deed, including any other expenses shall be borne by the Vendee alone.

SCHEDULE PROPERTY

All that piece and parcel of vacant land totally admeasuring **10 acres 31 cents** situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) and Kancheepuram district comprised in the survey numbers detailed below:

Survey. No	Extent (In Acres)
340/1	1.58
474/1B	1.07
475/1 (part) (as per patta 475/1A)	3.35
476/2	1.03
479/1B2 & 479/2B2	0.99
474/1A	1.03
340/2	1.26
Total	10.31

And all the above lands are situated within the Sub-Registration District of Padappai and the Registration District of Chennai South.

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorized Signatory

For Urbanrise Constructions Pvt. Ltd.

[Signature]
Authorized Signatory

Document No. 717 of 2024
Contains 29 Sheets
Registering Officer



TOTAL SALE CONSIDERATION CONVEYED UNDER THIS DEED:

Rs.7,46,03,160/- (Rupees Seven Crores Forty Six Lakhs Three Thousand One Hundred and Sixty only).

PRESENT MARKET VALUE OF THE PROPERTY:

Rs.11,13,48,000/- (Rupees Eleven Crores Thirteen Lakhs Forty Eight Thousand only).

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE EXECUTED THIS SALE DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

SIGNED, SEALED AND DELIVERED

VENDOR

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorised Signatory

Name: Mr.Dega Srinivasulu Reddy(authorised signatory)

FOR AND BEHALF OF M/s.VEES PROPERTIES LIMITED
REPRESENTED BY ITS POWER AGENT
M/s.ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

SIGNED, SEALED AND DELIVERED

PURCHASER

For Urbanrise Constructions Pvt. Ltd.

[Signature]
Authorised Signatory

Name: Mr.Dega Srinivasulu Reddy(authorised signatory)

FOR AND BEHALF OF
M/s.URBANRISE CONSTRUCTIONS PRIVATE LIMITED

WITNESS:

1. *[Signature]*
Babus
No-36 GRANDHI MANDAPAM /
CH - 85

2. *[Signature]*
Ramesh
No-36. GRANDHI MANDAPAM,
CH-85



Drafted By

[Signature]
A.JOSEPH DORAIRAJ
Advocate

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

Document No.	517	of	2024	of Book
	contains	27	pages	19
<i>[Signature]</i> Registering Officer				





Statement Under Rule 3(1) of Tamil Nadu Stamps (Prevention of under value of Instruments) rules, 1968

Item no.	Survey no.	Extent in acres	Nature	Market Value
1.	340/1	1.58	Nanjai	1,70,64,000
2.	474/1B	1.07	Nanjai	1,15,56,000
3.	475/1 (part) (as per patta 475/1A)	3.35	Nanjai	3,61,80,000
4.	476/2	1.03	Nanjai	1,11,24,000
5.	479/1B2 & 479/2B2	0.99	Nanjai	1,06,92,000
6.	474/1A	1.03	Nanjai	1,11,24,000
7.	340/2	1.26	Nanjai	1,36,08,000
	Total	10.31		11,13,48,000

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorized Signatory

For Urbanrise Constructions Pvt. Ltd.

[Signature]

Document No. 717 of 2024 of Book 11 of 11 Sheet 11
 (Contains 27 pages)
 Authorised Signatory
 Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 513 of 2024

I hereby certify that a sum of ₹ 77,94,360/- (Rupees Seventy Seven Lakh Ninty Four Thousand Three Hundred and Sixty 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: 31/01/2024

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

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 22,30,570/- paid at 04:42 PM on the 31/01/2024 by

Left Thumb



D.S. Reddy
9551521719

Additions as per recitals of document

Execution admitted by

Left Thumb



D.S. Reddy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:827534985377e8dbd74f2e8d2ee719d00f6970 (Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 1960, xxxxxxxx4338)



Claim admitted by

Left Thumb



D.S. Reddy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:827534985377e8dbd74f2e8d2ee719d00f6970 (Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 1960, xxxxxxxx4338)



Document No. 117 of 2024 of Book

UKC:827534985377e8dbd74f2e8d2ee719d00f6970

(Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 1960, xxxxxxxx4338)

Registering Officer



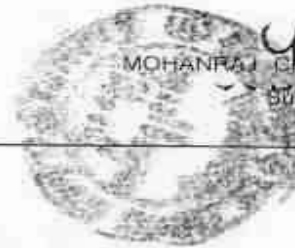
Dega Ramagopala Reddy, 1960, xxxxxxxx4338)

31st day of January 2024

MOHANRAJ CHINNAIYAN
SUB-REGISTRAR
Padappai

Registered as Number: R/Padappai/Book-1/717/2024.

Date: 31/01/2024
Padappai



MOHANRAJ CHINNAIYAN
SUB-REGISTRAR
PADAPPAL

Document No.	717	of	2024	of Book
Contains	27	Sheets	13	Sheet
Registering Officer				



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

பட்டா எண் : 8194

உரிமையாளர்கள் பெயர்

1. ... மெசர்ஸ் கேஜிஎஸ் டெவலப்பர்ஸ் லிமிடெட்



புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்டர்	ரூ - பை	ஹெக்டர்	ரூ - பை	ஹெக்டர்	ரூ - பை	
340	1	--	--	0 - 64.00	3.56	--	--	11/21650--- -- 26-03-2002
340	2	--	--	0 - 51.00	2.84	--	--	11/21650--- -- 26-03-2002
341	1B	--	--	0 - 41.00	2.27	--	--	11/21650--- -- 26-03-2002
342	2A	--	--	0 - 66.00	3.67	--	--	11/21650--- -- 26-03-2002
342	2B1	--	--	0 - 39.50	2.21	--	--	11/21650--- -- 26-03-2002
342	2B2	--	--	0 - 30.00	1.67	--	--	11/21650--- -- 26-03-2002
343	1A	--	--	0 - 40.00	2.22	--	--	11/21650--- -- 15-07-2007
343	2	--	--	1 - 1.50	5.65	--	--	11/21650--- -- 28-10-2005
344	1A	--	--	0 - 40.50	2.25	--	--	11/21650--- -- 26-03-2002
344	1B	--	--	0 - 18.50	1.04	--	--	--- -- 28-10-2014
350	2	--	--	0 - 58.50	3.26	--	--	11/21650--- -- 26-03-2002
351	1	--	--	0 - 42.00	2.34	--	--	11/21650--- -- 26-03-2002
351	2	--	--	0 - 50.00	2.79	--	--	11/21650--- -- 26-03-2002
351	3	--	--	0 - 94.00	5.22	--	--	11/21650--- -- 26-03-2002
352	1	--	--	0 - 77.50	4.32	--	--	11/21650--- -- 15-07-2007

Document No. 717 of 2020 of Book 114 of Urdu House Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd. Contains 27 sheets 114 of Urdu House Constructions Pvt. Ltd.

Authorised Signatory

Authorised Signatory



414	1A	--	--	0 - 46.70	2.60	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
416	1A	--	--	0 - 11.26	0.63	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
419	1	--	--	0 - 59.50	3.32	--	--	2023/0106/03/000908- 2023/03/14/000034CB -- 08-11-2014
421	1	--	--	0 - 12.00	0.66	--	--	---- -- 08-11-2014
444	2A5A2	--	--	0 - 6.00	0.33	--	--	---- -- 08-11-2014
444	2A5B	--	--	0 - 20.50	1.06	--	--	---- -- 08-11-2014
444	2B1B	--	--	0 - 12.00	0.67	--	--	---- -- 08-11-2014
444	2B2	--	--	0 - 9.50	0.52	--	--	---- -- 30-04-2015
444	2B3	--	--	0 - 8.5	5	--	--	11/21650--- -- 26-03- 2
445	2B1	--	--	0 - 24.70	1.37	--	--	---/375193- 2022/03/14/002355SD -- 13-08-2022
446	1B	--	--	0 - 61.16	3.63	--	--	2023/0106/03/000909- 2023/03/14/000035CB -- 26-03-2002
454	1A1	--	--	0 - 12.72	1.40	--	--	2023/0106/03/000910- 2023/03/14/000036CB -- 13-08-2022
455	1A	--	--	0 - 11.50	0.70	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
463	1A	--	--	0 - 36.63	2.07	--	--	2023/0106/03/000911- 2023/03/14/000037CB -- 13-08-2022
466	1A	--	--	0 - 64.00	4.00	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
467	1	--	--	1 - 24.78	13.00	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
470	1A	--	--	1 - 44.78	8.06	--	--	2023/0106/03/000915- 2023/03/14/000041CB -- 13-08-2022
471	1	--	--	0 - 53.50	2.97	--	--	---- -- 08-11-2014
471	3	--	--	0 - 55.30	3.08	--	--	11/21650--- -- 28-10- 2005
474	1B	--	--	0 - 43.50	2.41	--	--	---- -- 29-10-2014
474	2B	--	--	0 - 40.50	2.25	--	--	---- -- 08-11-2014
475	1A	--	--	0 - 57.54	2.04	--	--	2022/0105/03/377987- 2022/03/14/002410SD

Document No. 27

Contains 27

-of 15

Sheet

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory



-- 09-0

475	2B	--	--	0 - 14.50	0.80	--	--	---- -- 08-11-2014
476	2	--	--	0 - 41.50	2.37	--	--	---- -- 08-11-2014
479	1B2	--	--	0 - 20.00	1.11	--	--	---- -- 08-11-2014
479	2B2	--	--	0 - 18.50	1.03	--	--	---- -- 08-11-2014
480	1	--	--	0 - 40.00	2.23	--	--	---- -- 08-11-2014
481	1	--	--	0 - 19.00	1.04	--	--	---- -- 08-11-2014
482	3B	--	--	0 - 16.00	0.90	--	--	---- -- 08-11-2014
483	1A	--	--	0 - 51.00	2.84	--	--	---- -- 08-11-2014
483	1B	--	--	0 - 42.50	2.36	--	--	---- -- 08-11-2014
				20 - 71.41	122.72			

குறிப்பு 2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/08194/110282 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 27-01-2024 அன்று 04:18:41 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 717 of 2024 of Urbanise Constructions Pvt. Ltd.
 Alliance Orchid Tech Park Pvt. Ltd. Contains 27 Sheets
 Authorised Signatory
 Authorised Signatory



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

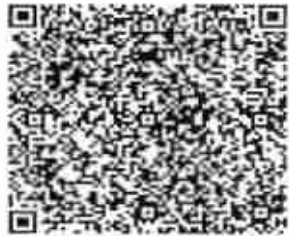
பட்டா எண் : 6892

உரிமையாளர்கள் பெயர்

1. கே.ஜி.எஸ்.டெவலப்மென்ட்ஸ் நிமிடெட்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
343	1B	--	--	0 - 20.00	1.11	--	--	09/5004--- -- 14-06-2001
343	1C	--	--	0 - 21.00	1.17	--	--	09/5004--- -- 14-06-2001
471	2A	--	--	0 - 28.00	1.55	--	--	09/5004--- -- 14-06-2001
471	2B	--	--	0 - 28.50	1.58	--	--	09/5004--- -- 14-06-2001
474	1A	--	--	0 - 41.50	2.32	--	--	--- -- 08-11- 2014
475	2A	--	--	0 - 14.00	0.80	--	--	--- -- 08-11- 2014
481	2	--	--	0 - 37.00	2.07	--	--	--- -- 08-11- 2014
				1 - 90.00	10.60			

குறிப்பு2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நுகர் விலைகள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/06892/90265 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 27-01-2024 அன்று 04:21:32 PM நேரத்தில் அச்சிடக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode பயன்பாடு மூலம் பதிவு 2G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.

Document No. 111 of 2024 of BOOK
Contains 27 Sheets 17 Sheet

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

For Urbanise Constructions Pvt. Ltd.

Authorised Signatory



urbanrise

URBANRISE CONSTRUCTIONS PVT LTD
(CIN: U70109TN2021PTC161643)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF URBANRISE CONSTRUCTIONS PRIVATE LIMITED IN THEIR MEETING HELD ON SATURDAY THE 27TH DAY OF JANURAY 2024, AT NO. 243, 19TH MAIN ROAD, HSR LAYOUT, SECTOR-4, BANGALORE-560102 AT 11:00 AM

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN THE SALE DEED ON BEHALF OF THE COMPANY

"RESOLVED THAT, the draft sale deed as placed before the meeting is be and hereby approved and consent is accorded by the Board to authorise Mr. Dega Srinivasulu Reddy, **Head Operation** (S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F) (95515 20719) to sign the Sale Deed in favour of the company from M/s Veas Properties represented by their Power Agent M/s Alliance Orchid Tech Park private Limited for the property being vacant land totally admeasuring **10 acres 31 cents** situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) Kancheepuram district.

RESOLVED FURTHER THAT, Mr. Dega Srinivasulu Reddy be and is hereby authorised to do all such acts, deeds and things that may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of the resolution duly certified as True Copy by Directors of the Company be submitted to the concerned Authorities as may be required".

// CERTIFIED TRUE COPY//

FOR URBANRISE CONSTRUCTIONS PRIVATE LIMITED

SAI
MANOJ
NAMBURU
U

Digitally signed
by SAI MANOJ
NAMBURU
Date: 2024.01.26
11:52:01 +05'30'

SAI MANOJ NAMBURU
DRECTOR
DIN:00038770

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorised Signatory

Document No. <u>717</u>	of <u>2024</u>	of Book
Contains <u>27</u>	Sheets <u>18</u>	Sheet
For Urbanrise Constructions Pvt. Ltd.		
<i>[Signature]</i> Authorised Signatory		



ALLIANCE ORCHID TECH PARK PRIVATE LIMITED
CIN : U45203TN2006PTC059037

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ALLIANCE ORCHID TECH PARK PRIVATE LIMITED IN THEIR MEETING HELD ON SATURDAY THE 27TH DAY OF JANUARY 2024, AT NO.243, 19TH MAIN ROAD, HSR LAYOUT, SECTOR-4, BANGALORE-560102 AT 12:00 PM

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN THE SALE DEED IN FAVOUR OF URBANRISE CONSTRUCTIONS PRIVATE LIMITED

"RESOLVED THAT, the draft sale deed as placed before the meeting is be and hereby approved and consent is accorded by the Board to authorise Mr. Dega Srinivasulu Reddy, Head Operation (S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F) (95515 20719) to sign the Sale Deed in favour of M/S Urbanrise Constructions Private Limited for the property being vacant land totally admeasuring 10 acres 31 cents situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) Kancheepuram district.

RESOLVED FURTHER THAT, Mr. Dega Srinivasulu Reddy be and is hereby authorised to do all such acts, deeds and things that may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of the resolution duly certified as True Copy by Directors of the Company be submitted to the concerned Authorities as may be required".

// CERTIFIED TRUE COPY//

FOR ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

SAI
MANOJ
NAMBURU
Digitally signed
by SAI MANOJ
NAMBURU
Date: 2024.01.29
11:52:46 +05'30'

Sai Manoj Namburu
Director
Din:00038770

For Urbanrise Constructions Pvt. Ltd.

Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Document No.	717	of	204
Contains	27	Sheets	19
			Sheet

CH



Registration Department

From

To

The Inspector General of
Registration,
Chennai-600 028.

The District Registrar,
Chennai (South)

Letter No.9374/J1/2022, Dated: 10 /01/2024

Madam,

Sub: Audit-Accountant General's Audit-LAR No.20/
2020-21, Para No.1/IIA, Document No.5281/2016-
Office of the Sub Registrar, Padapai-Adopting
agriculture value as per guideline-Regarding

Ref: From the Reliance Value Services Private Limited,
Chennai, Letter No.Nil, Dated:16-03-2022

It has been brought to the notice that Accountant General raised audit objection in the para referred to in the subject cited in respect of sale deed registered as document no.5281/2016 on the file of Sub Registrar, Padapai pointing out that lands conveyed through this sale deed comprised in Survey nos. 404,414, 415,416, 417, 418, 419 ,445, 446, 447, 448, 454, 455,456, 457,458,459, 460, 461,462, 463,464, 466,341, 342,343, 344,351,352, 353,355,446,470, 471,474,475,476 and 479 of Varadarajapuram Village were approved in the name of "KISHKINTA" by classifying as 'open space and Recreational' by the Chennai Metropolitan Development Authority which evidences that the above said lands have already been converted into commercial purpose and hence guideline value of Rs.3000/- per sq.ft as applicable for commercial category should be adopted.

2) On presenting sale deeds for registration evidencing conveyance of lands abutting Kiskinthu Amusement park adopting guideline value in terms

Document No. 717 of 10th	of Book
Contains 27 Sheets	For Urbanise Constructions Pvt. Ltd.
Authorised Signatory	Authorised Signatory



of agriculture value comprised in the following survey nos., the Sub Registrar, Padapai had insisted to adopt value of Rs.3000/- per sq.ft in view of above said audit objection.

(A) Details of survey nos. of the properties situated in Varadaraja puram Village.

Survey nos. 340/1,340/2,341/1B,342/2A,342/2B1, 342/2B2,343/1A, 343/1B, 343/1C,343/2,344/1A,344/1B,344/1C1,344/1C2, 351/1, 351/2, 351/3, 352/1,352/2A,352/2B,353/1A2,353/1B2, 353/2B, 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,445/1A1,445/1A2,445/1A3,445/1A4,445/1B1,455/1B2B, 455/1C, 445/1A, 445/1B2C,445/1B2D, 445/2A, 445/2B1, 446/1A1, 446/1A2,446/1B, 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, 466/1A,470/1A,470/2A, 470/2B, 471/1, 471/2A, 471/2B, 471/3, 474/1A, 474/1B,474/2B, 475/1A, 475/1B, 475/2A, 475/2B, 476/2,479/1B2 and 2B2.

(B) Details of survey nos. of the properties situated in Eramaiyur Village:
148/4B, 149/4A,150/4B1,150/5B1, 150/13A, 150/14, 151/2.

3) In this connection, it is stated that unless and until, the agriculture land is converted into the categories viz: Commercial or Industrial site or house site, it cannot be valued as applicable to these categories. Hence, it is instructed to follow the IGR circular No 17772/G3/2021 dated : 11.05.2021 adopt the value as per guideline register.

Sd/IGR

10.01.2024

/Forwarded By Order/

[Signature]
11.1.24
Superintendent

Copy to

M/s Reliance Value Services Private Limited ,
Registered Office: Manek Mahal,
6th Floor, 90 Veer Nariman Road, Mumbai- 400 020.

[Signature]
11/1/2024

For Alliance Orchid Tech Park Pvt. Ltd.	Document No. 717 of 2024	For Urban Book Constructions Pvt. Ltd.
<i>[Signature]</i>	Contains 27 Sheets	<i>[Signature]</i>
Authorised Signatory		Authorised Signatory



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U31909TN1974PLC006798

I hereby certify that the name of the company has been changed from KGS DEVELOPERS LIMITED to VEES PROPERTIES LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name KGS DEVELOPERS LIMITED.

Given under my hand at Chennai this Twenty fourth day of June two thousand twenty-one.



Arjun C

Registrar of Companies

RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

VEES PROPERTIES LIMITED

No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai, Chennai, Tamil Nadu, India, 600028



Document No.	717	of	2024	of Book
Contains	27	Sheets	22	Sheet
 Registrar of Companies				

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory





आयकर विभाग
INCOME TAX DEPARTMENT

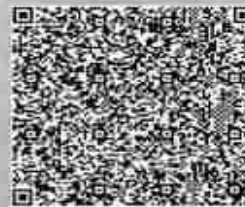


भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AACCU8948G

नाम / Name URBANRISE CONSTRUCTIONS PRIVATE LIMITED

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



Signature Not Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.08.09 07:36:45
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कार्यक्षम से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर योग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी पर आधारित रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धृत अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सहायक पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card AACCU8948G नाम / Name URBANRISE CONSTRUCTIONS PRIVATE LIMITED निगमन/गठन की तारीख Date of Incorporation/Formation 09/08/2021	इस कार्ड के साथ/एक से अधिक प्रतियां सुरक्षित करें/सहेजें। आयकर विभाग द्वारा जारी, पैन का कोड 8948 5 से अधिक, 8 से अधिक, 9 से अधिक पैन कोड: 8948, 8948, 8948/8 संयुक्त भारतीय, भारत सरकार, भारत के नाम, पैन - 8948 8948 If this card is lost, duplicate is lost card is found, please inform / return at: Income Tax PAN Services Unit, NSDL, 5th Floor, Maruti Starting, Plot No. 341, Survey No. 877B, Model Colony, Near Durgam Chawki Chowk, Pune - 411 016. Tel: 01-26-2721 8046, Fax: 01-26-2721 8041 e-mail: timr@nsdl.co.in
--	---

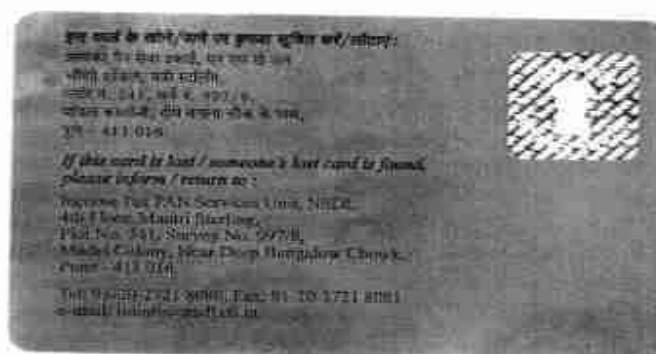
Electronically Issued and Digitally signed PAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring in Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

for Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

for Urbanrise Constructions Pvt. Ltd.

Authorised Signatory



For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Document No.

717 of 2024

of Book

Contains 27 Sheets

Authorised Signatory

Registering Officer

 சென்னை அரசாங்கம் Government of India சென்னை அரசாங்கம் Government of India சென்னை அரசாங்கம் Government of India	 சென்னை அரசாங்கம் Government of India	 சென்னை அரசாங்கம் Government of India
--	--	--

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Working Officer



 Government of India பி.பி. & Babu S பிறந்த நாள்/DOB: 28/05/1977 ஆண்/ MALE VID : 9176 3380 5973 8300 எனது ஆதார். எனது அடையாளம்	 Unique Identification Authority of India முகவரி: S/O: Subbaiah, 23/44, NORTH MADAVEETHI தஞ்சை நகர், 4TH CROSS STREET, PADL, CHENNAI, Padi, தமிழ் நாடு - 600050 Address: S/O: Subbaiah, 23/44, NORTH MADAVEETHI 4TH CROSS STREET, PADL, CHENNAI, Padi, Tiruvallur, Tamil Nadu - 600050 VID : 9176 3380 5973 8300 1947 help@uidai.gov.in www.uidai.gov.in
---	---

[Handwritten Signature]

 Government of India உமாராஜு Umaraju பிறந்த நாள்/DOB: 14/01/1999 ஆண்/ MALE VID : 9164 9367 2367 7237 எனது ஆதார். எனது அடையாளம்	 Unique Identification Authority of India முகவரி: S/O: ராஜேந்திரன், 26, மருதேஸ்வரர் நகர், திருவனமியூர், திருவனமியூர், சென்னை, தமிழ் நாடு - 600041 Address: S/O: Rajendhran, 26, MARUTHESHWARAR NAGAR, THIRUVANMIUR, Thiruvanniyur, Chennai, Tamil Nadu - 600041 VID : 9164 9367 2367 7237 1947 help@uidai.gov.in www.uidai.gov.in
---	--

[Handwritten Signature]

Document No. 717 of 2014 of Book
 Contains 27 Sheets 26 Sheet

[Handwritten Signature]

For Alliance Orchid Tech Park Pvt. Ltd.

[Handwritten Signature]
 Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

[Handwritten Signature]
 Authorised Signatory





Reliance Value Services Private Limited

CIN: U70100MH2005PTC156934

Registered Office: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai - 400 020

Date: 09.06.2021

To

The Sub Registrar
Padappai

Sub: No Objection

Sir/Madam,

We have been appointed as power agent of KGS Developers Limited vide a deed of power of attorney dated 11.03.2019, doc no.1780/2019, SRO Padappai with respect to the land situated at Varadharajapuram village and Erumaiyur Village, Sriperumbudur taluk, Kancheepuram District totally for an extent of about 96 Acres comprised in several survey numbers.

The Principal has informed us that they are appointing M/s. Alliance Orchid Tech Park Private Limited, Chennai Land Holdings Private Limited and Kishkinta Land Development Private Limited towards different parcels of the said property and empowering the said attorneys to deal with the lands as per the said powers. The Principal has also informed us that they have executed an agreement of sale dated 09.06.2022 in favour of Urban Rise Constructions Private Limited for sale of an extent of about 22.23 Acres out of the said lands. Similarly, an Agreement of Sale was executed in favour of Ahana Life Spaces Private Limited towards and extent of 22.23 Acres out of the said lands.

We hereby confirm that we do not have any objects for grant of the said power of attorneys and presenting the same for registration in accordance with the applicable norms.

Certified true copy
For Reliance Value Services Private Limited

Director

or Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No. 717 of 2014 of Book
Contains 27 Sheets 27 Sheet

Signature Not Verified

Digitally signed by DS Registration
Department, Tamil Nadu
Date: 2020.05.25 16:44:18 IST
Reason: Digitally signed by server
Location: Central Signing Server



R/Padappai/BOOK 1/1182/2024 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/177922685/2026 விண்ணப்ப எண்ணுக்கு 29-May-2026 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Disclaimer: This Certificate has been electronically issued by the Registration Department on the basis of available digital records, searched the data base based on the query given/input by the user.

Every reasonable effort has been made to ensure the accuracy of the Information. In the event of any discrepancy between this electronically generated digital copy and the original register, record maintained by the Registration department will prevail.

The use of this certificate or Certified copy is subject to the rules and the regulations of the act governing the registration of such documents.

Note: Digitally signed using central server-side certificate of Registration Department, Tamil Nadu.

P25/2024

1182
2024

152



தமிழ்நாடு தமில்நாடு TAMILNADU

10 FEB 2024

URBANRISE CONSTRUCTIONS PVT. LTD.

CY 295158
J. JAYAKAR
STAMP VENDOR
L.NO. 17/03/1997
ANNA SALAI, CHENNAI - 600 040.

SALE DEED

This SALE DEED executed at Chennai on this the 13th day of February, 2024 by

M/s.Vees Properties Limited (formerly known as KGS Developers Limited), (PAN: AAACS9065N) (CIN: U31909TN1974PLC006798), a public limited company incorporated under the provisions of the Companies Act, having registered office at No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai – 600028, duly represented by its power of attorney agent, M/s.Alliance Orchid Tech Park Private Limited, vide duly executed and registered Power of Attorney dated June 09, 2022, registered as Document No. 5641 of 2022, in the office of the Sub-Registrar Padappa, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, S/o. Late Mr.Ramgopal Reddy, (PAN-ACMPD4480F), (Aadhar No. [REDACTED]), (95515 20719), duly authorised in this regard, vide Board Resolution dated 9.2.2024, (hereinafter referred to as "Vendor", which expression shall unless repugnant to the context or meaning thereof mean and include its nominees, successor or successors in interest, assignees, and administrators).

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Document No. 1182 of 2024 of Book 1 Contains 23 Sheets 1 Sheet

Registering Officer

M/s.Urbanrise Constructions Private Limited, (PAN AACC08984G) (CIN No.U70109AP2021PTC119091), a company incorporated under the Companies Act, 2013, having its registered office at No.16-3-147, near Sai Vidyanikethan School, Ramalingapuram, Nellore, Andhra Pradesh – 524003, through its Authorized Signatory, Mr.Dega Srinivasulu Reddy, S/o.Late Mr.Ramgopal Reddy, (PAN-ACMPD4480F), (Aadhar No. [REDACTED], (95515 20719), duly authorized in this regard vide Board Resolution dated 9.2.2024, (hereinafter referred to as “Vendee”, which expression shall unless repugnant to the context or meaning thereof mean and include its nominees, successor or successors in interest, assignees, and administrators)

A. The Vendor has acquired land admeasuring approximately about 3.01 acres along with other land parcels in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk), and Kancheepuram district ("Schedule Property").

B. The Vendor has agreed to sell and the Vendee has agreed to purchase the Schedule Property.

C. The Vendor represents to the Vendee herein that the Vendor is the absolute owner having sole right, title and interest of the lands in Schedule Property. The Vendor has purchased / acquired the Schedule Property from various third parties in the following manner:

- 1) An extent of 1.40 acres in Survey Nos.482/2A & 482/2B (as per patta 482/2B1B), 482/3B in Varadharajapuram village, by and under a Sale Deed dated 11.11.2011, registered as Document No. 7073 of 2011, in the office of Sub-Registrar, Padappai executed by M/s. Navodaya Mass Entertainments Limited represented by its General Power of Attorney, Mr. Kumaran (appointed vide Deed of GPOA dated 02.03.2007, registered as document no.417/2007, in the file of SRO Padappai;
- 2) An extent of 0.70 acres in Survey No. 482/3A in Varadharajapuram village, by and under a Sale Deed dated 28.5.2008, registered as Document No. 2733 of 2008, in the office of Sub-Registrar, Padappai executed by executed by Navodaya Mass Entertainments Limited, represented by its Chairman and Managing Director M.C. Punnoose; and

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory _____
 Document No. 1132 of 2024 of Book _____
1 Contains 33 Sheets 2 Sheet

 Registering Officer



- 3) An extent of 0.91 acres in Survey No. 481/2 in Varadharajapuram village, by and under a Sale Deed dated 28.5.2008, registered as Document No. 2735 of 2008, in the office of Sub-Registrar, Padappai executed by Navodaya Mass Entertainments Limited, represented by its Chairman and Managing Director M.C. Punnoose.
- D. The Vendor has represented to the Vendee that as the absolute owner of the Schedule Property, it has absolute title and rights of alienation over the same and that the Vendor has been and is presently in uninterrupted use, occupation, peaceful possession and enjoyment of the Schedule Property, without any let, hindrance, claim, demand, and notice from any third party in any manner whatsoever.
- E. Further, the Vendor entered into an agreement of sale with the Vendee vide Agreement of Sale dated June 09, 2022, registered as Document No. 5642 of 2022, in the office of the Sub-Registrar Padappai and is now desirous of selling the Schedule Property;
- F. The Vendor has further represented to the Vendee that it is not debarred from holding or transferring the Schedule Property under any law, regulation or contract for the time being in force. There are no restrictive covenants, restrictive injunctive orders, impediments, legal or otherwise, for the Vendor to convey full and absolute title to the Schedule Property in favour of the Vendee. The Vendee also confirms that it is legally entitled to acquire the Schedule Property for its use, and further there are no restrictions whatsoever that prevent the Vendor from alienating the Schedule Property.
- G. On the basis of the representations made herein, the Vendor has offered to sell the Schedule Property to the Vendee with an undertaking that the Vendor shall fulfil all legal requirements leaving behind no impediments in law for the sale and conveyance of the Schedule Property to and in favour of the Vendee, and the Vendor has represented to the Vendee that the Schedule Property is free of all encumbrances, claims, clogs, demands, charges, lis pendens and further that the Schedule Property will be conveyed to the Vendee with clear and marketable title, free from all encumbrances claims, demands, notice of any nature whatsoever from anyone.
- H. Relying on the aforesaid representations made by the Vendor to the Vendee, this sale deed is being entered into on the terms and conditions set forth below.

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Document No. 1182 of 2024 of Book 1
 Contains 33 Sheets 3 sheet

Authorised Signatory

Authorised Signatory

Registering Officer



NOW THIS SALE DEED WITNESSETH THE FOLLOWING TERMS, CONDITIONS, REPRESENTATIONS, WARRANTIES AND COVENANTS

1. SALE DEED AND CONVEYANCE OF THE SCHEDULE PROPERTY

In consideration of a sum of Rs.7,91,24,080/- (Rupees Seven Crores Ninety One Lakhs Twenty Four Thousand and Eighty only) ("Sale Consideration") paid by the Vendee to the Vendor in the manner hereinafter set forth and the covenants contained herein, the Vendor doth hereby sell, grant, convey, transfer and assign unconditionally and forever the Schedule Property BY WAY OF ABSOLUTE SALE to the Vendee and all appurtenances, estate, right, title, interest, property thereto belonging to the Schedule Property, free from all encumbrances, third party easements, attachments, acquisition, charges, any claims and demands whatsoever, and TO HAVE AND TO HOLD the Schedule Property hereby conveyed unto the Vendee absolutely and forever.

2. CONSIDERATION

2.1. The Sale Consideration of Rs.7,91,24,080/- (Rupees Seven Crores Ninety One Lakhs Twenty Four Thousand and Eighty only) has been paid by the Vendee, as detailed hereunder:

- (a) The sum of Rs.2,56,64,840/-, (Rupees Two Crores Fifty Six Lakhs Sixty Four Thousand Eight Hundred and Forty Only) by way of Cheque bearing No.001215, dated 13.6.2022 drawn at HDFC Bank Limited;
- (b) The sum of Rs.5,26,68,000/-, (Rupees Five Crores Twenty Six Lakhs and Sixty Eight Thousand Only) by way of Cheque bearing No.001223, dated 13.6.2022 drawn at HDFC Bank Limited;
- (c) The Vendee has deducted a sum of Rs.7,91,240/- (Rupees Seven lakhs Ninety One Thousand Two Hundred and Forty Only) being 1% (one percent) of the Sale Consideration paid to the Vendor, towards withholding tax in the form of Tax Deduction at Source (TDS) applicable on sale of the Schedule Property as required under Section 194-1A of the Income Tax Act 1961, and the Vendee shall remit the same to the Department of Income Tax within the statutorily required timelines and provide a copy of the receipt evidencing payment of the TDS to the Vendor thereafter.

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]

Authorised Signatory

Document No.	1182	of	2024	of Book
1	Contains	33	Sheets	4
 Authorising Officer				

For Urbanrise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory





- 2.2. The Vendor hereby acknowledges the receipt of the entire Sale Consideration as hereinabove mentioned and hereby acquits, releases and discharges the Vendee in respect of payment of the same.

3. VENDOR'S REPRESENTATIONS

The Vendor in addition to the representations made herein above also forming part hereof, additionally represents and warrants as follows:

- 3.1 Vendor is duly incorporated and authorized, and validly existing in accordance with the laws and regulations of India and have obtained the necessary approvals (including any board and / or shareholders' approvals, as may be required) and have the full power and authority to enter into, execute and deliver this Sale Deed and to perform all actions required to be performed under this Sale Deed.
- 3.2 That the property taxes, land revenue and all statutory and other dues in respect of the Schedule Property have been paid up to date and that the revenue records have also been mutated in the Vendor's name.
- 3.3 That there are no encumbrances affecting the Schedule Property including mortgages, charges, security interest, assignment, covenant, restriction, reservation, lease, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of ownership, pre-emptive right or priority of any kind having the effect of security or other obligation or restriction, including physical or legal obstructions or encroachments on the Schedule Property, as the case may be, or third party claims or rights of any kind attaching thereto.
- 3.4 That no notice or proceedings under any law including the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997, the Tamil Nadu Land Reforms (Fixation of Ceiling) Act, 1961 or any other applicable laws in force have been served upon or initiated against the Vendor in respect of the Schedule Property, that restricts or affects or may restrict or affect in any manner the execution and/or the implementation of this Sale Deed.
- 3.5 That there exists no acquisition/ requisition proceedings initiated, pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lis pendens, clogs and hindrances, minor

For Alliance Orchid Tech Park Pvt. Ltd.

Document No. 1182 of 2024 of Book 5
 Contains 33 Sheets 5 Sheet.
 Authorised Signatory
 Registering Officer

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory



claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Vendee after the execution of this Sale Deed or create any restriction of any nature on the transfer of the Schedule Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax including Income Tax or Capital Gains Tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the Schedule Property.

- 3.6 That there are no pending litigations, disputes, actions, claims or demands with any third parties, including erstwhile owners, adjoining or neighboring owners, with respect to the Schedule Property, or with respect to any easement, right or means of access to the Schedule Property or their use and occupation.
- 3.7 That there are no claims, the notice which have been served upon the Vendor in relation to environmental matters (including alleging a breach of any Laws relating to the environment) in relation to the Schedule Property.
- 3.8 Vendor has not executed any agreement/ deed/ document in favour of any other person or received any advances or deposits, which are subsisting as on date nor created any third party claim or interest therein, and the Vendors' right and interest therein is free from all encumbrances, claims, demands and disputes of whatsoever nature with respect to Schedule Property.
- 3.9 Vendor shall keep the Vendee fully indemnified and harmless, against any action or proceedings, loss or liability, cost or claim that may arise against the Vendee or the Schedule Property hereby conveyed by reason of any defect in or want of title on the part of the Vendor or any misrepresentation or breach of any representation or non-fulfilment of or failure to perform any covenant on the part of the Vendor as contained in this Sale Deed. The indemnity provided by the Vendor herein shall not, under any circumstance, be affected, reduced or limited on the ground that the Vendee was aware of, or ought to have known, or had knowledge (whether actual or constructive) of any information relating to the circumstances that may give rise to any claim, action, proceeding, loss or liability. The Vendor shall indemnify and keep the Vendee indemnified against all such losses and damages the Vendee may sustain and/or incur in respect of the Schedule Property including and not limited to:
 - a) defects in title;
 - b) the Vendor's commissions and omissions;
 - c) due to any decree/order/award/ notification/judgement, litigation, complaints, proceedings, claims and demands including by any court of

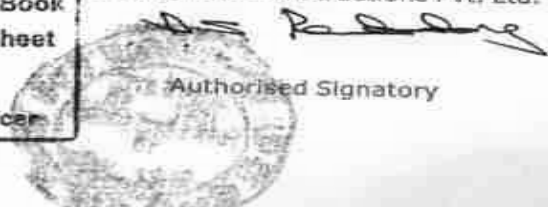
For Alliance Orchid Tech Park Pvt. Ltd.

Document No. 1182 of 2024 of Book 33 Contains 6 Sheets

Authorized Signatory

Registering Officer

For Urbanrise Constructions Pvt. Ltd.





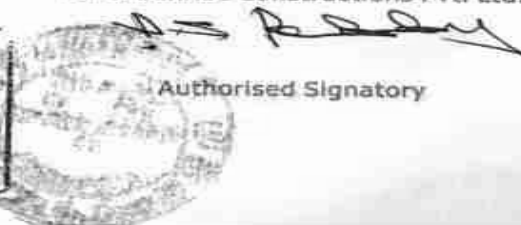
law, judicial or quasi-judicial authority, which adversely affects the title to the Schedule Property including for which cause of action has arisen due to commission and omissions on the part of Vendor;

- d) all claims/demands including but not limited to lenders' claims and statutory claims and claims of whatsoever in nature impacting the Schedule Property including its transfer in favour of the Vendee herein;
 - e) to all such losses/damages that the Vendee may sustain due to breach of representation/ warranty/ covenant under the Sale Deed or any other misrepresentations, concealment of material facts or all other prior acts, commission and omission on the part of Vendor, or in relation to the Schedule Property;
 - f) Such other acts not more fully covered herein and attributable to the actions of the Vendor prior to the execution of the Sale Deed in favour of the Vendee; and/or
 - g) Any penalty whatsoever in nature imposed by any statutory and/or judicial authority for any non-compliance of any laws and regulations, including but not limited to any legal requirement under any applicable land laws relating to the period prior to the execution hereof. Vendee confirms that it is in receipt of only vacant land from the Vendor through this Sale Deed as delineated in the Schedule, sans any construction.
- 3.10 That to the knowledge of the Vendor, neither the Vendor nor the Vendor's predecessors-in-title, have granted any right of way, easement or license or created any other right to and in favour of any person in respect of the Schedule Property or any portions thereof and that no other person has the right to access the Schedule Property or traverse through the Schedule Property.
- 3.11 Vendor further represents that there is no encroachment in the Schedule Property and that there is no Government or Poromboku land in the Schedule Property and there are no restrictive covenants running with the ownership of the Schedule Property. The Vendor also represents that no part of the Schedule Property has been designated as water body, kalvai or nallah in any official gazette or government revenue record and that no notice of whatsoever nature is received by the Vendor nor proceedings initiated by the authority/ies claiming encroachment over any nallah/kalvai/water body.
- 3.12 That there is no other matter of which the Vendor is aware, which adversely affects the value or use of the Schedule Property or its user or enjoyment or

For Alliance Orchid Tech Park Pvt. Ltd.

Document No. 1182 of 2024 of Book 1
 Authorised Signatory
 Contains 33 Sheets 7 Sheet
 Registering Officer

For Urbanrise Constructions Pvt. Ltd.





casts any doubt on the Vendor's rights over the Schedule Property, and which has not been disclosed to the Vendee.

- 3.13 That there are no income tax, wealth tax, sales tax, excise or other direct or indirect taxation proceedings or land revenue proceedings whether for recovery or otherwise initiated by any taxation authorities or other governmental authorities or local authorities pending whereby the Schedule Property or any part thereof is involved or in any way affected and/or jeopardized; that the Schedule Property is not subject to any attachment order by the income tax department or in possession or custody by any Receiver, Judicial or Revenue Court or any Officer thereof. The Vendor further confirms that there are no proceedings initiated against it under the Income Tax Act, 1961 and section 281 of the Income Tax Act, 1961 would not affect the transfer of the Schedule Property contemplated herein and undertakes to address any assessment queries pertaining to the Vendor for the Schedule Property as may be raised by the statutory authorities at all times.

4. VENDOR'S COVENANTS

- 4.1 The Vendor hereby covenants with the Vendee that the Vendor will from time to time and at all times hereafter and at the request and cost of the Vendee, execute and register, all such acts, deeds and things for further and more perfectly assuring the title to the Schedule Property and every part thereof unto the Vendee, as may be reasonably required & acceptable to Vendor.
- 4.2 The Vendor hereby declares and covenants that the property taxes/ land revenue and public dues, if any, in respect of the Schedule Property of vacant land have been paid up to date and further agrees and undertakes to pay all such property taxes/ land revenue and public dues up to the date of execution and registration of this Sale Deed; and the Vendor further agrees that if any property taxes/ land revenue and public dues are found to have remained unpaid in respect of a period prior to the date of execution and registration of this Sale Deed, the Vendor alone shall be liable to discharge the same. The Vendor further also hereby agrees and undertakes to defend, indemnify and hold harmless the Vendee against all losses, claims and other liabilities, which the Vendee may be put to by reason of any demand for non-payment of the said dues or charges or other payments due and payable as aforesaid.
- 4.3 The Vendor has no objection for transfer/mutation of the revenue records in respect of the Schedule Property in favour of the Vendee, pursuant to the execution of this Sale Deed.

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Document No. 1182 of 2024 of Book
Contains 33 Sheets 8 Sheet

Authorised Signatory

Registering Officer



5. MISCELLANEOUS

- 5.1 Vendee is duly incorporated and authorized, and validly existing in accordance with the laws and regulations of India and have obtained the necessary approvals (including any Board/ or shareholders' approval, as may be required) and have the full power and authority to enter into, execute and deliver this Sale Deed and to perform all actions required to be performed under this Sale Deed.
- 5.2 The Vendor has, on this day, handed over all the original title deeds, tax receipts and all other documents relating to or incidental to the ownership of the Schedule Property to the Vendee.
- 5.3 The Vendor agrees to furnish such other copies or original documents as may be requisitioned by the Vendee that may be subsequently found to be in the possession and/ or the custody of the Vendor but not given to the Vendee.
- 5.4 The Vendor confirms that the possession of the Schedule Property has been handed over to the Vendee.
- 5.5 The stamp duty and the registration fees and miscellaneous expenses for this Sale Deed, including any other expenses shall be borne by the Vendee alone.

Schedule Property

All that piece and parcel of vacant land totally admeasuring 3.01 acres situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) and Kancheepuram district comprised in the survey numbers detailed below:

Survey. No	Extent (In Acres)
482/2A & 482/2B (As per patta 482/2B1B)	1.00
482/3B	0.40
482/3A (As per patta 482/3A1 and 482/3A2)	0.70
481/2	0.91
Total	3.01

And all the above lands are situated within the Sub-Registration District of Padappai and the Registration District of Chennai South.

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Auth Document No. 3182 of 2024 of Book
1 Contains 23 Sheets 9 Sheet
 Registering Officer

Authorised Signatory



In witness where of the Vendor and the Vendee have set their signatures on the day month and year first above written.

TOTAL SALE CONSIDERATION CONVEYED UNDER THIS DEED:

Rs.7,91,24,080/- (Rupees Seven Crores Ninety One Lakhs Twenty Four Thousand and Eighty only).

PRESENT MARKET VALUE OF THE PROPERTY:

Rs. 11,80,04,040/- (Rupees Eleven Crores Eighty Lakhs Four Thousand and Forty only).

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE EXECUTED THIS SALE DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

SIGNED, SEALED AND DELIVERED

VENDOR

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Name: Mr.Dega Srinivasulu Reddy(authorised signatory)

FOR AND BEHALF OF M/s.VEES PROPERTIES LIMITED
REPRESENTED BY ITS POWER AGENT

M/s.ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

SIGNED, SEALED AND DELIVERED

PURCHASER

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Name: Mr.Dega Srinivasulu Reddy(authorised signatory)

FOR AND BEHALF OF

M/s.URBANRISE CONSTRUCTIONS PRIVATE LIMITED

WITNESS:

1.

SRABU.S

NO-36 - GRANDHI MADAPAR ROAD
CH - 95

2.

Relif

UMARAJU.R

NO-36 - GRANDHI MADAPAR ROAD

NOTRIPURAM

Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 10 Sheet

Registering Officer

Drafted By



A.JOSEPH DORAIRAJ
Advocate

No.110, Addl. Law Chambers,
High Court, Chennai-600104.

Enrl. No: 518/2003



PREVENTION OF UNDER VALUATION OF DOCUMENTS UNDER SECTION 3 (1) OF
MADRAS STAMP ACT, 1968

Item no.	Village	Survey no.	Extent in acres	Nature	Market Value
1.	Varadharajapuram	482/2A & 482/2B (As per patta 482/2B1B)	1.00	Nanjai	3,92,04,000
2.	Varadharajapuram	482/3B	0.40	Nanjai	1,56,81,600
3.	Varadharajapuram	482/3A (As per patta 482/3A1 and 482/3A2)	0.70	Nanjai	2,74,42,800
4.	Varadharajapuram	481/2	0.91	Nanjai	3,56,75,640
		Total	3.01		11,80,04,040

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

[Signature]
Authorised Signatory

Document No. 1182 of 2024 of Book 1
Contains 33 Sheets 11 Sheet
[Signature]





CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 823 of 2024

I hereby certify that a sum of ₹ 82,60,286/- (Rupees Eighty Two Lakh Sixty Thousand Two Hundred and Eighty Six 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

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

Sub Registrar: Padappai

Date: 13/02/2024

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 23,63,392/- paid at 04:13 PM on the 13/02/2024 by

Left Thumb



AS. Reddy
9551521719

Additions as per recitals of document

Execution admitted by

Left Thumb



AS. Reddy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:0942203abb01269992458ca3a74dfbd461646d (Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 24-06-1960, xxxxxxxx4338)



Claim admitted by

Left Thumb



AS. Reddy

Document No. 1182 of 2024 of Book
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:18606111d6c76cbdc14f829d0p12b018130024
Registering Officer





(Details from UIDAI : Dega Srinivasulu Reddy S/O:
Dega Ramagopala Reddy, 1960, xxxxxxxx4338)

13th day of February 2024

yh
SUB-REGISTRAR
PADAPPAI
Sub Registrar
Padappai



Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 13 Sheet

yh
Registering Officer





Registered as Number **R/Padappai/Book-1/1182/2024.**

Date: 14/02/2024

Padappai



MOHAN K. CHINNAIYAN
SUB-REGISTRAR
Sub Registrar
PADAPPAI



Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 14 Sheet

Registering Officer





ALLIANCE ORCHID TECH PARK PRIVATE LIMITED
CIN : U45203TN2006PTC059037



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ALLIANCE ORCHID TECH PARK PRIVATE LIMITED IN THEIR MEETING HELD ON FRIDAY THE 9TH DAY OF FEBRUARY 2024, AT NO.243, 19TH MAIN ROAD, HSR LAYOUT, SECTOR-4, BANGALORE-560102 AT 12:00 PM

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN THE SALE DEED IN FAVOUR OF URBANRISE CONSTRUCTIONS PRIVATE LIMITED

"RESOLVED THAT, the draft sale deed as placed before the meeting is be and hereby approved and consent is accorded by the Board to authorise Mr. Dega Srinivasulu Reddy, Head Operation (S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F) (95515 20719) to sign the Sale Deed in favour of M/S Urbanrise Constructions Private Limited for the property being vacant land totally admeasuring 3 acres 1 cents situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) Kancheepuram district.

RESOLVED FURTHER THAT, Mr. Dega Srinivasulu Reddy be and is hereby authorised to do all such acts, deeds and things that may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of the resolution duly certified as True Copy by Directors of the Company be submitted to the concerned Authorities as may be required".

// CERTIFIED TRUE COPY//

FOR ALLIANCE ORCHID TECH PARK PRIVATE LIMITED

SAI
MANOJ
NAMBURU
U

Digitally signed
by SAI MANOJ
NAMBURU
DN: cn=Sai Manoj Namburu,
o=Alliance Orchid Tech Park Pvt. Ltd.,
ou=Alliance Orchid Tech Park Pvt. Ltd.,
c=IN

Sai Manoj Namburu
Director
Din:00038770

For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

Document No.

1182 of 2024

of Book

1 Contains 33 Sheets 15 Sheet

Registering Officer

Authorised Signatory



urbanrise

URBANRISE CONSTRUCTIONS PVT LTD
(CIN: U70109TN2021PTC161643)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF URBANRISE CONSTRUCTIONS PRIVATE LIMITED IN THEIR MEETING HELD ON FRIDAY THE 9TH DAY OF FEBRUARY 2024, AT NO. 243, 19TH MAIN ROAD, SECTOR-4, HSR LAYOUT, BANGALORE-560102 AT 11:00 AM

TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN THE SALE DEED ON BEHALF OF THE COMPANY

“ RESOLVED THAT , the draft sale deed as placed before the meeting is be and hereby approved and consent is accorded by the Board to authorise Mr. Dega Srinivasulu Reddy, **Head Operation** (S/o. Late Mr. Ramgopal Reddy, (PAN-ACMPD4480F) (95515 20719) to sign the Sale Deed in favour of the company from M/s Vees Properties represented by their Power Agent M/s Alliance Orchid Tech Park private Limited for the property being vacant land totally admeasuring **3 acres 1 cent** situated in Varadharajapuram village, Sriperumbudur Taluk (Presently Kundrathur Taluk) Kancheepuram district.

RESOLVED FURTHER THAT, Mr. Dega Srinivasulu Reddy be and is hereby authorised to do all such acts , deeds and things that may be deemed necessary to give effect to this resolution.

RESOLVED FURTHER THAT a copy of the resolution duly certified as True Copy by Directors of the Company be submitted to the concerned Authorities as may be required”.

// CERTIFIED TRUE COPY //

FOR URBANRISE CONSTRUCTIONS PRIVATE LIMITED

SUNEEL Digitally signed by SUNEEL BOMMI REDDY
BOMMI www.urbanrise.in
REDDY 1852461112

Suneel Bommireddy
Director
Din:00163112

For Alliance Orchid Tech Park Pvt. Ltd.

Document No.	1182	of	2024	For	Urbanrise Constructions Pvt. Ltd.
1	Contains	33	Sheets	16	16
Authorised Signatory Registering Officer					



District : Kancheepuram

Taluk : Kundrathur

Village : Varatharajapuram

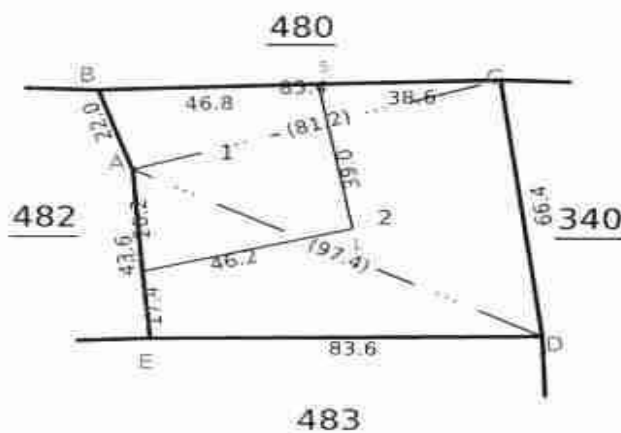
[82]



Survey No : 481

Area : Hect 00 Ares 56.00

Scale : 1 : 1481



For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory	Document No. <u>4182</u> of <u>2024</u> of Book	Authorised Signatory
	<u>1</u> Contains <u>33</u> Sheets <u>17</u> Sheet	
	Registering Officer	

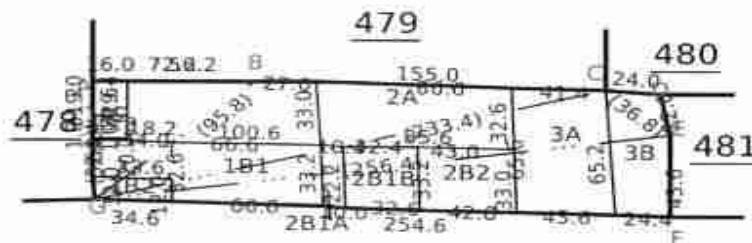
Date of Issue: 25-01-2024 13:04:55

Signed By Tahsildar

Name of approver : kpm

Date of Approval : 02-01-2018





Registering Officer



170



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

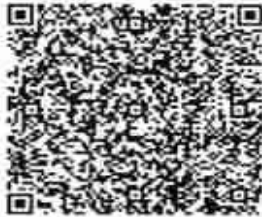
பட்டா எண் : 9099

உரிமையாளர்கள் பெயர்

1. மெசர்ஸ் கே.ஜி.எஸ் டெவலப்மென்ட்ஸ் லிட்

புல எண்	உட்பிரிவு	புன்செய்		நுன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
352	2B	--	--	0 - 37.60	2.10	--	--	12/21776/1--2164/1422 -- 12-11-2012
354	1B	--	--	0 - 40.50	2.25	--	--	12/21776/2--2164/1422 -- 12-11-2012
415	1A1B	--	--	0 - 8.00	0.45	--	--	---- 08-11-2014
416	2A2A	--	--	0 - 16.18	0.90	--	--	2022/0105/03/375193--2022/03/14/002355SD -- 13-08-2022
464		--	--	0 -				2/21780/3--2159/1422 -- 12-11-2012
472	1D1B	--	--	0 - 26.30	1.50	--	--	12/21780/1--2159/1422 -- 12-11-2012
472	2A2	--	--	0 - 29.50	1.70	--	--	12/21780/2--2159/1422 -- 12-11-2012
482	2A	--	--	0 - 29.50	1.64	--	--	---- 08-11-2014
482	2B1B	--	--	0 - 11.00	0.60	--	--	---- 08-11-2014
				2 - 19.98	12.64			

குறிப்பு 2 :



- மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டனவ. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/09099/120237 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 25-01-2024 அன்று 12:51:22 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி-கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Urbanrise Constructions Pvt. Ltd.

i or Arance Orchid Tech Park Pvt. Ltd.

Document No. 2/182 of 2004 of Book 1
Contains 32 Sheets 19 Sheet
Authorised Signatory

Registering Officer

Authorised Signatory

25-01-2024, 12:58



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

பட்டா எண் : 8194

உரிமையாளர்கள் பெயர்

1. மெசர்ஸ் கேஜிஎஸ் டெவலப்மென்ட் லிமிடெட்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
340	1	--	--	0 - 64.00	3.56	--	--	11/21650---- 26-03-2002
340	2	--	--	0 - 51.00	2.84	--	--	11/21650---- 26-03-2002
341	1B	--	--	0 - 41.00	2.27	--	--	11/21650---- 26-03-2002
342	2A	--	--	0 - 66.00	3.67	--	--	11/21650---- 26-03-2002
342	2B1	--	--	0 - 39.50	2.21	--	--	11/21650---- 26-03-2002
342	2B2	--	--	0 - 30.00	1.67	--	--	11/21650---- 26-03-2002
343	1A	--	--	0 - 40.00	2.22	--	--	11/21650---- 15-07-2007
343	2	--	--	1 - 1.50	5.65	--	--	11/21650---- 28-10-2005
344	1A	--	--	0 - 40.50	2.25	--	--	11/21650---- 26-03-2002
344	1B	--	--	0 - 18.50	1.04	--	--	---- 28-10-2014
350	2	--	--	0 - 58.50	3.26	--	--	11/21650---- 26-03-2002
351	1	--	--	0 - 42.00	2.34	--	--	11/21650---- 26-03-2002
351	2	--	--	0 - 50.00	2.79	--	--	11/21650---- 26-03-2002
351	3	--	--	0 - 94.00	5.22	--	--	11/21650---- 26-03-2002
352	1	--	--	0 - 77.50	4.32	--	--	11/21650---- 15-07-2007

For Alliance Urbanrise Pvt. Ltd. 182 of 2024 of Book 33 Sheets 20 Sheet

Authorised Signatory

Authorised Signatory

Registering Officer



414	1A	--	--	0 - 46.70	2.60	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
416	1A	--	--	0 - 11.26	0.63	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
419	1	--	--	0 - 59.50	3.32	--	--	2023/0106/03/000908- 2023/03/14/000034CB -- 08-11-2014
421	1	--	--	0 - 12.00	0.66	--	--	----- 08-11-2014
444	2A5A2	--	--	0 - 6.00	0.33	--	--	----- 08-11-2014
444	2A5B	--	--	0 - 20.50	1.06	--	--	----- 08-11-2014
444	2B1B	--	--	0 - 12.00	0.67	--	--	----- 08-11-2014
444	2B2	--	--	0 - 9.50	0.52	--	--	----- 30-04-2015
444	2B3	--	--	0 - 8.00	0.45	--	--	11/21650---- 26-03- 2002
445	2B1	--	--	0 - 24.70	1.37	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
446	1B	--	--	0 - 61.16	3.63	--	--	2023/0106/03/000909- 2023/03/14/000035CB -- 26-03-2002
454	1A1	--	--	0 - 12.72	1.40	--	--	2023/0106/03/000910- 2023/03/14/000036CB -- 13-08-2022
455	1A	--	--	0 - 11.50	0.70	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
463	1A	--	--	0 - 36.63	2.07	--	--	2023/0106/03/000911- 2023/03/14/000037CB -- 13-08-2022
466	1A	--	--	0 - 64.00	4.00	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
467	1	--	--	1 - 24.78	13.00	--	--	2022/0105/03/375193- 2022/03/14/002355SD -- 13-08-2022
470	1A	--	--	1 - 44.78	8.06	--	--	2023/0106/03/000915- 2023/03/14/000041CB -- 13-08-2022
471	1	--	--	0 - 53.50	2.97	--	--	----- 08-11-2014
471	3	--	--	0 - 55.30	3.08	--	--	11/21650---- 28-10- 2005
474	1B	--	--	0 - 43.50	2.41	--	--	----- 29-10-2014
474	2B	--	--	0 - 40.50	2.25	--	--	----- 08-11-2014
475	1A	--	--	1 - 35.88	7.55	--	--	2022/0105/03/377987- 2022/03/14/002410SD

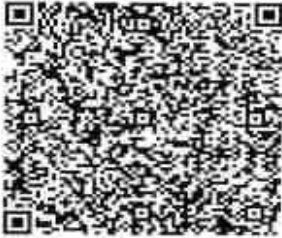
Document No. 1182 of 2024 of Book 21 Sheet 21 Sheet
 For Alliance Orchid Tech Park Pvt. Ltd.
 Authorised Signatory
 Registering Officer

For Urbanrise Constructions Pvt. Ltd.
 Authorised Signatory



								-- 09-09-
475	2B	--	--	0 - 14.50	0.80	--	--	---- -- 08-11-2014
476	2	--	--	0 - 41.50	2.37	--	--	---- -- 08-11-2014
479	1B2	--	--	0 - 20.00	1.11	--	--	---- -- 08-11-2014
479	2B2	--	--	0 - 18.50	1.03	--	--	---- -- 08-11-2014
480	1	--	--	0 - 40.00	2.23	--	--	---- -- 08-11-2014
481	1	--	--	0 - 19.00	1.04	--	--	---- -- 08-11-2014
482	3B	--	--	0 - 16.00	0.90	--	--	---- -- 08-11-2014
483	1A	--	--	0 - 51.00	2.84	--	--	---- -- 08-11-2014
483	1B	--	--	0 - 42.50	2.36	--	--	---- -- 08-11-2014
				20 - 71.41	122.72			

குறிப்பு2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/08194/110282 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 12-02-2024 அன்று 07:40:17 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorized Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 22 Sheet

Registering Officer




தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

பட்டா எண் : 18283

உரிமையாளர்கள் பெயர்

1. - ... மெசர்ஸ் கே.ஜி.எஸ் டெவலப்மென்ட்ஸ் லிமிடெட்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
344	1C2	--	--	0 - 8.20	0.45	--	--	2022/0103/03/256612-2164/1422 -- 19-08-2022
352	2A	--	--	0 - 39.40	2.20	--	--	2022/0103/03/256612-2164/1422 -- 19-08-2022
353	1A2	--	--	0 - 48.65	3.50	--	--	2023/0106/03/000906-2023/03/14/000032CB -- 08-08-2022
412	1	--	--	0 - 9.00	1.00	--	--	2022/0105/03/375193-2022/03/14/002355SD -- 13-08-2022
415	1A2B	--	--	1 - 0.80	7.50	--	--	2023/0106/03/000917-2023/03/14/000043CB -- 08-08-2022
416	2A1B	--	--	0 - 5.26	1.00	--	--	2022/0105/03/373636-2022/03/14/002344SD -- 08-08-2022
418	1B	--	--	0 - 2.00	0.20	--	--	2022/0105/03/373637-2022/03/14/002342SD -- 08-08-2022
418	2B	--	--	0 - 4.44	0.50	--	--	2023/0106/03/000907-2023/03/14/000033CB -- 08-08-2022
420	1	--	--	0 - 43.00	2.39	--	--	2022/0103/03/256612- --- 19-08-2022
420	2	--	--	0 - 24.00	1.32	--	--	2022/0103/03/256612- --- 19-08-2022
446	1A1	--	--	0 - 17.00	1.00	--	--	2022/0103/03/256613-2159/1422 -- 19-08-2022

Document No. 182 of 2024 of Book

For Alliance Orchid Tech Park Pvt. Ltd. 33 Sheets 23 Sheet

Authorised Signatory

Registering Officer

Authorised Signatory



464	1A3A	--	--	0 - 0.30	0.10	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 14-09-2022
464	1A3B	--	--	0 - 0.70	0.10	--	--	2022/0105/03/379239- -2022/03/14/002426SD -- 14-09-2022
475	1B	--	--	0 - 10.12	0.50	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
480	3A	--	--	0 - 8.00	0.50	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
480	3B	--	--	0 - 8.00	0.50	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
480	4A1	--	--	0 - 8.75	0.50	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
480	4A2	--	--	0 - 8.75	0.50	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
482	3A1	--	--	0 - 14.25	0.80	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
482	3A2	--	--	0 - 14.25	0.80	--	--	2022/0105/03/377987- -2022/03/14/002410SD -- 09-09-2022
				3 - 74.87	25.36			

குறிப்பு 2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/018283/40272 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 12-02-2024 அன்று 07:42:56 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 24 Sheet

Registering Officer


176



தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

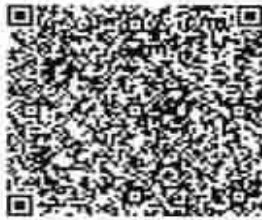
பட்டா எண் : 6892

உரிமையாளர்கள் பெயர்

1. தே.ஜி.எஸ்.பெவலப்பர்ஸ் நிமிஷ்டம்

புல எண்	உட்பிரிவு	புன்செய்		நுன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
343	1B	--	--	0 - 20.00	1.11	--	--	09/5004----- 14-06-2001
343	1C	--	--	0 - 21.00	1.17	--	--	09/5004----- 14-06-2001
471	2A	--	--	0 - 28.00	1.55	--	--	09/5004----- 14-06-2001
471	2B	--	--	0 - 28.50	1.58	--	--	09/5004----- 14-06-2001
474	1A	--	--	0 - 41.50	2.32	--	--	----- 08-11-2014
475	2A	--	--	0 - 14.00	0.80	--	--	----- 08-11-2014
481	2	--	--	0 - 37.00	2.07	--	--	----- 08-11-2014
				1 - 90.00	10.60			

குறிப்பு 2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/06892/90265 என்ற குறிப்பு எண்ணை உள்ளிட்டு செய்து உறுதி செய்துகொள்ளவும்.
- இத தகவல்கள் 25-01-2024 அன்று 12:56:58 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Alliance Orchid Tech Park Pvt. Ltd.

Authorized Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

Document No. 8182 of 2024 of Book
1 Contains 32 Sheets 25 Sheet

Registering Officer



Registration Department

From

The Inspector General of
Registration,
Chennai-600 028.

To

The District Registrar,
Chennai (South)

Letter No.9374/J1/2022, Dated: 10 /01/2024

Madam,

Sub: Audit-Accountant General's Audit-LAR No.20/
2020-21, Para No.1/IIA, Document No.5281/2016-
Office of the Sub Registrar, Padapai-Adopting
agriculture value as per guideline-Regarding

Ref: From the Reliance Value Services Private Limited,
Chennai, Letter No.Nil, Dated:16-03-2022

It has been brought to the notice that Accountant General raised audit objection in the para referred to in the subject cited in respect of sale deed registered as document no.5281/2016 on the file of Sub Registrar, Padapai pointing out that lands conveyed through this sale deed comprised in Survey nos. 404,414, 415,416, 417, 418, 419, 445, 446, 447, 448, 454, 455,456, 457,458,459, 460, 461,462, 463,464, 466,341, 342,343, 344,351,352, 353,355,446,470, 471,474,475,476 and 479 of Varadarajapuram Village were approved in the name of "KISHKINTA" by classifying as 'open space and Recreational' by the Chennai Metropolitan Development Authority which evidences that the above said lands have already been converted into commercial purpose and hence guideline value of Rs.3000/- per sq.ft as applicable for commercial category should be adopted.

2) On presenting sale deeds for registration evidencing conveyance of lands abutting Kiskintha Amusement park adopting guideline value in terms

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]

Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory

Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 26 Sheet

[Signature]
Registering Officer





of agriculture value comprised in the following survey nos., the Sub Registrar, Padapai had insisted to adopt value of Rs.3000/- per sq.ft in view of above said audit objection.

(A) Details of survey nos. of the properties situated in Varadaraja puram Village.

Survey nos. 340/1, 340/2, 341/1B, 342/2A, 342/2B1, 342/2B2, 343/1A, 343/1B, 343/1C, 343/2, 344/1A, 344/1B, 344/1C1, 344/1C2, 351/1, 351/2, 351/3, 352/1, 352/2A, 352/2B, 353/1A2, 353/1B2, 353/2B, 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, 445/1A1, 445/1A2, 445/1A3, 445/1A4, 445/1B1, 455/1B2B, 455/1C, 445/1A, 445/1B2C, 445/1B2D, 445/2A, 445/2B1, 446/1A1, 446/1A2, 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, 466/1A, 470/1A, 470/2A, 470/2B, 471/1, 471/2A, 471/2B, 471/3, 474/1A, 474/1B, 474/2B, 475/1A, 475/1B, 475/2A, 475/2B, 476/2, 479/1B2 and 2B2.

(B) Details of survey nos. of the properties situated in Eramaiyur Village:
148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14, 151/2.

3) In this connection, it is stated that unless and until, the agriculture land is converted into the categories viz: Commercial or Industrial site or house site, it cannot be valued as applicable to these categories. Hence, it is instructed to follow the IGR circular No 17772/G3/2021 dated : 11.05.2021 adopt the value as per guideline register.

Sd/IGR

10.01.2024

/Forwarded By Order/

[Signature]
11.1.24
Superintendent

Copy to

M/s Reliance Value Services Private Limited,
Registered Office: Manek Mahal,
6th Floor, 90 Veer Nariman Road, Mumbai- 400 020.

[Signature]
11/1/2024

For Alliance Orchid Tech Park Pvt. Ltd.

For Urbanrise Constructions Pvt. Ltd.

Document No. 1182 of 2024 of Book
Authorised Signatory [Signature]
Contains 33 Sheets 27 Sheet
Registering Officer [Signature]

Authorised Signatory



Reliance Value Services Private Limited

CIN: U70100MH2005PTC155934

Registered Office: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai - 400 020

Date: 09.06.2021

To

The Sub Registrar
Padappai

Sub: No Objection

Sir/Madam,

We have been appointed as power agent of KGS Developers Limited vide a deed of power of attorney dated 11.03.2019, doc no.1780/2019, SRO Padappai with respect to the land situated at Varadharajapuram village and Erumaiyur Village, Sriperumbudur taluk, Kancheepuram District totally for an extent of about 96 Acres comprised in several survey numbers.

The Principal has informed us that they are appointing M/s. Alliance Orchid Tech Park Private Limited, Chennai Land Holdings Private Limited and Kishkinta Land Development Private Limited towards different parcels of the said property and empowering the said attorneys to deal with the lands as per the said powers. The Principal has also informed us that they have executed an agreement of sale dated 09.06.2022 in favour of Urban Rise Constructions Private Limited for sale of an extent of about 22.23 Acres out of the said lands. Similarly, an Agreement of Sale was executed in favour of Ahana Life Spaces Private Limited towards and extent of 22.23 Acres out of the said lands.

We hereby confirm that we do not have any objects for grant of the said power of attorneys and presenting the same for registration in accordance with the applicable norms.

Certified true copy
For Reliance Value Services Private Limited

Director Document No. 1182 of 2024 of Book

For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Contains 33 Sheets 28 Sheet

Authorised Signatory

Authorised Signatory

Registering Officer



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U31909TN1974PLC006798

I hereby certify that the name of the company has been changed from KGS DEVELOPERS LIMITED to VEES PROPERTIES LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name KGS DEVELOPERS LIMITED.

Given under my hand at Chennai this Twenty fourth day of June two thousand twenty-one.



Arjun C

Registrar of Companies

RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

VEES PROPERTIES LIMITED

No.10, 2nd Cross Street, Raja Annamalaipuram, Chennai, Tamil Nadu, India, 600028



For Alliance Orchid Tech Park Pvt. Ltd.

Authorized Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorized Signatory

Document No. 7182 of 2024 of Book
1 Contains 33 Sheets 29 Sheet

Registering Officer





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCA6985Q

नाम/Name
ALLIANCE ORCHIDTECH PARK PRIVATE
LIMITED

निगमन / पंजन की तिथि
Date of Incorporation/Formation
28/02/2006

02120321

इस कार्ड के खोने/पाये पर कृपया सूचित करें/सूचित करें:-
सम्बन्धित लेखा संख्या, एन एस डी यू
सीटी संख्या, प्लॉट नं. 341, सर्वे नं. 997/8,
प्लॉट कॉलोनी, नज़्म बंगला चौक, पंजाब,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
4th Floor, Market Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

For Alliance Orchid Tech Park Pvt. Ltd.

[Signature]
Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

[Signature]
Authorised Signatory

Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 30 Sheet

[Signature]
Registering Officer





आयकर विभाग
INCOME TAX DEPARTMENT

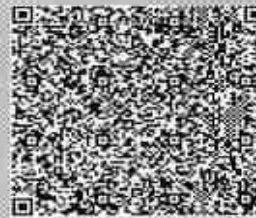


भारत सरकार
GOVT. OF INDIA

ई - स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AACCU8948G

नाम / Name URBANRISE CONSTRUCTIONS PRIVATE LIMITED

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



Signature Not Verified

Digital signed by
Income Tax Dept.
Date: 2021.08.09 09:36:45
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदमता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स कटाया, सूचना के पिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एम्बेडेड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

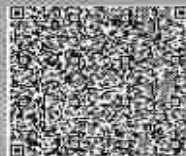


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCU8948G

नाम / Name
URBANRISE CONSTRUCTIONS
PRIVATE LIMITED



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

इस कार्ड के खाने/पाने पर कृपया ध्यान करें/सीटन:

आयकर पैन सेवा इकाई, एन टी डी
5 वीं फ्लोर, मार्केट स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नई दूध बंगला चौक,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NRIUL
5th Floor, Market Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 5000, Fax: 91-20-2721 5001
e-mail: tininfo@nriul.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the explanatory occurring after subsection (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click on the link below.

Contains 33 Sheets For Urbanrise Constructions Pvt. Ltd.

For Alliance Orchid Tech Park Pvt. Ltd.

Authorized Signatory

Registering Officer

Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACMPD4480F

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

31052812

இந்திய அரசாங்கம்
Government of India

தனிப்பட்ட அடையாள அட்டை
Unique Identification Authority of India

பெயர் / Name
Dega Srinivasulu Reddy
பிறந்த நாள் / DOB: 24/06/1960
பாலினம் / GENDER: MALE

முகவரி / Address:
S/O: Dega Ramagopala Reddy, 130/8 AK
Block, 10th Main Road Extension TAS
ENCLAVE, ANNANAGAR WEST, Anna Nagar,
Chennai,
Tamil Nadu - 600040

எனது ஆதார, எனது அடைபிடி எண்

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Document No. 1162 of 2024 of Book
1 Contains 33 Sheets 32 Sheet

Registering Officer


en |  www.ustda.gov.tr



Alliance Orchid Tech Park Pvt. Ltd.

Urbanise Constructions Pvt. Ltd.
D. P. Reddy

Document No. 1182 of 2024 of Book
1 Contains 33 Sheets 33 Signat

Signature Not Verified

Digitally signed by DS Registration
Department, Tamil Nadu

Date: 2026.05.31 16:49:38 IST

Reason: Digitally signed by server

Location: Central Signing Server



R/Padappai/BOOK 1/7055/2024 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/176870845/2026 விண்ணப்ப எண்ணுக்கு 25-May-2026 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Disclaimer: This Certificate has been electronically issued by the Registration Department on the basis of available digital records, searched the data base based on the query given/input by the user.

Every reasonable effort has been made to ensure the accuracy of the Information. In the event of any discrepancy between this electronically generated digital copy and the original register, record maintained by the Registration department will prevail.

The use of this certificate or Certified copy is subject to the rules and the regulations of the act governing the registration of such documents.

Note: Digitally signed using central server-side certificate of Registration Department, Tamil Nadu.

adappai/BOOK 1/7055/2024 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்-----

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, **M/s.Urbanrise Constructions Private Limited**, (PAN AACC08984G), (CIN No.U70109AP2021PTC119091), 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, (PAN-ACMPD4480F), (Aadhar No. [REDACTED]), (95515 21719), 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, (PAN:AAFCA0404J), 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, (PAN-ACMPD4480F), (Aadhar No. [REDACTED]), (95515 21719), 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)	0.32% out of 0.46			
3	483/1A(part)	0.52% out of 1.26			
4	483/1B(part)	0.29% 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)	0.77% out of 1.07			
10	475/1(part) (as per patta 475/1A)	2.79% out of 3.35			
document No. 7055 of 2024 of Book 16 Sheets 1 Sheet					

For Alliance Infrastructure Projects Pvt. Ltd.

[Signature]
Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

[Signature]
Authorised Signatory



11	474/1A(part)	0.97 out of 1.03			M/s.Vees Proper 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.

Authorised Signatory

Document No.

7055 of

2024

For Urbanrise Constructions Pvt. Ltd.

1. Contains

16 Sheets

2

Registering Officer

Authorised Signatory



- (b) To file appeals, references, revisions etc., as may be applicable for obtaining 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 of Universal Constructions Pvt. Ltd.

1 Contains 16 Sheets 3 Sheet

Authorised Signatory

Authorised Signatory

Registering Officer



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, complaints, 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, complaints, 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.

Document No.

7055

of 2024

For LBSANISH CONSTRUCTIONS Pvt. Ltd.

Contains

16

Sheets

4

Sheet

Authorised Signatory

Authorised Signatory

Registering Officer



made, signed, sealed, executed, delivered, acknowledged and performed for 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.

or Unnatis Constructions Pvt. Ltd.

Authorised
Signatory

Document No. 7055 of 2024

Contains 16

Sheets 5

Sheet

Authorised Signatory

Registration 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)	0.77½ out of 1.07
10	475/1(part) (as per patta 475/1A)	2.79½ 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.

[Signature]

Authorised Signatory

ATTORNEY

WITNESS:

1. V. Manoj
MANOJARAN-V
No.36/1, Grandharajapuram Road,
Kundrathur Puram - CH - 85
2. *[Signature]*
V. MANASU-R
No.36/1, Grandharajapuram Road,
Kundrathur Puram - CH - 85

or Urbanrise Constructions Pvt. Ltd.

[Signature]

Authorised Signatory

PRINCIPAL

Drafted By



A. JOSEPH DORAI RAJ
Advocate

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

Document No. 7055 of 2024 of Book 1
Contains 16 Pages 6

[Signature]



For Alliance Infrastructure Projects Pvt. Ltd.

Authorized Signatory

or Urbanrise Constructions Pvt. Ltd.

Authorised Signatory



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



D.S. Reddy
9551521719

Additions as per recitals of document

Execution admitted by
Left Thumb



D.S. Reddy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:424087f925b22ff39b45f1ad4bf605945935d9 (Details from UIDAI : Dega Srinivasulu Reddy S/O: Dega Ramagopala Reddy, 24-06-1960, xxxxxxxx4338)



Document No. 7055 of 2024
1 Contains 16 Sheets 8

1/2

Registering Officer



Claim admitted by
Left Thumb



D.S. Reddy

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No.
UKC:473607106f9b30b9734a6a97802a3b6e76e90f
(Details from UIDAI : Dega Srinivasulu Reddy
S/O: Dega Ramagopala Reddy, 24-06-1960,
xxxxxxx4338)



13th day of August 2024

MOHANRAJ CHINNAIYAN
Sub Registrar
Padappai

SUB-REGISTRAR
PADAPPAI

Registered as Number R/Padappai/Book-17055/2024.

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

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

BOMMIREDDY
EDDY
SUNEEL
DIN:00163112

SUNEEL BOMMIREDDY
DIRECTOR
DIN:00163112

Document No 7055 of 2024 of 1600
1 Contents 16 Sheets 10 Sheet

Authorised Director
of Urbanrise Constructions Pvt. Ltd.

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

Authorised 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**

KAMALAKAR MANAJANATH SHET
R
MANJANA
TH SHET
Date: 08/08/2024
134610P 40230

KAMALAKAR MANAJANATH SHET
DIRECTOR
DIN:01711004

Document No.	7055	of	2024	of	1300
1	Contents	16	Sheets	1	Sheet

For Alliance Infrastructure Projects Pvt. Ltd.

[Signature]

Authorised Signatory

For **Urbanrise Constructions Pvt. Ltd.**

[Signature]

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	
		ஹெக்டே - ஏர்	ரூ - பை	ஹெக்டே - ஏர்	ரூ - பை	ஹெக்டே - 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
		--	--	0 - 1.07	1.07	--	--	2024/0103/03/331520----- 06-06-2024
		--	--	0 - 1.50	1.50	--	--	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. Limited

7055

2024 Book

Urbanrise Constructions Pvt. Ltd.

16

12

Authorised Signatory

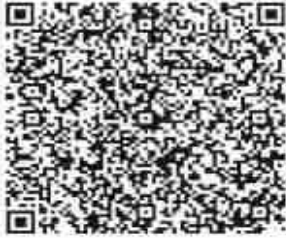
Authorised Signatory

198



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

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

an Urbarrise Constructions Pvt. Ltd.

Authorised Signatory

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCU8948G

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

AAFCA0404J

नाम / Name
ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE
LIMITED

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

17032018

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory.

Urbanrise Constructions Pvt. Ltd.

Authorised Signatory

Document No. 7055 of 2024 of Book No. 1

1 Contains 16 Slabs 14

Relaxation given



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACMPD4480F

नाम / Name
DEGA SRINIVASULU REDDY

पिता का नाम / Father's Name
RAMGOPAL REDDY DEGA

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

हस्ताक्षर / Signature
D.S. Reddy

24/05/2017

भारत सरकार
Government of India

नाम / Name
Dega Srinivasulu Reddy

जन्म की तारीख / DOB
24/06/1960

लिंग / GENDER
MALE

भारत सरकार
Unique Identification Authority of India

पता / Address
S/O. Dega Ramagopala Reddy, 130/8 AK
BLOCK, 10th MAIN ROAD EXTENSION TAS
ENCLAVE, ANNANAGAR WEST, Anna Nagar,
Chennai,
Tamil Nadu - 600040

For Alliance Infrastructure Projects Pvt. Ltd.

D.S. Reddy
Authorised Signatory

For Urbanrise Constructions Pvt. Ltd.

D.S. Reddy
Authorised Signatory

Document No. 7055 of 2024 of Book
1 Contains 16 Pages 15 Sheet

Registering Officer

 55811 ADDRESS Government of India		 55811 ADDRESS Unique Identification Authority of India	
 உமராஜ் Umaraju பிறந்த நாள்/DOB: 14/01/1999 ஆண் / MALE	உமராஜ் Umaraju பிறந்த நாள்/DOB: 14/01/1999 ஆண் / MALE	முகவரி: S/O: ராஜேந்திரன், 26, மாருதேவியார் நகர், திருவனந்தபுரம், திருவனந்தபுரம், தமிழ்நாடு - 600041 Address: S/O: Rajendhran, 26, MARUTHESHWARAR NAGAR, THIRUVANMIYUR, Thiruvanniyur, Chennai, Tamil Nadu - 600041	
VID : 9164 9367 2367 7237	VID : 9164 9367 2367 7237	VID : 9164 9367 2367 7237	VID : 9164 9367 2367 7237

P. J.

Document No. T 055 of 2024 of Book
1 Contains 16 pages

Signature Not Verified

Digitally signed by DS Registrar
Department, Tamil Nadu

Signature Not Verified

Digitally signed by DS Registration
Department, Tamil Nadu
Date: 2026.05.26 15:36:25 IST
Reason: Digitally signed by server
Location: Central Signing Server

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

I.BASIC INFORMATION

S. No.	Item	Details
1	Name of the project	Proposed Construction of High-Rise Residential Group Development Building
2	S. no. in the schedule	8(b)
3	Proposed area	Area Details: Total land area: 40208.77 Sq.m Total built-up area: 177399.59 Sq.m
4	New/Expansion/Modernization	New
5	Existing capacity/Area etc	Nil
6	Category of project i.e. 'A' or 'B'	Category B1
7	Does it attract the general condition? If yes, please specify	No
8	Does it attract the specific condition? If yes, please specify	No
9	Plot/Survey/Khasra No	12°56'1.95"N & 80°4'24.83"E Survey Nos. 480/1 (Part), 481/1 (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) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District
	Village & Tehsil	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District
	District	Kancheepuram District
	State	Tamilnadu
10	Nearest railway station/airport along with distance in kms	Nearest Railway Station: Tambaram Junction (4.76 km, NE) Nearest Airport: Chennai International airport (10.65 km, NE) (Source of information: - Google Earth Image)
11	Nearest town, city, district headquarters along with distance in kms	Nearest Town: Tambaram (2 km, E) Nearest City: Tambaram (2 km, E) District headquarters: Tambaram (2 km, E)
12	Village panchayats, Zilla parishad, municipal corporation, local body (Complete postal	Tambaram City Municipal Corporation, 1, Muthuranga Mudali St, Tambaram West, Tambaram, Chennai, Tamilnadu 600045

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

	addresses with telephone nos. to be given)	
13	Name of the applicant	M/s. Alliance Infrastructure Projects Pvt Ltd
14	Registered address	Plot No. 'A', No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085
15	Address for correspondence: Name Designation Address Pin code E-mail Telephone No. / Fax No.	Mr. Dega Srinivasalu Reddy Authorized Signatory Plot No. 'A', No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085. Tamil Nadu. E-mail : Phone :
16	Details of alternative sites examined, if any, Location of these sites should be shown on a topo	No alternative site is considered.
17	Interlinked projects	No interlinked projects
18	Whether separate application of interlinked project has been submitted?	No
19	If yes, date of submission	NA
20	If no, reason	NA
21	Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given. (a) The forest (conservation) Act, 1980? (b) The wild life (Protection) Act, 1972? (c) The CRZ Notification 1991	No
22	Whether there is any government order/policy relevant/relating to the site	No
23	Forest land involved (hectares)	No

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kandrathur Taluk, Kancheepuram Dt.	

24	Whether there is any litigation pending against the project and/or land in which the project is propose to be set up? a) Name of the Court b) Case No c) Orders/directions of the court, if any and its relevance with the proposed project	No
----	--	----

II. ACTIVITY

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies etc.)

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	Yes	Project site comes under Primary residential zone and open space & Recreational Use zone.
1.2	Clearance of existing land, vegetation and buildings?	No	The site is clear.
1.3	Creation of new land uses?	Yes	Project is earmarked for Primary residential zone and open space & Recreational Use zone.
1.4	Pre-construction investigations e.g. bore holes, soil testing ?	Yes	Geo-technical investigations have been carried out and the details are enclosed as Annexure.
1.5	Construction works?	Yes	All construction activities will be confined within the project premises; there will be no physical changes outside the project boundary. The construction basically involves foundation, framed structure using RCC, walls made of fly ash blocks, plastering, flooring, painting and solar energy to

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

			light up common areas. Project development comprise of development of residential building in a span of about 15 - 24 months.
1.6	Démolition Works?	No	The site is vacant
1.7	Temporary sites used for construction works or housing of construction workers?	No	All the construction activities including stacking of raw materials will be confined within the project site only. Provision will be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care etc.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	The proposal involves construction of residential building with the total built-up area of 1,72,478.76 Sqm.
1.9	Underground works including mining or tunneling?	No	No underground works including mining/ tunneling is required except excavation of earth for constructing basement and foundation as proposed within project site.
1.10	Reclamation Works?	No	No reclamation work required.
1.11	Dredging?	No	No dredging required.
1.12	Offshore structures?	No	No offshore structures required.
1.13	Production and manufacturing processes?	No	No production/manufacturing process involved. The proposed project is a residential development.
1.14	Facilities for storage of goods or materials?	Yes	Separate temporary raw material handling yard will be located within the project site and separated by enclosures/barricades. Cement will be separately stored under cover and also silos. Sand will be stacked under tarpaulin cover. Bricks and steel will be laid in open.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	Solid Waste: The solid waste generated from the

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

			project will be in the form of: Construction Waste: Left over cement mortars, cement concrete blocks, concrete, aggregate, sand and other inorganic material will be recycled and reused as granular subbase (GSB) layer of pavement. Earth rendered surplus from the excavation will be utilized in the embankment works. Operational Phase: Waste will be segregated for Bio degradable and Non Bio degradable. Bio degradable waste will be treated in Biomethanation plant and Non Biodegradable waste will be sold to the authorized recyclers. Liquid Effluent: During the construction phase, sewage generated from the project will be disposed by Septic tank and soak pit arrangements. During operational phase also, sewage generated from the project will be treated through STP.
1.16	Facilities for long term housing of operational workers?	No	Provision will be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care etc.
1.17	New road, rail or sea traffic during construction or operation?	No.	It is expected traffic of 40-50 trucks per week will be during construction phase for transportation of men and material at the site.
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered	No	Project site is accessible and is well connected via network of rail & road. No new road, rail, air waterborne or other transport infrastructure will be

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

	routes and stations, ports, airports etc?		developed. Only internal roads will be constructed for facilitating movement of vehicles and connecting the site to the existing roads.
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	There is no need for diversion or closure of existing traffic routes.
1.20	New or diverted transmission lines or pipelines?	No	There will not be any new/diverted transmission lines or pipelines around the proposed project.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	No impoundment, damming, culverting, realignment or other changes to the hydrology of surface watercourses is proposed.
1.22	Stream crossings?	No	There are no streams crossing the project site.
1.23	Abstraction or transfers of water from ground or surface waters?	No	During construction phase, water will be sourced through private tankers. Source of water during the operation phase is Kundrathur Panchayat Union. There is no abstraction or transfers of water from ground or surface waters
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	No	There is no change in water bodies or the land surface affecting drainage.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Transportation of personnel and material by road will be necessary for the contractors during the construction phase.
1.26	Long-term dismantling or decommissioning which could have an impact on the environment?	No	No Long-term dismantling or decommissioning or restoration works will be involved.
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	Not Applicable
1.28	Influx of people to an area in either temporarily or	Yes	Project is development of residential development.

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

	permanently?		
1.29	Introduction of alien species?	No	Not Applicable
1.30	Loss of native species or genetic diversity?	No	There will be no significant impact on the native species or genetic diversity.
1.31	Any other actions?	No	Not Applicable.

2. *Use of Natural resources for construction or operation of the Project (Such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):*

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities / rates, wherever possible) with sources of information data
2.1	Land especially undeveloped or agricultural land (ha)	No	There is no agricultural or undeveloped Land and the project site is earmarked for Primary Residential development as per master development plan of the area and it has been permitted for residential development.
2.2	Water (expected source & competing users) Unit: KLD	Yes	<u>Construction Stage:</u> About 20-25 KLD of water will be required during the peak construction phase and it will be sourced through private tankers arranged by the contractor. <u>Operation Stage:</u> About 735 KLD of raw (fresh) water will be required for the project. The source of water supply is Kundrathur Panchayat Union.
2.3	Minerals (MT)	No	Minerals such as sand and aggregates will be required during the construction phase.
2.4	Construction material – stone, aggregates, and / soil (expected source - cum)	Yes	All materials for construction will be arranged through select suppliers from local market.
2.5	Forests and timber (source– MT)	No	We have planned to use readymade doors and windows available in the local market. There is no any direct forest wood used in the project site.

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (litres/hour), energy (kVA)	Yes	Existing: The power requirement for the project is about 13486 KVA and it will be sourced from TANDEGCO through the transformers within project premises. DG sets of following capacities is being used: ➤ 625 KVA -2 No & 500 KVA – 1 No.
2.7	Any other natural resources (use appropriate standard units)	No	Not Applicable

3. *Use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.*

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
3.1	Use of substance or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	Yes	This project is a development of residential building and no storage of hazardous materials (as per MSIHC) will be done, apart from Diesel. HSD (of low sulphur content) will be used for DG sets. Necessary permission will be obtained from the authorities concerned (if applicable). Both oil and water-based paints shall be used. Paints and Solvents are to be stored in approved containers and areas on drip trays or bunded pallets. Containers are to be kept closed when not in use. When transporting paints or solvents the containers will be closed. Flammable liquids will not to be stored near sources of ignition. When containers are empty they will be disposed of to the vendor itself for reuse.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	Suitable drainage and waste management measures (with frequent spray of insecticides etc.) will be adopted in both the construction and operational phase such that there will be no stagnation of water or accumulation of waste. This will effectively restrict the

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

			reproduction and growth of disease vectors.
3.3	Affect the welfare or people e.g. by changing living conditions?	No	Socio-economic standard of people will improve due to increased employment opportunities, better living facility & commercial services provided by this project. This will lead to better quality of life and will also set a standard for future developments in the area.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patient's children, the elderly etc.,	No	Impacts of this type are not expected.
3.5	Any other causes	No	Not Applicable

4. *Production of solid wastes during construction or operation or decommissioning (MT/ month)*

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
4.1	Spoil, overburden or mine wastes	No	No such spoil, overburden or mine wastes will be generated.
4.2	Municipal waste (domestic and or commercial wastes)	Yes	The solid waste will comprise biodegradable waste (e.g. domestic waste, food waste, horticultural waste etc.) and Non biodegradable waste (e.g. plastics, paper etc). The quantity of waste generation is Biodegradable Waste : 2011 kg/day Non-biodegradable Waste : 3017 kg/day (Source: The manual on municipal solid waste prescribed by Central Public Health and Environmental Engineering Organization (CPHEEO)). Waste will be segregated for Bio degradable and Non Bio degradable. Bio degradable waste will be treated in Biomethanation Plant and Non-Biodegradable waste will be sold to the authorized recyclers.
4.3	Hazardous wastes (as per Hazardous Waste	No	<i>Spent Oil from DG sets:</i> The hazardous wastes generated in the project

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kandrathur Taluk, Kancheepuram Dt.	

	Management Rules)		as per the Management, Handling & Trans-boundary Movement Rules, 2008 is used oil from DG sets, which is classified as per The Hazardous Waste Category 5.1. Used oil from DG sets will be stored in HDPE drums in isolated covered facility. This used oil will be sold to authorized recyclers. Suitable care will be taken so that spills/leaks of used oil from storage are avoided. The generated used Paint containers will be taken back by the vendor for reuse.
4.4	Other industrial process wastes	No	--
4.5	Surplus product	No	--
4.6	Sewage sludge or other sludge from effluent treatment	yes	54 kg/day of sludge will be generated from STP and it will be used as manure for greenbelt development.
4.7	Construction or demolition wastes	Yes	The construction waste will consist of excess earth and construction debris along with cement bags, steel in bits and pieces, insulating and packaging materials etc. Recyclable waste construction materials will be sold to recyclers. Unusable and excess construction debris will be disposed at designated places in tune with the local norms. The expected construction waste free from any hazardous content shall be used for road formation and filling within the premises.
4.8	Redundant machinery or equipment	No	All machinery / equipment will be installed as per the requirement and the unused items will be taken back by the contractor.
4.9	Contaminated soils or other materials	No	--
4.10	Agricultural wastes	No	--.
4.11	Other solid wastes	No	Not Applicable

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

S.	Information/Checklist	Yes/No	Details thereof (with approximate quantities)
----	-----------------------	--------	---

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

No.	confirmation		/rates, wherever possible) with sources of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	Pollutants like particulate matters, CO, SO ₂ and NO _x will be released into the atmosphere due to the operation of DG sets and other machineries of construction which uses fossil fuels. However the DG sets will be operated only during power cuts. Also the use of HSD (of lower sulphur content) and dispersion of the DG flue gases through stacks having heights as per norms of CPCB will minimize the impacts.
5.2	Emissions from production processes	No	--
5.3	Emissions from materials handling including storage or transport	Yes	Dust emissions are envisaged during transport and handling of construction materials. Such emissions will be temporary and controlled by the use of sprinkling and other viable techniques like covering of loose material.
5.4	Emissions from construction activities including plant and equipment	Yes	This will be restricted to the construction phase and the construction site only. • The dust generation during construction phase will be controlled by enclosures at appropriate locations. • Sprinkling of water is done for suppression of dust. • Restrict dust-generating activities, such as blasting or top soil removal, to calm wind conditions. • Vehicles transporting construction materials prone to fugitive dust emissions should be covered. • Trucks carrying sand will be provided with tarpaulin sheets to cover the bed and sides of the trucks. • Idling of delivery trucks or other equipment should not be permitted during loading and unloading. • Cover heavy vehicles moving offsite. Restrict vehicle speed on construction roads and ensure vehicles use only dedicated

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

			construction roads and access points. • Development of alternative access routes to the site by passing the residential areas to avoid air pollution. • Greeneries will be developed for aesthetic appearance and also for sorption of pollutants. • Low sulphur diesel will be used for the generators.
5.5	Dust or odors from handling of materials including construction materials, sewage and waste.	Yes	Dust at construction site will be suppressed by sprinkling water at site. On-site sanitation facilities will be provided.
5.6	Emissions from incineration of waste	No	No incineration of wastes is proposed.
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	--
5.8	Emissions from any other sources	No	Not Applicable

6. *Generation of Noise and Vibration, and Emissions of Light and Heat:*

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard. Therefore, no significant impact due to operation of machinery is anticipated.
6.2	From industrials or similar processes	No	No industrial processes will be carried out in the project.

<i>Project Name</i>	<i>Proposed Construction of High-Rise Residential Group Development</i>	<i>Form - I</i>
<i>Project Proponent</i>	<i>M/s. Alliance Infrastructure Projects Private Limited</i>	
<i>Project Location</i>	<i>Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.</i>	

6.3	From construction or demolition	Yes	Due to various construction activities, there will be short-term noise impacts in the immediate vicinity of the project site. The construction activities will include the following noise generating activities: • Concreting, mixing & operation of DG sets. • Construction plant and heavy vehicle movement. Some of the construction equipment with the noise levels is as follows. <table><tr><td>Equipment</td><td>Typical noise levels (dBA) 50 ft from source</td></tr><tr><td>Concrete mixer</td><td>85</td></tr><tr><td>Compactor</td><td>82</td></tr><tr><td>Generator</td><td>81</td></tr><tr><td>Jack hammer</td><td>88</td></tr></table> But the noise from these equipments is temporary. Some of the precautionary steps include Constructing noise barriers such as temporary walls or excavated material. Equipment foundation pads, dampeners, silencers and acoustic enclosures for individual units Providing ear muffs to the workers in high noise zones.	Equipment	Typical noise levels (dBA) 50 ft from source	Concrete mixer	85	Compactor	82	Generator	81	Jack hammer	88
Equipment	Typical noise levels (dBA) 50 ft from source												
Concrete mixer	85												
Compactor	82												
Generator	81												
Jack hammer	88												
6.4	From blasting or piling	No	No blasting will be done. Apart from this, Construction contracts will cover the clause that construction equipment should meet the noise and air emission levels as per EPA Rules, 1986. The workers operating high noise machinery or operating near it will be provided with ear plugs. The high noise generating stationary machinery will be located at central portion of the site. Green belt will also be developed all along the boundary wall for attenuating the noise.										
6.5	From construction or operational traffic	Yes	During construction activities, Adequate measures as mentioned above will be taken to reduce the impacts due to movement of heavy vehicles. Operational traffic will not										

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

			contribute much towards noise.
6.6	From lighting or cooling systems	Yes	Adequate measures would be taken at the time of selection of equipment to minimize the noise or heat. Proper preventive maintenance will be adopted during the operation stage.
6.7	From any other sources	No	--

7. *Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:*

S. No.	Information /Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
7.1	From handling, storage, use or spillage of hazardous materials	Yes	Spent oil from DG sets (Hazardous waste category 5.1) will be stored in drums, this will be handed over to TNPCB /MoEF authorized waste oil recyclers. Paints and Solvents are to be stored in approved containers and areas on drip trays or banded pallets. Containers are to be kept closed when not in use. When transporting paints or solvents the containers will be closed. Flammable liquids will not to be stored near sources of ignition. When containers are empty, they will be disposed of to the vendor itself for reuse.
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	Wastewater generated from the project is estimated to be about 1034 KLD, of which 982 KLD of treated wastewater is generated. The treated wastewater will be utilized for Flushing (374 KLD), Gardening (24 KLD) and OSR (15 KLD) and the remaining 569 KLD will be disposed through Avenue plantation.
7.3	By deposition of pollutants emitted to air into the land or into water	No	The DG Sets will be provided with stacks of adequate height. Hence dispersion will be achieved and avoid deposition of pollutants in significant concentrations at any single location

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kandrathur Taluk, Kancheepuram Dt.	

7.4	From any other sources	No	Not Applicable
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not Applicable

8. Risk of accidents during construction or operation of the Project, which could affect human or the environment

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	This project is a development of residential building. Hence, it does not involve any probable explosions, spillages and fires. During construction, all the laborers will be provided with suitable personal protective equipment (PPE) as required under the health & safety norms. Training and awareness about the safety norms will be provided to all supervisors and laborers involved in construction activity. Contractor will deal with the safety aspects during construction. No major hazardous waste will be stored within the project site. No industrial or process activity is involved in this project. Hence, chances of chemical hazards and accidents are normally nil. To deal with any fire related accident, fire fighting facility of single handed hydrant valve, long hose reel, and portable fire extinguisher will be provided.
8.2	From any other causes	No	Not Applicable
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	No	The area under study falls in Zone-III, according to the Indian Standard Seismic Zoning Map. Suitable seismic coefficients in horizontal and vertical directions respectively, are incorporated in designing the structures. The project falls under seismic

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kandrathur Taluk, Kancheepuram Dt.	

			zone-III as per IS 1893 (part-1): 2002. Hence, no risk due to natural hazards is envisaged. Formed ground level is designed above the flood level.
--	--	--	--

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with sources of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: • Supporting infrastructure (roads, power supply, waste or wastewater treatment, etc.) • Housing development • Extractive industries • Supply industries • Other	Yes	The project may trigger the development of supporting and ancillary facilities, and further may lead to other developments. This will not lead to any potential negative impacts on environment. Yes within the project site Residential development Not applicable Not applicable Not applicable
9.2	Lead to after use of the site, which could have impact on the environment	No	No significant impact envisaged
9.3	Set a precedent for later developments	Yes	Towards an organized urban developmental activity
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	--

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

III. ENVIRONMENT SENSITIVITY

S. No.	Areas	Name/ Identity	Aerial distances (within 15 km.) Proposed project location boundary
1.	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related values	No	Arignar Anna Zoological Park, Vandalur – 5 km, SE
2.	Areas which are important or sensitive for ecological reasons – Wetlands, water courses or other water bodies, coastal zone, biospheres. Mountains, forests	No	-
3.	Areas and by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	NIL	
4.	Inland, coastal, marine or underground waters	No	-
5.	State, National boundaries	NIL	--
6.	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	--	Chennai Outer Ring Road (0.63 km, E)
7.	Defense installations	No	--
8.	Densely populated or built-up area	Yes	Tambaram (2 km, E)
9.	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Yes	The surrounding area has few sensitive man-made land uses such as Schools, Colleges and Residential Complexes. But the effect on these areas will be negligible / minimal.
10.	Areas containing important, high quality or scarce resources (Groundwater / surface water resources, forestry, agriculture,	Yes	➤ Pond (0.14 km, E) ➤ Adyar River (1.06 km, E) ➤ Mudichur Lake (3.01 km, SE) ➤ Manimangalam Lake (4.22 km,

Project Name	Proposed Construction of High-Rise Residential Group Development	Form - I
Project Proponent	M/s. Alliance Infrastructure Projects Private Limited	
Project Location	Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.	

	fisheries, tourism, minerals)		SW) ➤ Vandalur Lake (4.53 km, SE) ➤ Chembarambakkam Lake (5.79 km, NW) ➤ Somangalam Forest Lake (4.44 km, NW) ➤ Kadaperi Lake (4.49 km, E) ➤ Chitlapakkam Lake (6.47 km, E) ➤ Periya Eri (5.25 km, NE) ➤ Adhanur Lake (7.49 km, SW) ➤ Padappai Lake (7.60 km, SW) ➤ Amarambedu Lake (8.14 km, NW) ➤ Karunakaracheri Lake (8.21 km, NW) ➤ Hastinapuram Eri (8.36 km, E) ➤ Thandalam Eri ➤ Madambakkam Lake (8.88 km, SE) ➤ Agaramthen Lake (9.42 km, SE) ➤ Perumbakkam Lake ➤ Palanthandalam R.F (1.32 km, NW) ➤ Poonthandalam R.F (2.55 km, NW) ➤ Tambaram Mount (3.11 km, NE) ➤ Nallur R.F (4.41 km, W) ➤ Nanmangalam R.F (9.60 km, NE) ➤ Pallavaram Mountain (9.62 km, NE)
11.	Areas already subjected to pollution or environmental damage. (where existing legal standards are exceeded)	No	--
12.	Areas susceptible to natural hazard which could cause the project to present environmental problems	No	--

<i>Project Name</i>	<i>Proposed Construction of High-Rise Residential Group Development</i>	<i>Form - I</i>
<i>Project Proponent</i>	<i>M/s. Alliance Infrastructure Projects Private Limited</i>	
<i>Project Location</i>	<i>Varadarajapuram Village, Kundrathur Taluk, Kancheepuram Dt.</i>	

	(earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)		
--	--	--	--

UNDERTAKING

“I hereby undertake that the data and the information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any, to the project will be revoked at our risk and cost.”

Date: 19.08.2024
Place: Chennai

Signature of the Applicant



221

File No: 11237

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
TAMIL NADU)



Dated 22/10/2024



To,

Thiru. Dega Srinivasalu Reddy
ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED
Plot No. A, No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai, Chennai, CHENNAI, TAMIL
NADU, 600085
allianceinfraprojects2004@gmail.com

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-as amended regarding.

Sir/Madam,

SEIAA-TN – Terms of Reference (ToR) – for the Proposed Construction of High-Rise Residential Group Development Building in Survey No's. 480/1(Part), 481/1 (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) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamil Nadu by M/s. Alliance Infrastructure Projects Private Limited- Category "B1" – 8(b)-Townships & Area Development Projects – ToR issued – Preparation of EIA Report – Regarding

Ref:

1. Online Proposal No.SIA/TN/INFRA2/493415/2024, dated: 21.08.2024.
2. Your application for Terms of Reference dated: 09.09.2024.
3. Minutes of the 501st SEAC meeting held on 27.09.2024.
4. Minutes of the 764th SEIAA meeting held on 14.10.2024.

2. The particulars of the proposal are as below :

(i) TOR Identification No.	TO24B3812TN5343300N
(ii) File No.	11237
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Construction of High Rise Residential Group Development Building by M/s. Alliance Infrastructure Projects Private Limited

(viii) Name of Company/Organization	ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED
(ix) Location of Project (District, State)	KANCHIPURAM, TAMIL NADU
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

1. In view of the particulars given in the Para 1 above, the project proposal inter alia including Form-1 (Part A and B) were submitted to the SEIAA for an appraisal by the SEAC under the provision of EIA notification 2006 and its subsequent amendments.

2. The above-mentioned proposal has been considered by (SEIAA) Appraisal Committee of SEIAA in the meeting held on 14/10/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B,)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

3. The State Expert Appraisal Committee (SEAC), based on the information & clarifications provided by the project proponent and after detailed deliberations on all technical aspects recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to the stipulation of specific and general conditions as detailed in Annexure (2).

4. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC hereby decided to issue the following Terms of Reference for instant proposal of Thiru. Dega Srinivasalu Reddy under the provisions of EIA Notification, 2006 and as amended thereof.

5. The Ministry/SEIAA-TN reserves the right to stipulate additional conditions, if found necessary.

6. The Terms of Reference with public hearing to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

7. This issues with the approval of the Competent Authority.

8. The TORs prescribed shall be **valid for a period of three years** from the date of issue, for submission of the EIA/EMP report as per OM No. J-11013/41/2006-IA-II(I) (Part) Dated: 29th August, 2017.

Copy To

1. The Principal Secretary to Government, Environment, Climate Change and Forests Department, Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD Cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
3. The Chairperson, Tamil Nadu Pollution Control Board, 76, Mount Salai, Guindy, Chennai-600 032.
4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ), 34, HEPC Building, 1st & 2nd Floor, Cathedral Garden Road, Nungambakkam, Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests, Paryavaran Bhavan, CGO Complex, New Delhi - 110003.
6. The District Collector, Kancheepuram District.
7. Stock File.

Annexure 1

Specific Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Seac Conditions - Site Specific

S. No	Terms of Reference
1.1	1. The PP shall furnish the detail Traffic study report. 2. Land use classification shall be obtained from the Competent Authority for the Survey Numbers of this project. Further, the project proponent shall submit the planning permission obtained from the CMDA, if any. 3. The proponent shall conduct the EIA study and submit the EIA report for the entire campus along with layout and necessary documents such as “A” register, village map and FMB sketch shall be furnished. 4. The proponent shall ensure the development meets green building norms and shall obtain IGBC Gold ranking. 5. The proposal to construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a device which was crucial to the overall eco-system. 6. Commitment letter from competent authority for supply of water shall be furnished. 7. Proposal for dual-fuel/ gas powered DG sets shall be furnished. 8. Details of litigations, if any pending against the project shall be furnished along with supporting documents. 9. Detailed Evacuation plan during emergency/natural disaster/untoward accidents shall be submitted. 10. The space allotment for solid waste disposal and sewage treatment & grey water treatment plant shall be furnished. 11. Details of the Solid waste management plan shall be prepared as per Solid Waste Management Rules, 2016 as amended and shall be furnished. The PP shall submit a “SoP for Demolition” to the DEE/TNPCB, & Concerned Authorities before obtaining CTE, which describes the guidelines for breaking, excavating/loading, transporting and dumping of the building material to be demolished within the campus considering the existing hospital life. 12. Details of the E-waste management plan shall be prepared as per E-waste Management Rules, 2016 as amended and shall be furnished. 13. Details of the Rain water harvesting system with cost estimation should be furnished. 14. A detailed storm water management plan to drain out the storm water entering the premises during heavy rains period shall be prepared including main drains and sub-drains in accordance with the contour levels of the proposed project considering the water bodies around the proposed project site & the surrounding development. The storm water drain shall be designed in accordance with the guidelines prescribed by the Ministry of Urban Development. 15. The OSR area should not be included in the activity area and not be taken in to account for

S. No	Terms of Reference
	the green belt area. 16. The layout plan shall be furnished for the greenbelt area earmarked with GPS co- ordinates by the project proponent on the periphery of the site and the same shall be submitted for CMDA/DTCP approval. The green belt width should be at least 3m wide all along the boundaries of the project site. The green belt area should not be less than 15%of the total land area of the project. 17. Cumulative impacts of the Project considering with other infrastructure developments and industrial parks in the surrounding environment shall be furnished. 18. A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished. 19. The project proponent shall furnish detailed baseline monitoring data with prediction parameters for modelling for the ground water, emission, noise and traffic. 20. The proposal for utilization of at least 50% of Solar Energy shall be included in the EIA/EMP report. 21. As per the MoEF&CC Office Memorandum F.No.22-65/2017-IA.111dated: 30.09.2020 and 20.10.2020, the proponent shall furnish the detailed EMP mentioning all the activities as directed by SEAC in the CER.

2. Seiaa Specific Conditions:

S. No	Terms of Reference
2.1	After detailed discussions, the Authority accepts the recommendation of SEAC and decided to grant Terms of Reference subject to the conditions as recommended by SEAC & normal conditions and conditions in Annexure 'D' of this minutes in addition to the followings shall be incorporated in EIA study. 1. Impact on soil, soil biota and vegetation. 2. Impact on climate change. 3. Carbon sequestration strategies adopted and action towards Carbon Sequestration. 4. Smart technologies adopted to improve energy efficiency. 5. Occupational Health & safety details shall be furnished. 6. CO2 Emission and action for containing it. 7. Anticipated Green House Gas emissions and mitigation strategies. 8. Flood inundation certificate from competent Authority. 9. Traffic Study

S. No	Terms of Reference
	10. Details of Plantation in EMP.

3. Seiaa Standard Conditions :

S. No	Terms of Reference
3.1	

Standard Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Project Details

S. No	Terms of Reference
1.1	Need and benefits of the project.
1.2	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

2. Land Environment

S. No	Terms of Reference
2.1	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

3. Land Acquisition And R&R

S. No	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

4. Environmental Monitoring And Management

S. No	Terms of Reference
4.1	Examine baseline environmental quality along with projected incremental load due to the project.
4.2	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic

S. No	Terms of Reference
	and health.
4.3	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.4	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
4.5	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

5. Drainage

S. No	Terms of Reference
5.1	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

6. Forest

S. No	Terms of Reference
6.1	Submit the details of the trees to be felled for the project, if any .
6.2	Submit the present land use and permission required for any conversion such as forest, agriculture etc.

7. Water Environment

S. No	Terms of Reference
7.1	Ground water classification as per the Central Ground Water Authority.

8. Water Management

S. No	Terms of Reference
8.1	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
8.2	Rain water harvesting proposals should be made with due safeguards for ground water quality.
8.3	Maximize recycling of water and utilization of rain water. Examine details.
8.4	Examine soil characteristics and depth of ground water table for rainwater harvesting
8.5	Permission from CGWA for abstraction of groundwater, if any, including dewatering during

S. No	Terms of Reference
	basement excavation.

9. Waste Management

S. No	Terms of Reference
9.1	Examine details of solid waste generation treatment and its disposal.
9.2	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

10. Energy Requirements

S. No	Terms of Reference
10.1	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
10.2	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
10.3	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

11. Road And Traffic

S. No	Terms of Reference
11.1	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
11.2	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
11.3	Examine the details of transport of materials for construction which should include source and availability.

12. Disaster Management Plan

S. No	Terms of Reference
12.1	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life

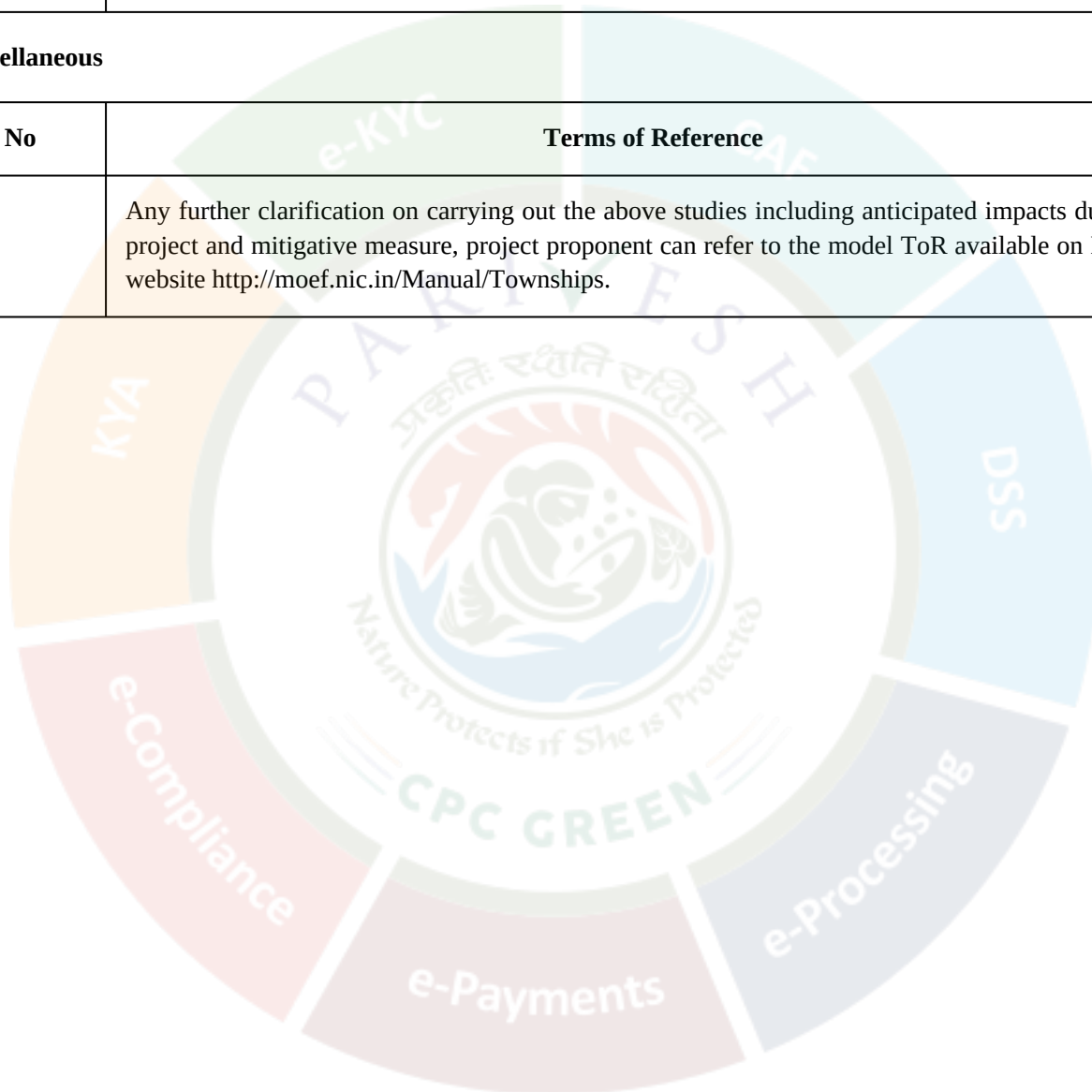
S. No	Terms of Reference
	Safety compliance in line with National Building Code NBC, 2016.

13. Court Cases

S. No	Terms of Reference
13.1	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

14. Miscellaneous

S. No	Terms of Reference
14.1	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships .



SEIAA STANDARD CONDITIONS:

1. Impacts on Energy requirement.
2. Impacts on living System (air ,water ,soil & micro organism).
3. Impacts on terrestrial & aquatic within and surrounding areas.
4. As per the MoEF& CC office memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020 the proponent shall furnish the detailed EMP mentioning all the CER activities as committed with the action plan.
5. All the construction of Buildings shall be energy efficient and confirm to the green building norms.
6. The proponent shall provide adequate parking facility for vehicles of all the workers & visitors.
7. The proponent shall ensure that no treated or untreated trade effluent/sewage discharged outside the premises under any circumstances.
8. The disaster management and disaster mitigation standards to be seriously adhered to avoid of calamities.
9. The proponent shall provide the action taken for reduction of green house gas emissions to support the climatic action to make it sustainable buildings.
10. The project proponent shall furnish the action taken to provide adequate parking space for visitors of all inmates including clean traffic plan.
11. The project proponent shall furnish the action taken to improve water usage efficiency in the building.
12. The project proponent shall conduct detailed study of biodiversity flora & fauna including invasives /endemic vulnerable species.
13. The project proponent shall furnish NOC obtained from competent authority that there is no encroachment of water bodies (including canals).
14. The project proponent shall furnish impact of Green House Gases emissions and climate change likely due to activities.
15. The project proponent shall conduct detailed soil investigation including microflora /fauna.
16. The project proponent shall study impact on livelihoods of locals.
17. The project proponent shall furnish List of trees available in the area.
18. The project proponent shall study impact of activities on water bodies/wetlands.
19. The project proponent shall conduct studies on invasive and alien species.

Signature Not Verified

Digitally Signed by : A R Rahul Nadh IAS
Member Secretary, SEIAA

Date: 23/10/2024

M/s ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED

DR. A. DHAMODHARAN

File No	Online Proposal No. SIA/TN/INFRA2/515722/2024 & File No. 11714	Purpose	Construction of High-rise Residential development
Site Location	S.No.480/1 (Part), 481/1 (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) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamilnadu	Land Type/ Classification	Residential Use Zone
Category	8(b), Category B1, EC	Lat - Long	12°56'2.73"N 80° 4'25.20"E
Project Activity	New	Environmental settings	Pond (0.14 km, E) Adyar River (1.06 km, E)

Description		Waste Generation Details				
		A. Water	Construction Phase	Operation Phase	B. Other Wastes	Quantity
Land Area	40208.77 Sqm	Total Water Requirement	20	1148 KLD	Solid Waste	5028 Kg/day
Built - up Area	177399.59 Sqm	Fresh Water Requirement	20	735 KLD	E - waste	8 TPA
OSR Area(%)	4202.58 Sqm (10%)	Treated Water Requirement	-	413 KLD	Bio - Medical Waste	NA
Greenbelt Area (%)	6733.15 Sq.m (17%)	Wastewater Generation	-	1034 KLD	Hazardous Waste	0.3 TPA
No. of floors & Max Height	14 Floors & Max. Height - 51.1 m	Treated Water Generated	-	982 KLD	ETP Sludge	NA
Floor Space Index (FSI)	Permissible 196017.75 Sq.m (4.875) Proposed 131526.05 Sq.m (3.27)	Treated water Reuse	-	374 KLD for Flushing & 39 KLD for Greenbelt, OSR	STP Sludge	65 Kg/day
Source of fresh Water	Varadarajapuram Panchayat	Surplus Treated Water - Disposal	-	569 KLD - Avenue Plantation	Green Initiatives	
STP Capacity / ETP Capacity	STP - 1110 KLD	Miscellaneous details		Green Building Norms		IGBC Gold
		Rainwater Harvesting Details	Recharge Pits - 87 Nos	General Details		
Details of other Statutory NOC obtained	-	Total Power Requirement	13486 KVA	Project Cost	Rs 214.33 crores	
				EMP - Operation Phase	Capital -285 lakhs Recurring -49.34 lakhs	
Previous History & CCR	Not applicable	Population	8972 Nos.	CER	Rs. 2.14 Crores	

NABET Accreditation Certificate



National Accreditation Board for Education and Training

Certificate of Accreditation

Eco Tech Labs Pvt Ltd., Chennai

48, 2nd main road, Ram Nagar South Extension, Pallikaranai, Chennai-600100, Tamil Nadu

The organization is accredited as **Category-A** under the QCI-NABET Scheme for Accreditation of EIA Consultant Organization, Version 3: for preparing EIA/EMP reports in the following Sectors

S. No	Sector Description	Sector (as per)		Cat.
		NABET	MoEFCC	
1.	Mining of minerals including opencast / underground mining	1	1 (a) (i)	A
2.	Thermal power plants	4	1 (d)	A
3.	Metallurgical industries-Ferrous only	8	3 (a)	B
4.	Synthetic organic chemicals industry (dyes & dye intermediates; bulk drugs and intermediates excluding drug formulations; synthetic rubbers; basic organic chemicals, other synthetic organic chemicals and chemical intermediates)	21	5 (f)	A
5.	Airports	29	7 (a)	A
6.	Industrial estates/ parks/ complexes/ Areas, export processing zones (EPZs), Special economic zones (SEZs), Biotech parks, Leather complexes	31	7 (c)	A
7.	Building and construction projects	38	8 (a)	B
8.	Townships and Area development projects	39	8 (b)	B

Note: Names of approved EIA Coordinators and Functional Area Experts are mentioned in SAAC minutes dated March 07, 2024, posted on QCI-NABET website.

The Accreditation shall remain in force subject to continued compliance to the terms and conditions mentioned in QCI-NABET's letter of accreditation bearing no QCI/NABET/ENV/ACO/24/3202 dated Apr. 23, 2024. The accreditation needs to be renewed before the expiry date by Eco Tech Labs Pvt. Ltd., Chennai following due process of assessment.

Issue Date
Apr. 23, 2024



Valid up to
Apr. 10, 2025

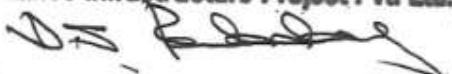
Mr. Ajay Kumar Jha
Sr. Director - NABET

Certificate No.
NABET/EIA/22-25/SA 0222

Prof (Dr) Varinder S Kanwar
CEO - NABET

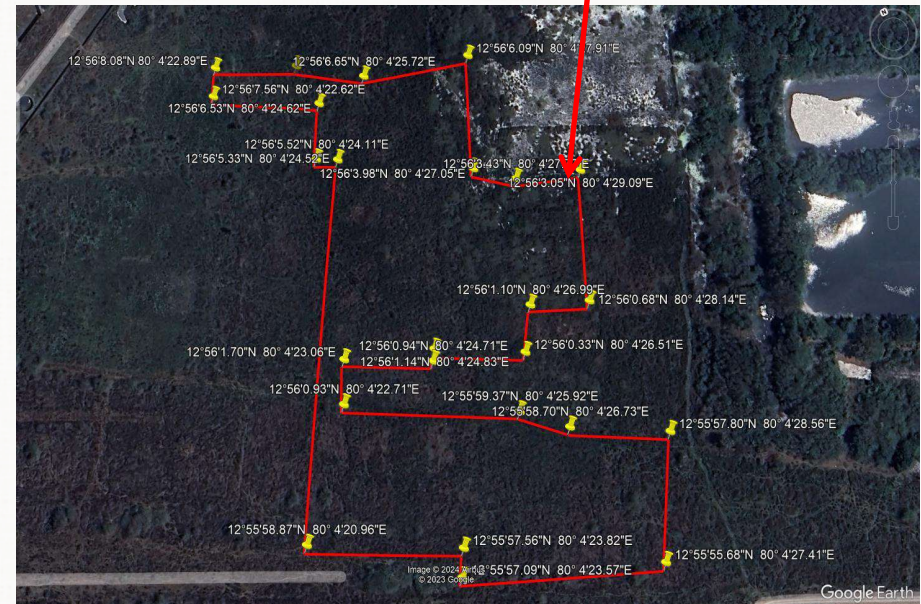
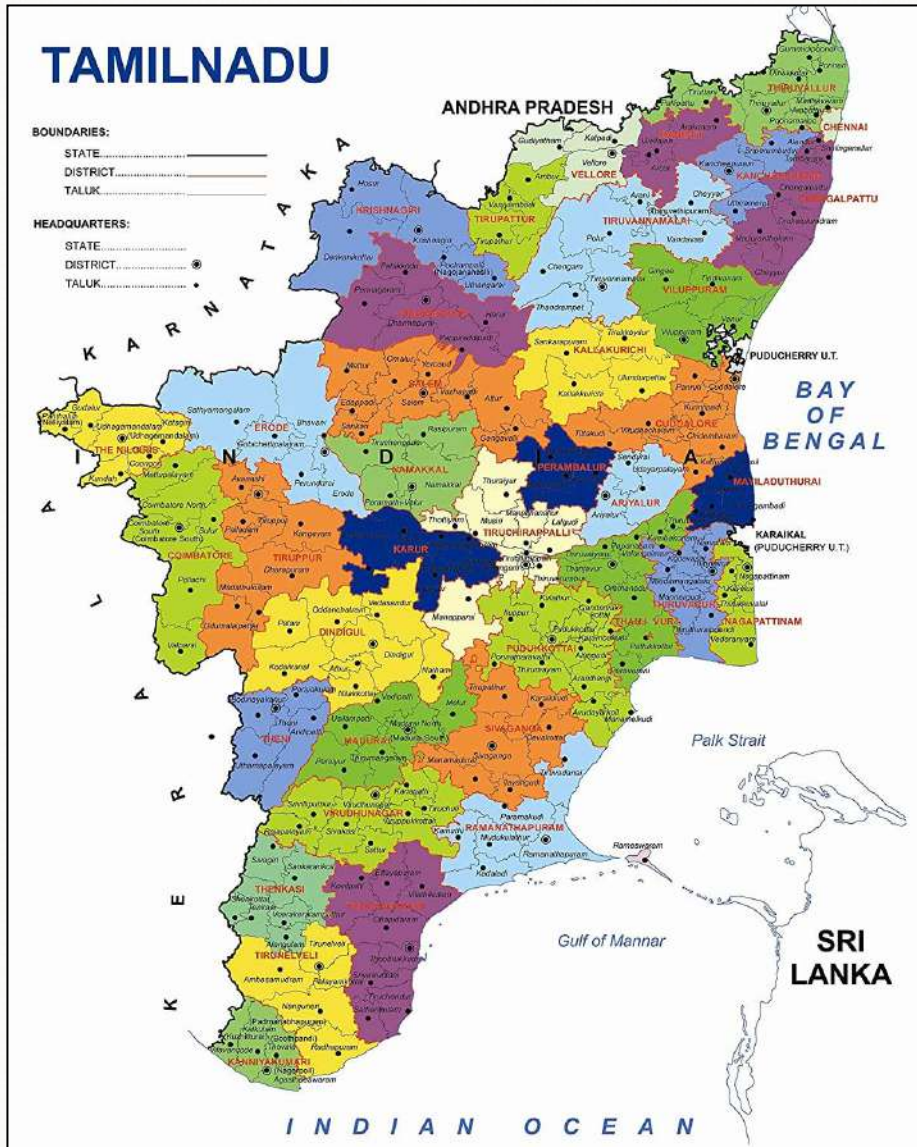
For the updated List of Accredited EIA Consultant Organizations with approved Sectors please refer to QCI-NABET website.

- M/s. Alliance Infrastructure Projects Private Limited Proposes Construction of High-Rise Residential Group Development Building in Survey No's. 480/1 (Part), 481/1 (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) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamilnadu.
- The Project consists of :
 - 8 Block with Extended Lower Basement floor for Block B and C (Parking & Sumps) and Upper Basement Floor for A,B,C,D,E,F,G (Parking & Sumps) Block A to G (Residence) Stilt + 14 Floors with 1449 No's. of Dwelling Units, Block H (Club House) Ground floor + 2 Floors (Swimming Pool, Party Hall, Gym, Tuition Center & Co-Working Space).
- Total Land Area is 40208.77 sq.m
- Total Built Up Area is 177399.59 sq.m
- Total No. of Dwelling Units are 1449.



LOCATION OF 233 PROJECT SITE

Location: Varadarajapuram Village, Kundrathur Taluk, Kanchipuram District

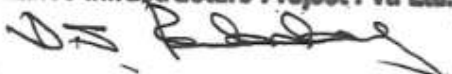


PROJECT DETAILS

S. No	Description	Details
1.	Project Proponent	M/s. Alliance Infrastructure Projects Private Limited
2.	Schedule & Category	8(b), Category B1
3.	Survey Nos	Survey No's. 480/1 (Part), 481/1 (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) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamilnadu.
4.	Court case & Litigation	No
5.	Height of the Building	51.1 m
6.	Plot Area	40208.77 Sq.m
7.	Estimated Population	8972
8.	Built-up Area	177399.59 Sqm
9.	Solid Waste Generated	5028 kg/day
10.	Electricity Load	13486 KVA
11.	DG Sets	2 No. of 625 KVA & 1 No. of 500 KVA

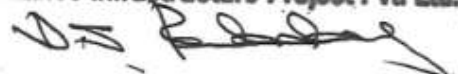
PROJECT DETAILS

S. No	Description	Details
12.	Fresh Water Requirement	735 KLD
13.	STP Capacity	1110 KLD
14.	Source of Water	Varadarajapuram Panchayat
15.	Project Cost	Rs. 214.33 Crores



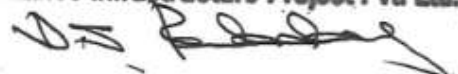
NEAREST SURROUNDINGS AND CONNECTIVITY

Particulars	Details
Project Topography & Site Connectivity	➤ The proposed project site is in Varadarajapuram Village ➤ The site is connected through Chennai Outer Ring Road at a distance of 0.63 km, E
Water bodies within 10 km radius	➤ Thangal – 280m, W ➤ Adyar River (1.06 km, E) ➤ Erumaiyur Eri – 1.2 km, N ➤ Mudichur Lake (3.01 km, SE) ➤ Manimangalam Lake (4.22 km, SW) ➤ Vandalur Lake (4.53 km, SE) ➤ Chembarambakkam Lake (5.79 km, NW) ➤ Somangalam Forest Lake (4.44 km, NW) ➤ Kadaperi Lake (4.49 km, E) ➤ Chitlapakkam Lake (6.47 km, E) ➤ Periya Eri (5.25 km, NE) ➤ Adhanur Lake (7.49 km, SW) ➤ Padappai Lake (7.60 km, SW)



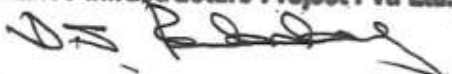
NEAREST SURROUNDINGS AND CONNECTIVITY

Particulars	Details
Water bodies within 10 km radius	➤ Amarambedu Lake (8.14 km, NW) ➤ Karunakaracheri Lake (8.21 km, NW) ➤ Hastinapuram Eri (8.36 km, E) ➤ Madambakkam Lake (8.88 km, SE) ➤ Agaramthen Lake (9.42 km, SE)
Nearest Hospital	➤ Annai Arul Hospital – 1.98 km, SE ➤ Govt. Primary Health Centre, Peerkankaranai – 3.90 kms, SE
Nearest Railway Station	➤ Tambaram Junction – 4.76 km, NE
Nearest Airport	➤ Chennai International Airport – 10.65 km, NE
Reserved Forest within 15 km Radius	➤ Palanthandalam R.F (1.32 km, NW) ➤ Poonthandalam R.F (2.55 km, NW) ➤ Tambaram Mount (3.11 km, NE)



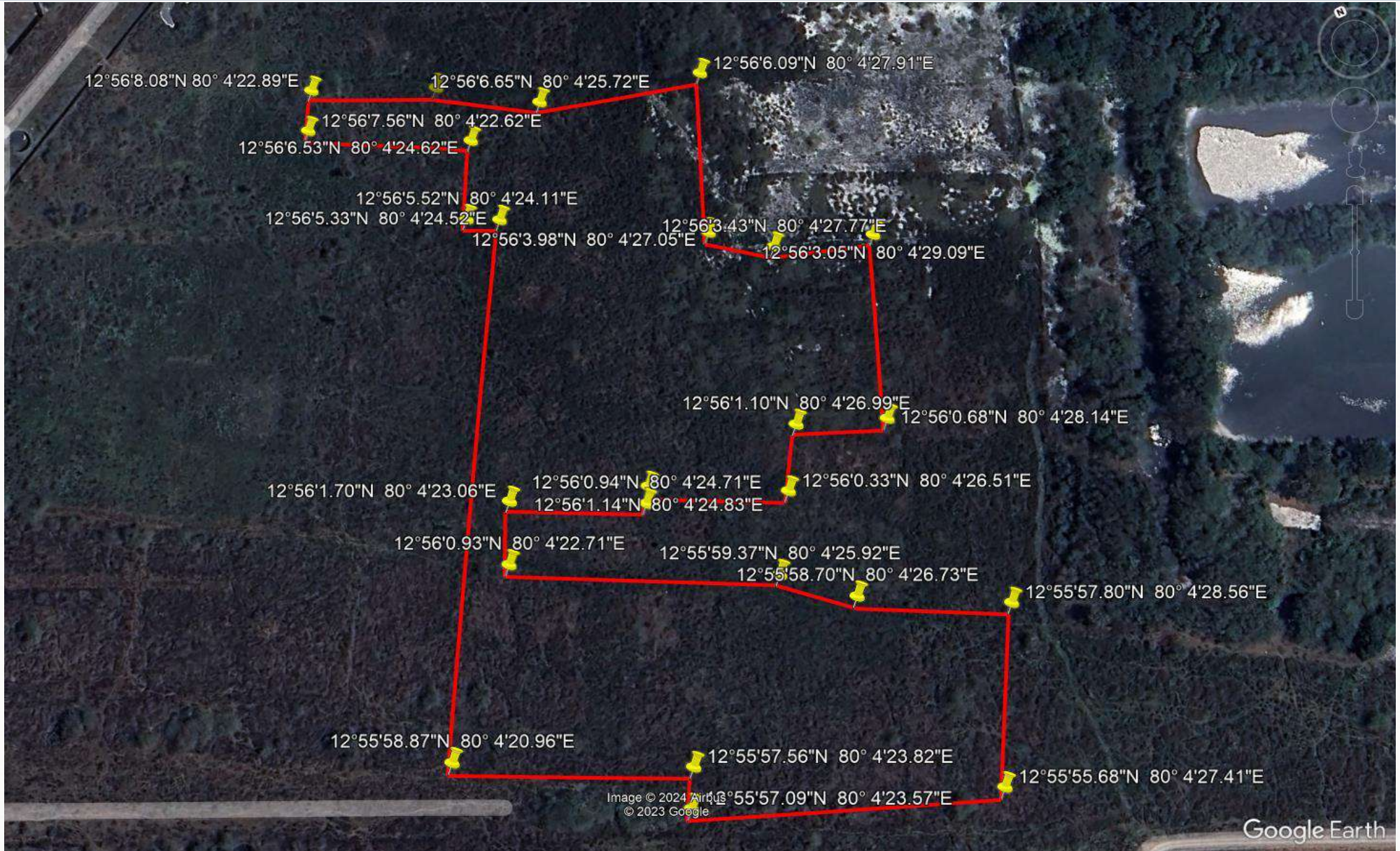
NEAREST SURROUNDINGS AND CONNECTIVITY

Particulars	Details
Reserved Forest within 15 km Radius	➤ Nallur R.F (4.41 km, W) ➤ Nanmangalam R.F (9.60 km, NE)
Hills/Mountain	➤ Pallavaram Mountain (9.62 km, NE)
Wildlife Sanctuary/National Parks	➤ Arignar Anna Zoological Park, Vandalur (5 km, SE)
Defence Installations	➤ Tambaram Air Force (5.17 km, SE)



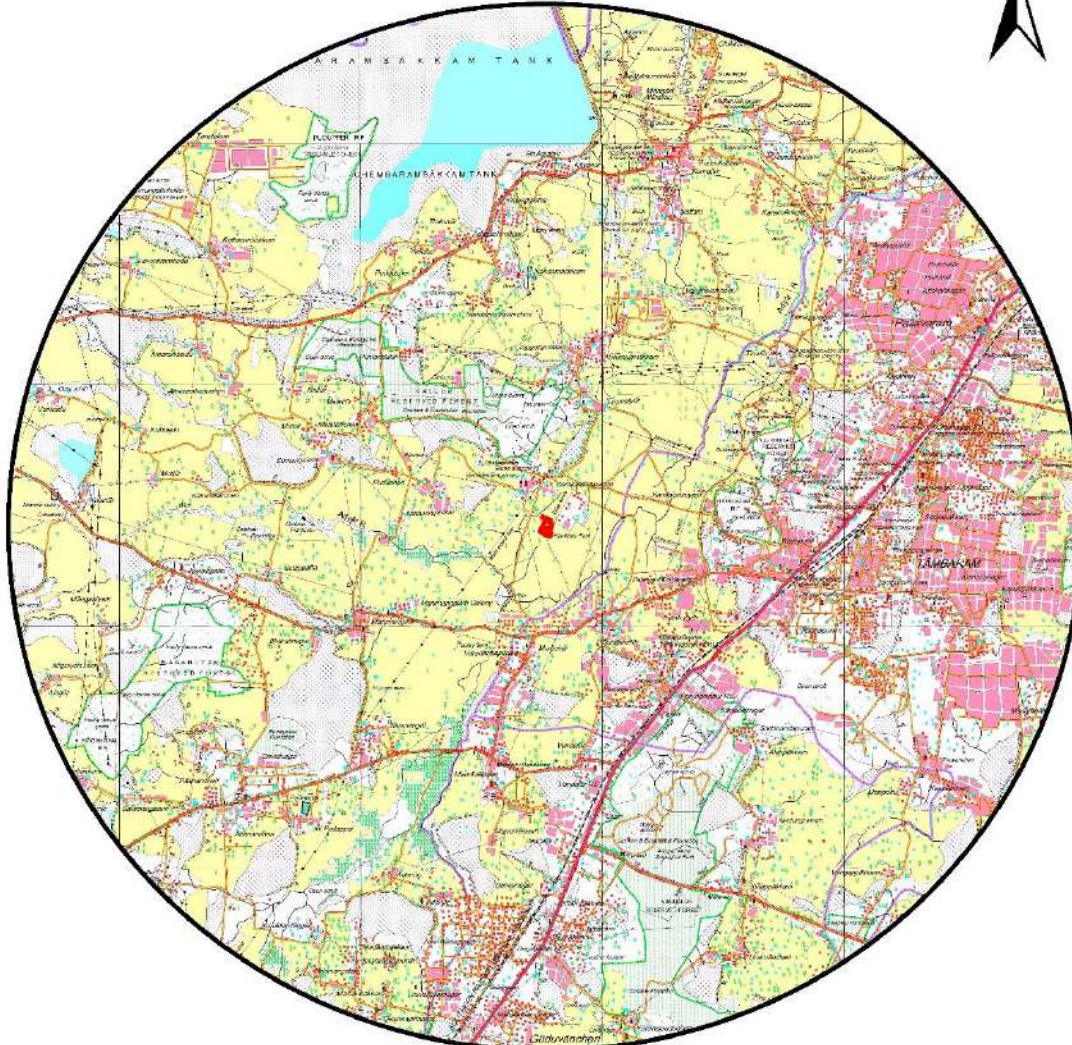
GEOLOGICAL COORDINATES OF THE PROJECT SITE

239



TOPO - 10 KM RADIUS

Toposheet No: 57P/13, 66D/1, 66C/4



M/s. Alliance Infrastructure Projects Private Limited

10 km Topographic Map

Legend

- Project Site
- 10 km Radius

CONVENTIONAL SYMBOLS

Express highway; with toll; with bridge; with distance stone		
Roads, metalled; according to importance		
Roads, double carriageway; according to importance		
Unmetalled road. Cart-track. Pack-track with pass. Foot-path		
Streams: with track in bed; undefined. Canal		
Dome: masonry or rock-filad; earthwork. Well		
River: dry with water channel; with island & rocks. Tidal river		
Submerged rocks. Shoal. Swamp. Reeds		
Wells: lined; unlined. Tube-well. Spring. Tanks: perennial; dry		
Embankments: road or rail; tank. Broken ground		
Railways, broad gauge: double; single with station; under constr		
Railways, other gauges: double; single with distance stone; do		
Mineral line or tramway. Kin. Cutting with tunnel		
Contours with sub-features. Rocky slopes. Cliffs		
Sand features (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12)		
Towns or Villages: inhabited; deserted. Fort		
Huts: permanent; temporary. Tower. Antiquities		
Temple. Chattri. Church. Mosque. Idgah. Tomb. Graves		
Lighthouse. Lightship. Buoy: lighted; unlighted. Anchorage		
Mine. Vine on trails. Grass. Bonb		
Palm: palmyra; other. Plantain. Coriander. Bamboo. Other trees		
Areas: cultivated; wooded. Surveyed tree		
Boundary, International		
.. state; demarcated; undemarcated		
.. district; subdivision; taluk or tehsil; forest		
Boundary pillars: surveyed; unlocated		
Heights: triangulated; station; point; approximate		
Bench-mark: geodetic; tertiary; canal		
Post office. Telegraph office. Overhead tank		
Rest house or inspection bungalow. Circuit house. Police station		
Camping ground. Forest: reserved; protected		
Spaced names: administrative; locality or tribal		
Hospital. Dispensary. Veterinary. Hospital / Dispensary		
Aerodrome. Helipad. Tourist site		
Power line: with pylons surveyed; with poles unsurveyed		

Data Source: Survey of India Toposheets

வட்டாட்சியர் அலுவலக இணைய சேவை - நில...

https://eservices.tn.gov.in/eservicesnew/land/chittaExtract_en.html...



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.Urbanise Constructions Private Limited

புல எண்	உட்பிரிவு	புன்செய்	நுன்செய்	மற்றவை	குறிப்புகள்
		பரப்பு - ஏர்	நீர்வை - ஏர்	பரப்பு - ஏர்	நீர்வை - ஏர்
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.

Authorised Signatory

Document No. 7055

16

2024

12

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

வட்டாட்சியர் அலுவலக இணைய சேவை - நில...

https://eservices.tn.gov.in/eservicesnew/land/chittaExtract_en.html...

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	--	--	2024/0103/03/331520----- 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 பெறப்பட்டவை. இவற்றை தரங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/021907/50219 என்ற குறிப்பு எண்ணை உள்ளிட்டு செய்யுத உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 12-08-2024 அன்று 03:56:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணைப்புகளில் சரிபார்க்கவும்

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

For Urbanise Constructions Pvt. Ltd.

Authorised Signatory

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

General Power of Attorney

242

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, M/s.Urbanrise Constructions Private Limited, (PAN AACCU8984G), (CIN No.U70109AP2021PTC119091), 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, (PAN-ACMPD4480F), (Aadhar No.3699 1500 4338), (95515 21719), 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, (PAN:AAFCOA0404J), 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, (PAN-ACMPD4480F), (Aadhar No.3699 1500 4338), (95515 21719), 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)	0.32% out of 0.46			
3	483/1A(part)	0.52% out of 1.26			
4	483/1B(part)	0.29% 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	31.1.2004	717 of 2024	M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
7	480/4A(as per patta 480/4A1, 480/4A2)	0.43			
8	340/1	1.58			
9	474/1B(part)	0.77% out of 1.07			
10	475/1(part) (as per patta 475/1A)	2.79% out of 3.35			

Alliance Infrastructure Projects Pvt. Ltd.
Authorised Signatory

M/s.Urbanrise Constructions Pvt. Ltd.
Authorised Signatory

11	474/1A(part)	0.97 out of 1.03	13.2.2024	1182 of 2024	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			

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.

Alliance Infrastructure Projects Pvt. Ltd.
Authorised Signatory

M/s.Urbanrise Constructions Pvt. Ltd.
Authorised Signatory

GOVERNMENT OF TAMIL NADU
2023

[Regd. No. TN/CCN/467/2012-14.
[R. Dis. No. 197/2009.
[Price: Rs. 7.20 Paise.



TAMIL NADU GOVERNMENT GAZETTE PUBLISHED BY AUTHORITY

No. 32] CHENNAI, WEDNESDAY, AUGUST 9, 2023
Aadi 24, Sobakiruthu, Thiruvalluvar Aandu-2054

Part VI—Section 1

Notifications of interest to the General Public issued by
Heads of Departments, Etc.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

CONTENTS

	Pages.
GENERAL NOTIFICATIONS	
Variation to the Approved Second Master Plan for Chennai Metropolitan Area 2026 of Chennai Metropolitan Development Authority for Chennai Metropolitan Area.	
Egmore Village, Chennai District, etc.	308-320
Variation to the Review Consented Thiruvavur Master Plan for the Thiruvavur Composite Local Planning Area.	320-321
Variation to the Approved Coimbatore Master Plan for the Local Planning Area, etc.	321-323
Variation to the Modified Consent Virudhunagar Master Plan for the Local Planning Area.	323
JUDICIAL NOTIFICATIONS	
Constitution of a District Munsif-cum-Judicial Magistrate Court at Kilpennathur in Tiruvannamalai District.	324

DTP—VI-1 (32)—1

[307]

As per TN Government Gazette the Survey No's. 340/1, 474/1B (Part), 475/1 (Part) (As per Patta 475/1A), 474/1A (Part), 340/2 are classified as Residential Use Zone

Aug. 9, 2023]

TAMIL NADU GOVERNMENT GAZETTE

309

following variation under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190 Housing & Urban Development (UD I) Department, dated 02.09.2008, G.O.(Ms) No. 191, Housing & Urban Development (UD I) Department dated 02.09.2008 and published as Notification in No.266 Part II—Section 2 of the Tamil Nadu Government Gazette dated the 2nd September 2008.

VARIATION

In the said Second Master Plan land use map for the Varadharajapuram & Erumaiyur Village the following expression shall be added:-

*Map P.P.D. / M.P II (V) No.70/2023

to be read with Map No: MP-II/CMA (VP) 209/2008 & 210-A/2008"

EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purpose)

Survey Nos. 340/1 & 340/2, 341/1B, 342/2A, 2B1 & 342/2B2, 343/1A, 1B, 1C & 343/2, 344/1A, 1B, 1C1 & 344/1C2, 351/1, 2 & 351/3, 352/1, 2A & 352/2B, 353/1A2, 1B2 & 353/2B, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 415/3, 416/1A, 2A1B & 416/2A2A, 418/1B, 2B & 418/3B, 419/1 & 419/2A, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 445/2B1, 446/1A1, 1A2, 1B, 1C1, 2B1 & 446/2B2A, 454/1A1 & 454/1B1, 455/1A, 463/1A & 463/2A, 464/1A2B, 1A3A, 1A3B, 2 & 464/3A, 466/1A, 470/1A, 2A & 470/2B, 471/1, 2A, 2B & 471/3, 474/1A, 1B & 474/2B, 475/1A, 1B, 2A & 475/2B, 476/2, 479/1B2 and 479/2B2, Varadharajapuram village, Survey Nos. 148/4B, 149/4A, 150/4B1, 5B1, 13A & 150/14 and 151/2 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit classified as "Open Space and Recreational Use Zone" is now reclassified as "Residential Use Zone" subject to the following conditions:

- Drainage Plan for the site under reference shall be obtained from an empanelled Hydrologist during development at the site under reference.
- Remarks of Water Resources Department on inundation and other aspects to be obtained while development at the site under reference and
- Public access to the surrounding vacant lands to be ensured while development at the site under reference.

Chennai-600 008,
4th August 2023.

ANSHUL MISHRA,
Member-Secretary,
Chennai Metropolitan Development
Authority.

Tharapakkam Village, Kancheepuram District

(Letter No. R1/9767/2021-1)

No. VI(1)483/2023.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O. Ms. No. 419, Housing and Urban Development Department, dated 1st June 1984 under Section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971 the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190 Housing & Urban Development (UD I) Department, dated 02.09.2008, G.O.(Ms) No.191, Housing & Urban Development (UD I) Department, dated 02.09.2008 and published as Notification in No. 266 Part II—Section 2 of the Tamil Nadu Government Gazette dated the 2nd September 2008.

VARIATION

In the said Second Master Plan land use map for the Tharapakkam Village the following expression shall be added:-

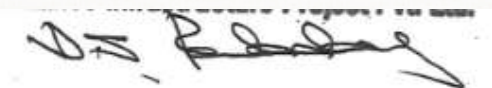
*Map P.P.D. / M.P II (V) No. 76/2023

to be read with Map No: MP-II/CMA (VP) 201/2008"

Land Use Classification 244

S.No	Village	Block No	Survey No	Specific Category	Street alignment	Remarks
329	Varadharajapuram	0	420	Primary Residential		
330	Varadharajapuram	0	421	Primary Residential		
331	Varadharajapuram	0	422	Primary Residential		
332	Varadharajapuram	0	444	Primary Residential		
333	Varadharajapuram	0	449	Primary Residential		
334	Varadharajapuram	0	450	Primary Residential		
335	Varadharajapuram	0	451pt	Primary Residential		
336	Varadharajapuram	0	452	Primary Residential		
337	Varadharajapuram	0	453	Primary Residential		
338	Varadharajapuram	0	465	Primary Residential		
339	Varadharajapuram	0	467	Primary Residential		
340	Varadharajapuram	0	468	Primary Residential		
341	Varadharajapuram	0	469	Primary Residential		
342	Varadharajapuram	0	472	Primary Residential		
343	Varadharajapuram	0	473	Primary Residential		
344	Varadharajapuram	0	477	Primary Residential		
345	Varadharajapuram	0	478	Primary Residential		
346	Varadharajapuram	0	480	Primary Residential		
347	Varadharajapuram	0	481	Primary Residential		
348	Varadharajapuram	0	482	Primary Residential		
349	Varadharajapuram	0	483	Primary Residential		
350	Varadharajapuram	0	485	Primary Residential		
351	Varadharajapuram	0	486	Primary Residential		
352	Varadharajapuram	0	487	Primary Residential		
353	Varadharajapuram	0	488	Primary Residential		
354	Varadharajapuram	0	489	Primary Residential		
355	Varadharajapuram	0	490	Primary Residential		
356	Varadharajapuram	0	491	Primary Residential		
357	Varadharajapuram	0	492	Primary Residential		
358	Varadharajapuram	0	493	Primary Residential		
359	Varadharajapuram	0	494	Primary Residential		
360	Varadharajapuram	0	495	Primary Residential		
361	Varadharajapuram	0	496	Primary Residential		
362	Varadharajapuram	0	497	Primary Residential		
363	Varadharajapuram	0	498	Primary Residential		
364	Varadharajapuram	0	499	Primary Residential		
365	Varadharajapuram	0	500	Primary Residential		
366	Varadharajapuram	0	501	Primary Residential		
367	Varadharajapuram	0	502	Primary Residential		
368	Varadharajapuram	0	503	Primary Residential		
369	Varadharajapuram	0	504	Primary Residential		
370	Varadharajapuram	0	505	Primary Residential		
371	Varadharajapuram	0	506	Primary Residential		
372	Varadharajapuram	0	507	Primary Residential		
373	Varadharajapuram	0	508	Primary Residential		
374	Varadharajapuram	0	509	Primary Residential		
375	Varadharajapuram	0	510	Primary Residential		
376	Varadharajapuram	0	511	Primary Residential		

As per CMDA Land Use, Survey No's. 480/1 (Part), 481/1 (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), 481/2 (Part) classified as Primary Residential Use Zone



Project Cost Certificate



PRATHYUSHA & CO
Chartered Accountants

CA Prathyusha

Ph: 9740323840

caprathyusha1203@gmail.com

PROJECT COST CERTIFICATE

This is to certify that the value of proposed assets of the residential project by M/s Urbanrise Constructions Pvt Ltd ;Power of attorney holder being M/s Alliance Infrastructure projects Pvt Ltd for applying the Approvals of the project Located at **Varatharajapuram village** comprised in the survey Numbers **340/1,340/2,473/1 PT, 474/1A PT, 474/1B PT, 475/1 PT, 480/1 PT, 480/3,480/4A, 481/1 PT, 481/2 PT, 483/1A PT, 483/1B PT** at Kundrathur Taluk, Tambaram Corporation, Kancheepuram District, Tamil Nadu are as follows:

Assets	Value of Proposed Assets (INR in Crs)
Civil Construction	
Other Infrastructure Cost	190.55
Land	23.78
Total Cost	214.33

For Prathyusha & Co
Chartered Accountants

Prathyusha S M
(Proprietor)

Membership No: 248420

Firm No: 0237085

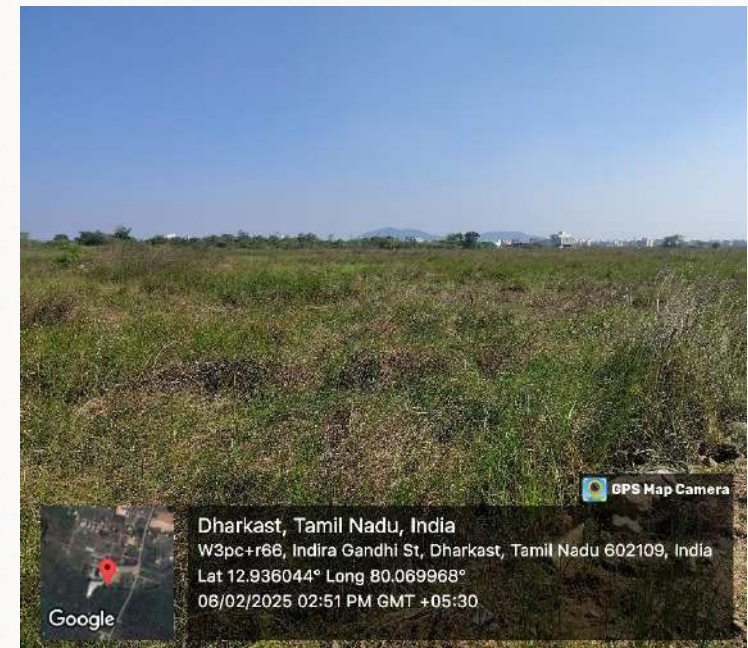
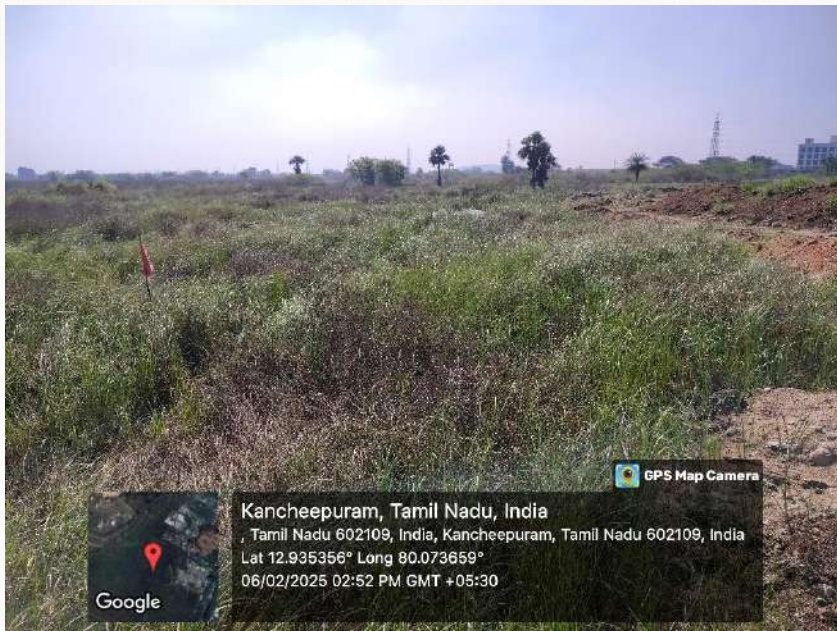
Place: Bangalore

Date: 19-07-2024

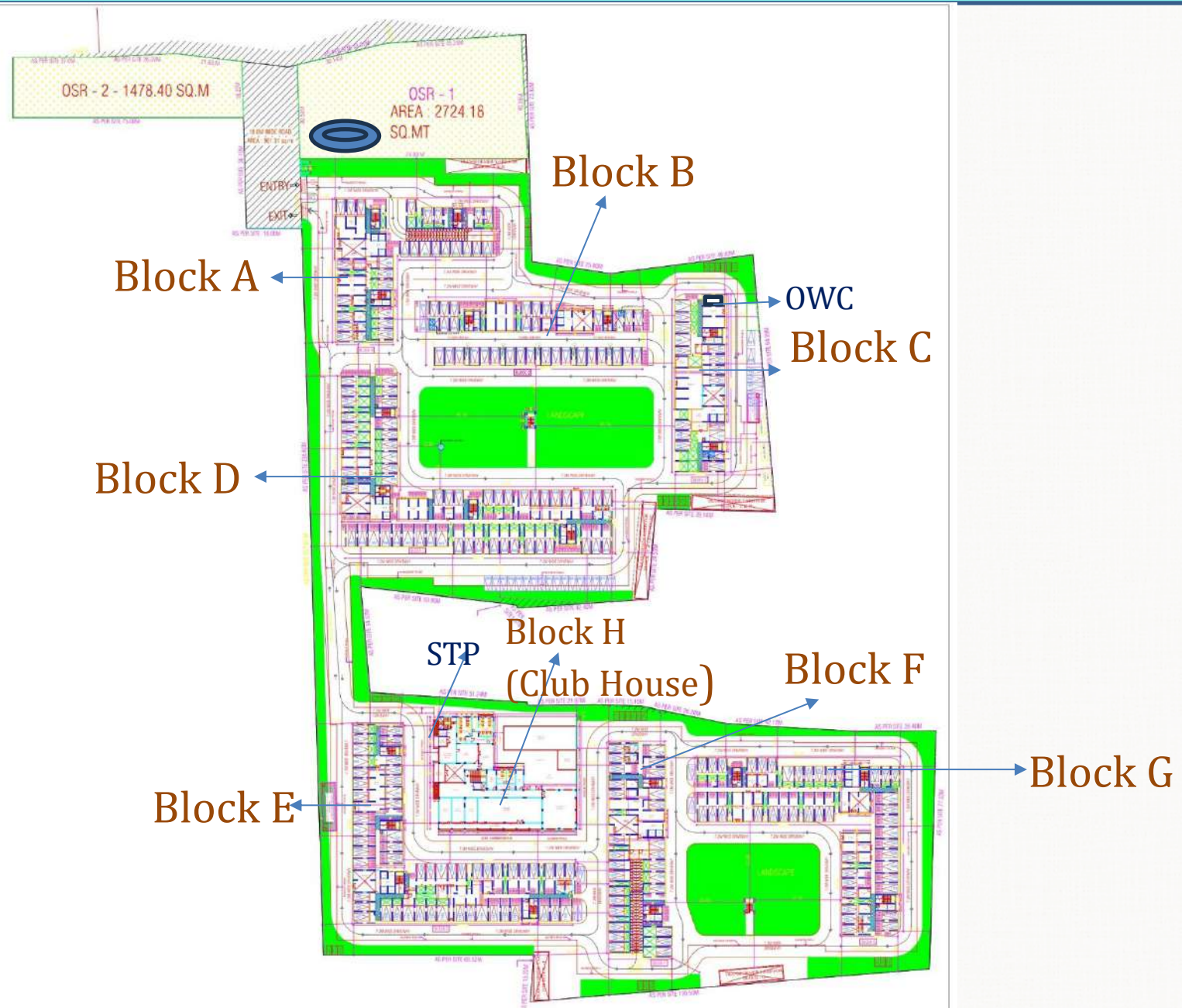
UDIN: 24248420BKEUEV6139



SITE PH246 GRAPHS



Site Plan



LAND USE BREAK UP

S.No	Details	Area in (Sqm)	Percentage (%)
1.	Total Land Area	40208.77	100%
2.	Gifted Link Road Area	961.31	2.5%
3.	Total Ground Coverage Area of Buildings	11960.41	30%
4.	Roads and Pavements Area	14236.46	35%
5.	Surface or open Parking Area	375	1%
6.	STP, Solid Waste Disposal and Other Utilities Area	1719.86	4.5%
7.	Greenbelt development Area	6753.15	17%
8.	OSR Area	4202.58	10%

Built Up Area Statement-summary

Name of the Block / Building	Built-up Area (FSI Area) Sqm	Built-up Area (Non FSI Area) Sqm	Built Up Area Parking Area & Others if any (Covered Built Up Area)	Total Built Up Area (Sqm)
Lower Basement 1 for Block B & C		165.86	6269.36	6435.22
Upper Basement 2 for Block A to G	600.68	804.24	26992.36	28397.28
Block A	15611.42	54.95	1615.17	17281.54
Block B	14845.00	34.59	1538.33	16417.92
Block C	11502.39	34.66	1153.49	12690.54
Block D	25695.84	56.56	1225.89	26978.29
Block E	24094.28	81.87	2312.41	26488.56
Block F	15026.40	22.95	1356.92	16406.27
Block G	21437.02	54.63	2099.30	23590.95
Block H (Club House)	2713.02			2713.02
Total	131526.05	1310.31	44563.23	177399.59

WATER REQUIREMENT CALCULATION

250

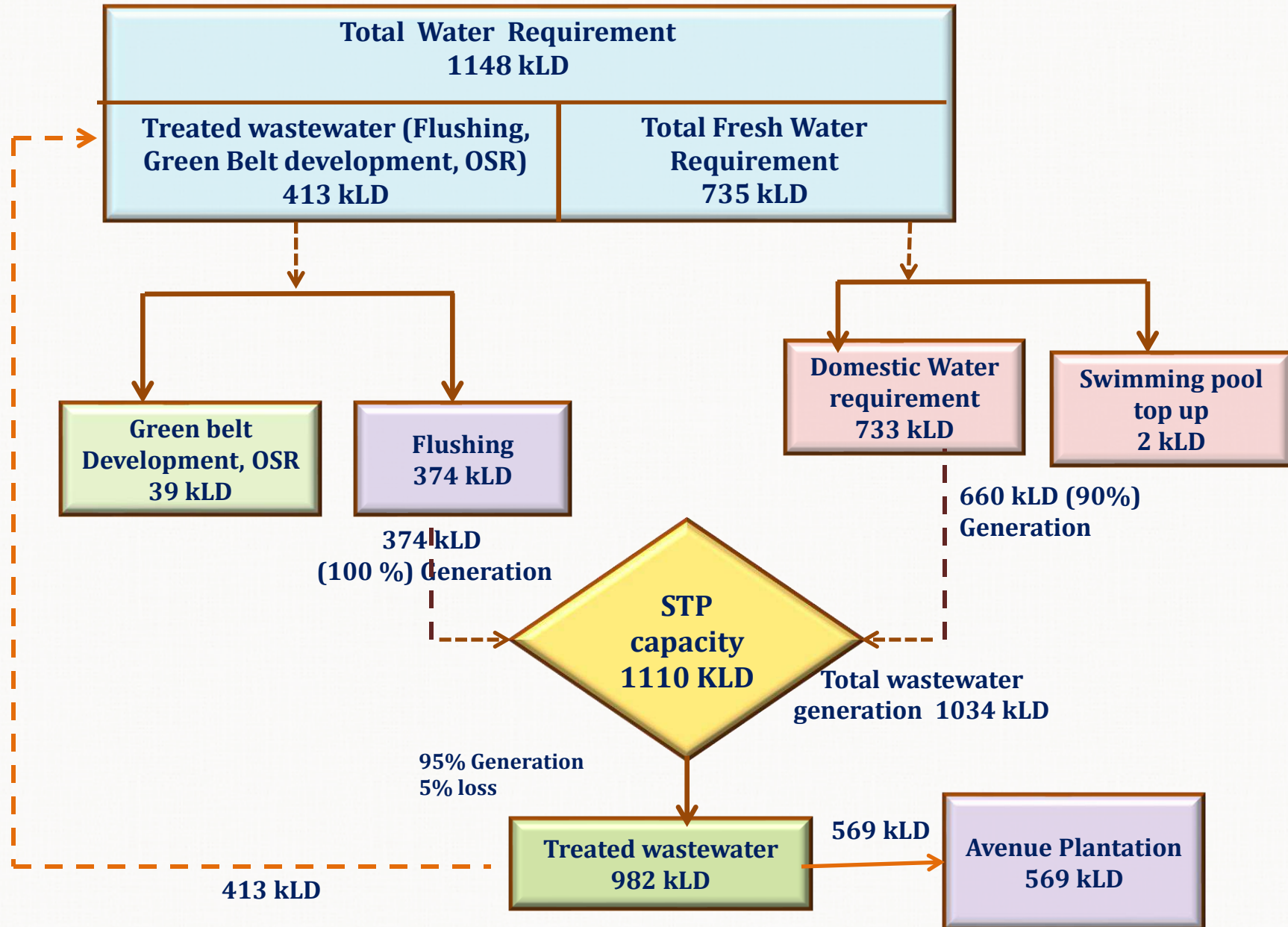
Project Components	Occupancy load	Total Water Requirement (lpd)	Domestic water Requirement (lpd)	Recycled water Requirement (lpd)
Residential Population	8083	1091205	727470	363735
		(135 lpcd)	(90 lpcd)	(45 lpcd)
Visitors	808	12120	4040	8080
		(15 lpcd)	(5 lpcd)	(10 lpcd)
Maintenance staff	81	3645	1215	2430
		(45 lpcd)	(15 lpcd)	(30 lpcd)
Total	8972	1106970	732725	374245
Swimming Pool		2000	2000	-
Water requirement for Gardening purposes based on the Gardening area (6753.15 Sqm @ 3.5 litres/ Sqm)		23636 litres	-	23636 litres
Water requirement for OSR Gardening purposes based on the Gardening area (4202.58 Sqm @ 3.5 litres/Sqm)		14709 litres	-	14709 litres
Total		1147315	734725	412590

SUMMARY OF WATER CALCULATION

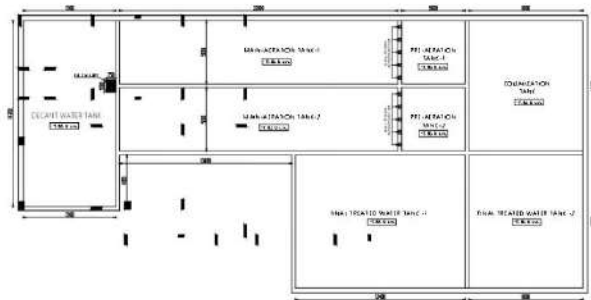
S. No.	Details	Quantity (kLD)
1.	Total Water Requirement	1148
2.	Fresh Water Requirement for Domestic Purposes	733
3.	Fresh Water Requirement for Swimming Pool	2
4.	Treated wastewater for Flushing	374
5.	Treated wastewater for Gardening	24
6.	Treated wastewater for OSR	15

WATER BALANCE CHART

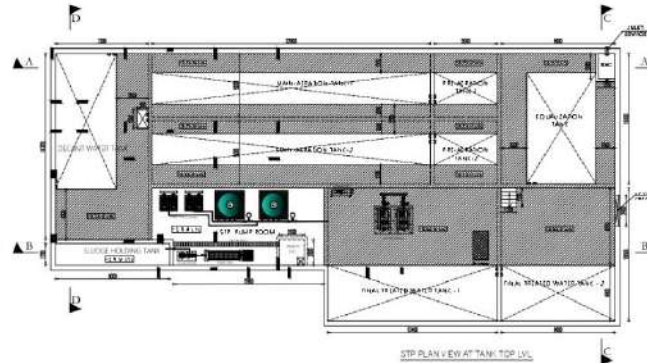
252



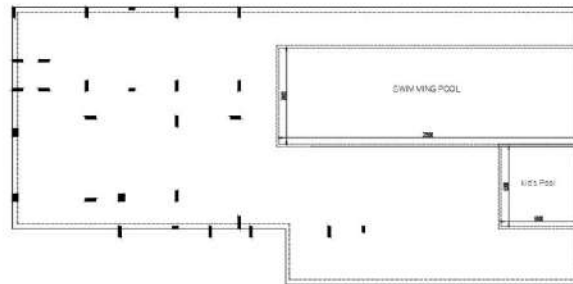
Sewage Treatment Plant Layout- 1110 KLD



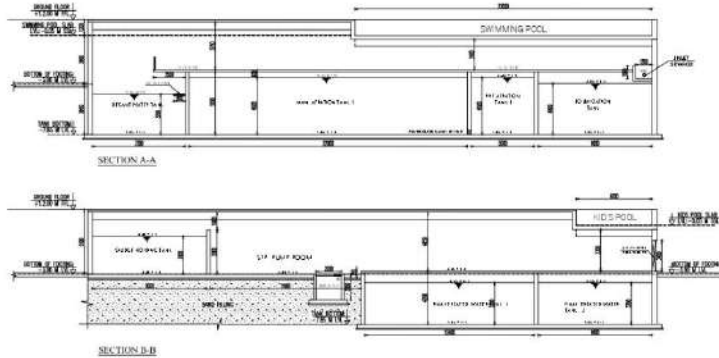
STP PLAN VIEW AT TANK BOTTOM LEVEL



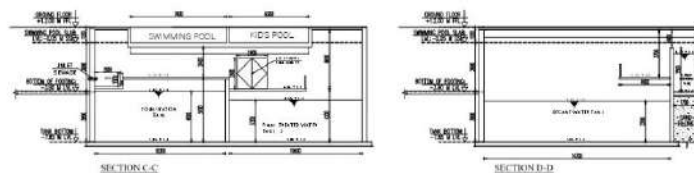
STP PLAN VIEW AT TANK TOP LEVEL



STP PLAN VIEW AT GROUND FLOOR LEVEL



SECTION A-A



SECTION B-B

STP TANKS CAPACITY - 1110KLD

S NO.	DESCRIPTION	AREA-LAY (M) X WATER DEPTH-H (M)	VOLUME (IN CUBIC METER)
01	EQUALIZATION TANK	AREA- 9.0 M x 10.3 M x 4.0 M	370.8 M ³
02	PRE AERATION TANK-1	AREA- 5.0 M x 5.0 M x 4.5 M	112.5 M ³
03	MAIN AERATION TANK-1	AREA- 22.0 M x 5.0 M x 4.5 M	495.0 M ³
04	PRE AERATION TANK-2	AREA- 5.0 M x 5.0 M x 4.5 M	112.5 M ³
05	MAIN AERATION TANK-2	AREA- 22.0 M x 5.0 M x 4.5 M	495.0 M ³
06	DECANT WATER TANK	AREA- 7.3 M x 14.7 M x 3.2 M	343.39 M ³
07	SLUDGE HOLDING TANK	AREA- 9.0 M x 1.7 M x 3.0 M	45.9 M ³
08	FINAL TREATED WATER TANK - 1	AREA- 13.4 M x 10.5 M x 3.3 M	464.31 M ³
09	FINAL TREATED WATER TANK - 2	AREA- 5.0 M x 10.5 M x 3.3 M	171.85 M ³

NOTES :-
 * ALL DIMENSIONS ARE IN MILLIMETERS AND LEVELS IN METERS
 * MH - MAN HOLE, SIZE - (600X600)MM,
 * BSC - BAR SCREEN CHAMBER.
 * AT THE TIME OF ERECTION SOME CORE CUTTING IS REQUIRED & IN CLIENTS SCOPE.



E-1181, 5th cross, 6th Stage,
 ABCS Layout, ITPL Road,
 Bangalore - 560 037
 Tel: 080-41705115

CLIENT: ALLIANCE

PROJECT: TAMBARAM

TITLE: 1110 KLD(555X2) MODULAR
 SEWAGE TREATMENT PLANT

SUB-TITLE: GENERAL ARRANGEMENT DRAWING

DATE	DRG NO	REVNO	REVDATE	DRAWN	CHKD	APPRD
13/11/2017	01	1	13/11/2017	YK	YK	YK

Sewage Treatment Plant Components (1110 kLD) - SBR

S.No	Description	List Of Civil Units Size/Cap	Quantity	Volume Cum
1	Equalization Tank	9 m x 10.3m x 4 m	1	370.8
2	Pre-Aeration Tank 1	5.00 m x 5 m x 4.5 m	1	112.5
3	Main Aeration Tank 1	22 m x 5m x 4.5 m	1	495
4	Pre-Aeration Tank 2	5.00 m x 5 m x 4.5m	1	112.5
5	Main Aeration Tank 2	22 m x 5 m x 4.5 m	1	495
6	Decant Water Tank	7.3 m x 14.7 m x 3.2 m	1	343.39
7	Sludge Holding Tank	9 m x 1.7 m x 3 m	1	45.9
8	Activated Carbon Filter	1.5 m dia x 1.8 m H	1	-
9	Pressure Sand Filter	1.5 m dia x 1.8 m H	1	-
10	Final Treated Water Tank 1	13.4 m x 10.5 m x 3.3 m	1	464.31
11	Filter Press	18" x 18" (9 Plates)	1	-
12	Final Treated Water Tank 2	9m x 10.5 m x 3.3 m	1	311.85
13	UV Disinfection System	8 cu.m/hr (220-240 V/50-60 Hz Voltage)		

255 SOLID WASTE MANAGEMENT

S. No.	Project Components	Occupancy load	Per Capita generation	Total solid Waste generation Kg/day
1.	Residential Building	8083	0.6	4850
2.	Visitors	809	0.2	162
3.	Maintenance Staff	81	0.2	16
Total Waste Generation in Kg/day			-	5028

S.No	Description	Quantity (kg/day)	Mode of Treatment / Disposal
1	Biodegradable (@40% of waste generated)	2011	Will be treated in Organic Waste Converter and used as manure for gardening.
2	Non - Biodegradable (@60% of waste generated)	3017	Sent to recyclers or local bodies for recycling
3	STP sludge	54	will be used as manure for greenbelt development

Solid Waste Management – Operation Phase

256

S. No	Solid Waste	Solid Waste Management
1.	Collection & Segregation	• A door-to-door collection system will be provided for collection of domestic waste from project site • Local vendors will be hired for waste collection and management • Separate colored bins for dry recyclables, wet compostable and inert waste will be provided • Litter bin will also be provided in open areas like parks etc • MSW storage room provided at surface for temporary storage of MSW at site
2.	Treatment of Waste •Compostable •Recyclable •E-Waste	Organic waste converter within project site. Manure storage space provided at site for storage of manure To be sold to Authorized vendors To be sold to Authorized vendors
3.	Disposal	Inert fraction of waste will be handed for to local authority responsible for managing waste in the area for disposal.

Segregation of Solid Waste



- Food items
- Kitchen waste, peels, Cuttings, refuse
- Tea, coffee
- Cotton
- Match sticks



- Plastic Food jars
- Empty Can
- Glass Bottle
- Aluminium rigid trays
- Newspapers
- Magazines & Books



- Floor cleaners
- Solvents
- Oil
- Batteries
- Tube light, CFL bulbs



- Sanitary Napkin

Organic Waste Converter

OWC Equipment Spec (750Kg / batch)

Type - Semi automatic

Size : 1100 x 800 x 1200

Name : Eco converter from ECO CARE ZONE

Crusher Motor - (1440 rpm/ 440V/ 50HZ) - 7.5 hp
(5500 watts)

Dewatering unit motor - (1440 rpm/ 440V/ 50HZ) - 3hp
(2200 watts)

Body & Sink - SS304

Dewatering Unit - SS filter with SS blade

Electrical Panel - Suitable starters with 32A breaker
Prewired



Single curing system will be used in the proposed project. Here the beneficial micro-organisms take over. With proper aeration and maintaining the moisture %, the total process conversion and curing takes place in 14 days. The manure at the end of the 14 day cycle will have soil smell without excess temperature.

STP Sludge Management

- STP sludge will be pumped from sludge holding tank and feed to mechanical filter press unit, the leachate will be diverted to collection tank of STP , the obtained sludge in cake form of mixed with domestic solid waste compost obtained from Organic waste converter to enhance organic value of the compost to be utilized in the site .
- The excess compost after utilised in the site green belt development will be handed over to the farmers association / organic manure vendors.

260 Disposal of Sanitary Waste

Type of waste	Disposal
Sanitary napkins	Collected separately and disposed through electric Incinerators

Electric Incinerator with capacity of handling 50 Napkins per day will be installed (Total – 3 Number)

- Instant disposal of used Napkins in a very scientific and hygienic way.
- Top opening Door for easy operation.
- Easy and convenient to install inside the toilet.
- Portable and Wall Mountable.
- The outside is built with Mild Steel with Powder Coating. The ash is collected in an Ash Collection tray at the bottom of the Incinerator.
- Specially designed for girls to operate very easily and safely.
- Complete burning of napkins only less than 5% ash per Napkin is generated.

Incinerator Machine Specification

261

Model	BST/SNI100
Design	Wall or Portable unit
Capacity (Approx.)	50 napkins per day
Duration to destroy	10 minutes for 5 Napkins
Auto power off	Yes
Construction	MS or SS with Ceramic insulation
Door type	Top sliding door
Accessories	Ash collection tray
Safety	Auto thermal cut off Emission outlet
Optional	Temperature display Timer display
Power supply	220 Volts / 50 Hz



Sanitary Incinerators
Model : BST/SNI100
Company : Bionics Scientific Technologies (P) Ltd ,
New Delhi.

262 e- Waste Management

S. No	e – waste	e- waste Management
1.	Types of e – waste	• e -waste generated from residential development are used TVs, computer monitors, printers, scanners, keyboards, mice, cables, circuit boards, lamps, clocks, flashlight, calculators, phones, answering machines, digital/video cameras, radios, VCRs, DVD players, MP3 and CD players . •Kitchen equipment (toasters, coffee makers, microwave ovens)
2.	Collection & Segregation	• A door-to-door collection system will be provided for collection of E waste from project site once in a month. • Local vendors will be hired for waste collection and management.
3.	Disposal	E waste will be sold to authorised recyclers & scrap vendors.

Rainwater Harvesting

263

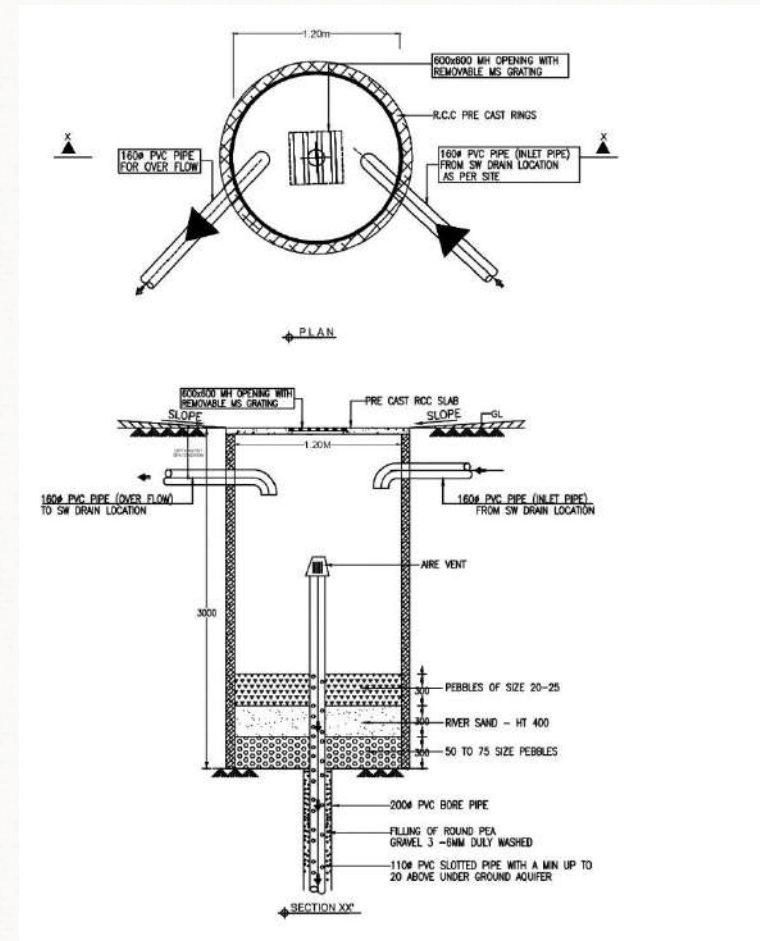
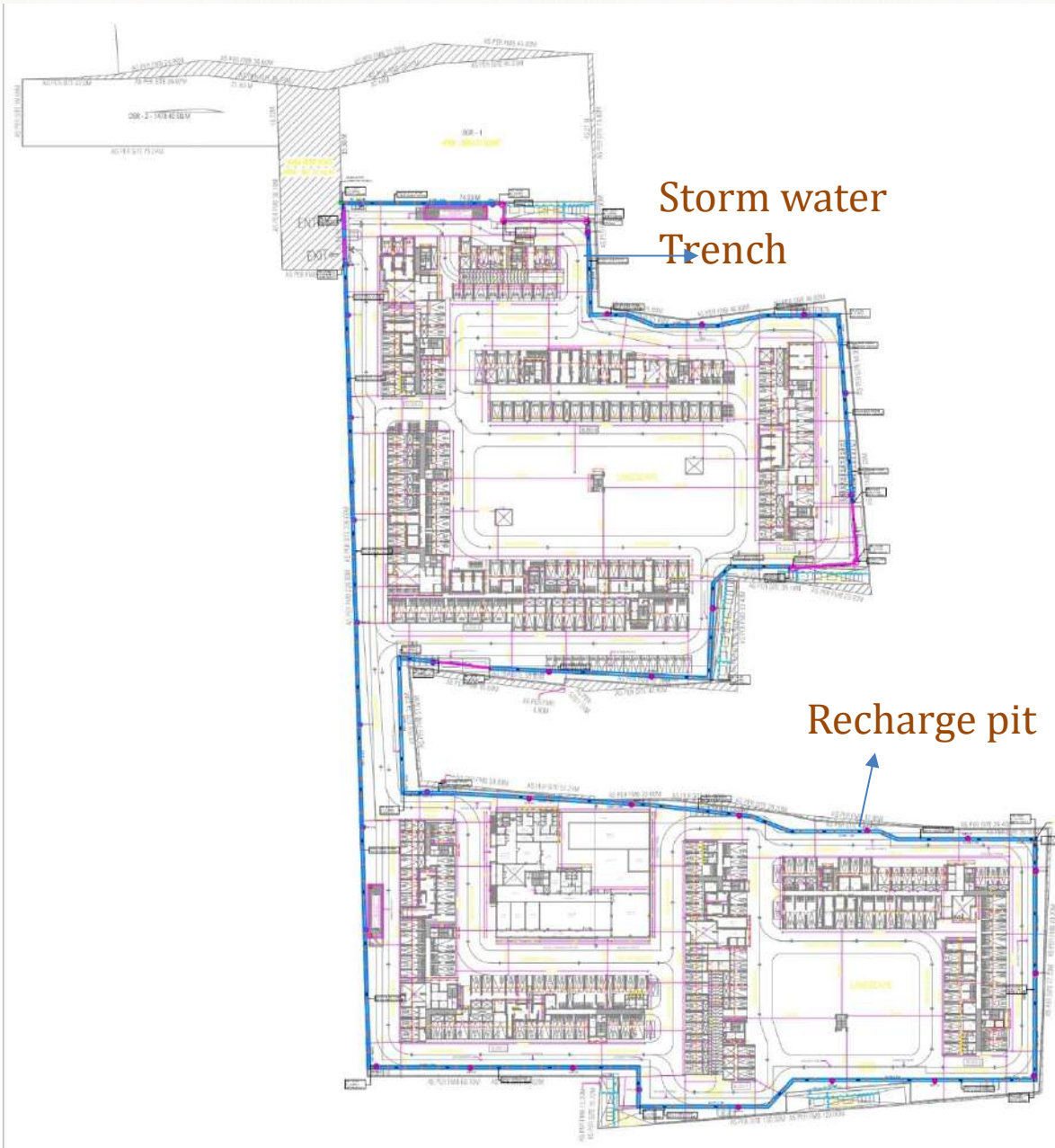
Description	Area in Sqm	Coefficient runoff	Annual Rainfall in m	Total Rainwater Runoff Cum
Roof area	11960.41	0.85	1.26	12810
Road area	14236.46	0.7	1.26	12557
Green area	6753.15	0.25	1.26	2127
Total Annual Rainfall				27493
Considering 50 rainy days per Annum, per day runoff will be				550 cum
Rainwater collection tank proposed for 100% of the roof top collection i.e. 256 cum (Per day roof top collection)				256 cum
275 Cum Rainwater storage tank proposed in the site				
Remaining rainwater will be recharge into recharge well. Recharge pit: 87 Nos with Dia 1.2 m, depth 3m				294 cum
100% of Rainwater is managed within the project site During abnormal rains the excess storm water will be connected to Road side public storm water channel.				

❖ The roof top rainwater from the project site will be collected in the UG rain water Storage Tank (275 Cum) through downspouts and the same will be used as fresh water source for domestic purpose during monsoon season after Preliminary treatment.

❖ The water from paved and green surfaces will be directed to the recharge wells (Proposed – 87 Nos. of 1.2m Dia, 3 m Depth with a total capacity of 294 Cum).

Rainwater Harvesting Layout

265



Parking Details

Details	No. of Car Parking	No. of Two-Wheeler Parking
Total number of Vehicles in Lower Basement	178	196
Total Number of Vehicles in Upper Basement	664	754
Total Number of Vehicles in Stilt	251	314
Total number of Car Parking in Ground Level (Surface Parking)	30	
Total number of Parking as Required as per CMDA Norms	330	1254
Total Number of Vehicles Provided	1123	1264

- Power requirement – 13486 KVA (Source of power – TANGEDCO)
- Back-up power supply through DG sets :
- 625 KVA - 2 Nos & 500 KVA - 1 No
- All the DG sets will be provided with Inbuilt Acoustic enclosures to comply with the noise level standards prescribed by CPCB
- Stacks with height will be provided in compliance with CPCB norms.

Solar Proposal

S.No	Description	Solar System Saving in Energy		
		Total KW	Efficiency	Total KW
1	Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)	598	50%	299
	Energy Avg. Production per Hour-KWHr			1196
	Energy Production per Day(8-Hours)-KWHr			9568
	Energy Production per Annum-KWHr			3492320
	Energy savings / Annum (in KWHr)			3492320

Hot water requirement of 50 % of the total population will be met through Solar Water Heater.

50% of population- 4042 numbers

Hot Water demand- 5 Litres/Capita.

Therefore **20 KLD of Hot water** will be met through Solar Water Heater.



As per MOEF&CC - O.M F. No. 22-34/2018-IA.III -

Requirement 1 tree / 80 Sq.m of plot area

- Plot Area – **40208.77 Sqm**
- Green Belt Area-**6753.15 Sqm** (17% of total Plot area).
- No of trees required – **505 Nos**

Tree Species

270

<i>S.No</i>	<i>Scientific Name</i>	<i>Local Name</i>	<i>Number of trees</i>
1	<i>Pongamia pinnata</i>	<i>Pungam</i>	60
2	<i>Ficus glomerata</i>	<i>Athi</i>	40
3	<i>Ficus religiosa</i>	<i>Arasam</i>	40
4	<i>Azadirachta indica</i>	<i>Vepam</i>	70
5	<i>Syzygium cumini</i>	<i>Naval</i>	50
6	<i>Thespesia populnea</i>	<i>Puvarasu</i>	50
7	<i>Premna serratifolia</i>	<i>Narumunnai</i>	50
8	<i>Calophyllum inophyllum</i>	<i>Punnai maram</i>	45
9	<i>Terminalia arjuna</i>	<i>Maradu</i>	50
10	<i>Aegle marmelos</i>	<i>Vilvam</i>	50
<i>Total</i>			505

271 Baseline Monitoring Locations

Baseline Monitoring Period : July – September 2024

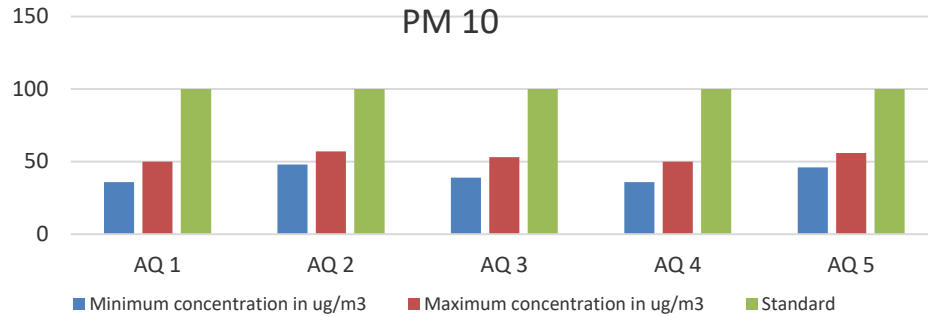
Location & Code	Distance (km)	Direction
Project Site	-	-
Old Perungalathur	1.78	SE
Naduveerapattu	2.03	W
Kannadapalayam	2.72	NE
Manimangalam	3.78	SW

272 Ambient Air Quality Monitoring

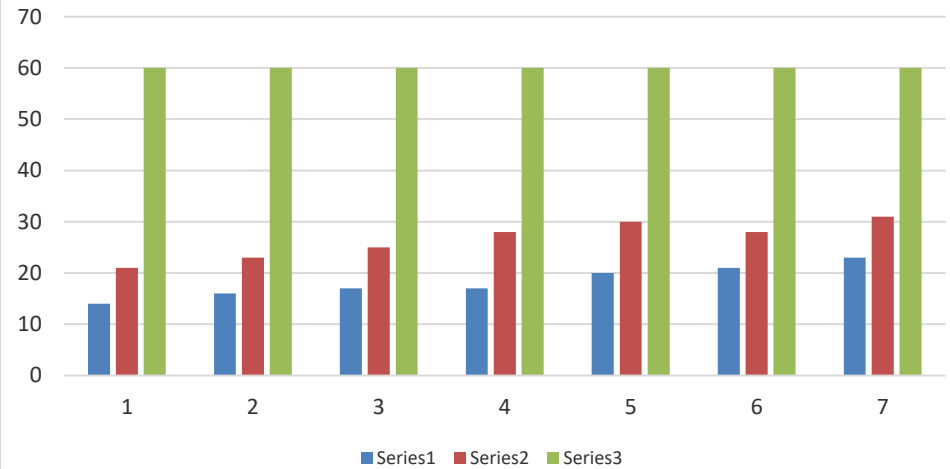
Code	Location	PM 10 ($\mu\text{g}/\text{m}^3$)				PM 2.5 ($\mu\text{g}/\text{m}^3$)				SO2 ($\mu\text{g}/\text{m}^3$)				NOx ($\mu\text{g}/\text{m}^3$)			
		Min	Max	Avg	98 per	Min	Max	Avg	98 per	Min	Max	Avg	98 per	Min	Max	Avg	98 per
AAQ 1	Project site	36	50	43.1	49.08	14	21	18.2	21	6	12	9.5	12	12	23	18.2	23
AAQ 2	Old Perungalathur	48	57	53.3	57	17	26	21.5	25.54	9	18	12.5	17.54	17	30	21.0	29.08
AAQ 3	Nadu veera pattu	39	53	45.5	51.62	15	23	19.2	23	5	9	7.5	9	20	19	14.8	19
AAQ 4	Kannadapalayam	36	50	43.1	49.08	21	28	24.3	27.54	14	23	19.9	23	13	33	26.6	32.54
AAQ 5	Manimangalam	46	56	51.5	55.54	19	27	23.1	26.54	7	13	8.9	12.08	13	25	17.0	23.62
Residential Area		100				60				80				80			

Ambient Air Quality Monitoring

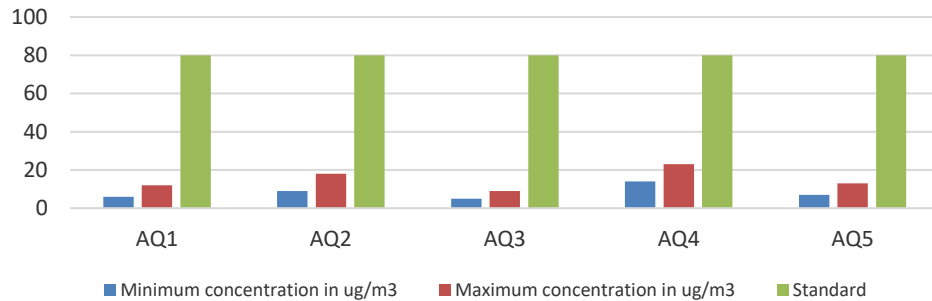
PM 10



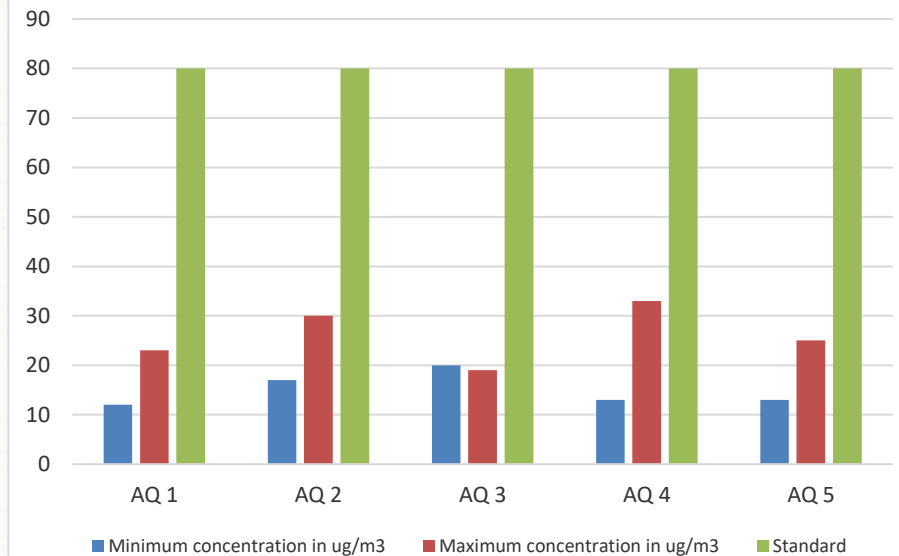
Conc. of PM2.5



Conc. of SOx



Conc. of NOx



274 Mitigation Measures

DURING CONSTRUCTION PHASE:

- The site will be completely barricaded during construction phase to control the dust emission
- Continuous water sprinkling in the site will be carried out for minimizing the dust emission due to wind activity
- The loading and unloading will be carried by proper watering in the sand and other construction materials to reduce the dust during the activity
- The vehicles will be checked for emission certificate before entering into site for loading and unloading materials
- The laborers will be provided with proper PPE equipments during construction phase.
- Cement storage, loading and unloading activity will be carried out in a tarpaulin shed
- Fly ash based material will be utilized
- The drop heights during transit of raw materials will be made minimum to ensure minimal emission of dust.

DURING OPERATION PHASE:

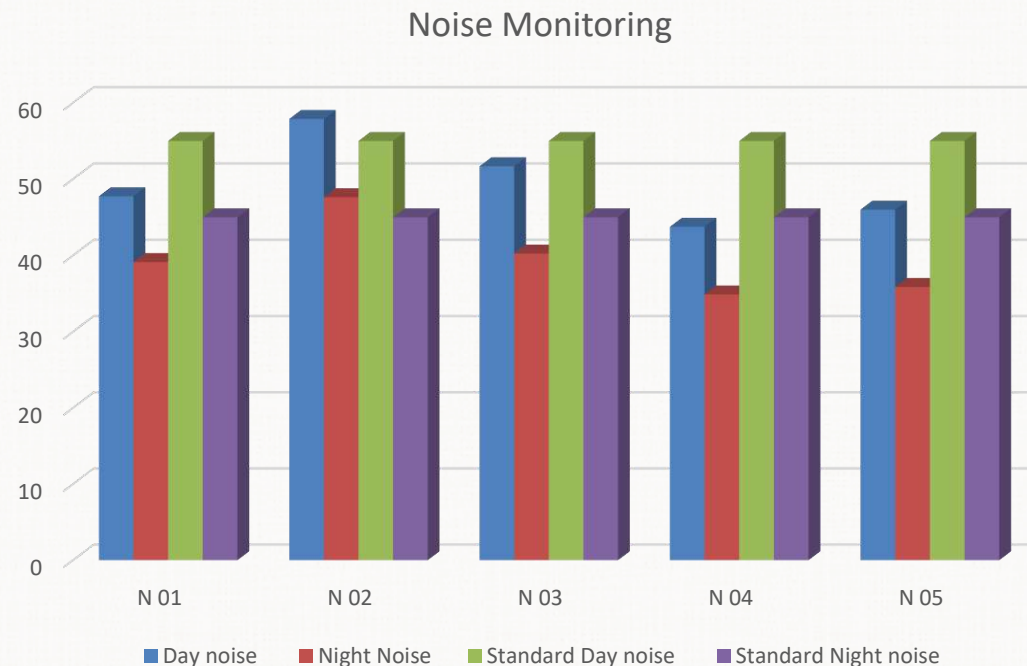
- Green belt with tall trees will be planted, which will capture the particulates and reduce the concentration of SO₂ and NO_x. In addition to that, Carbon Sequestration species will also be planted to reduce the carbon emission
- DG sets will be provided with proper stack height and monthly monitoring will be carried out for stack emission check
- By the plantation of ground level biotic environment, particulate emission from the soil by the wind erosions will be curtailed.
- The baseline will be monitored continuously during construction for checking the incremental pollution loads during construction period and compliance of the same will be submitted to SEIAA, TNPCB, MoEF & CC.

Ambient Noise Level Monitoring

275

Location	Leq day in dB(A)		
	Max	Min	Average
Project site – N1	51	41	48
Old Perungalathur – N2	62	52	58
Naduveerapattu – N3	55	45	52
Kannadapalayam – N4	48	39	44
Manimangalam – N5	50	40	46

Location	Leq Night in dB(A)		
	Max	Min	Average
Project site – N1	43	36	39
Old Perungalathur – N2	52	43	48
Naduveerapattu – N3	44	36	40
Kannadapalayam – N4	38	32	35
Manimangalam – N5	40	32	36



Average Noise Level (Leq Day & Night)

Ground Water Sampling							
S.No	Parameters	Units	GW 1 Project site	GW2 Old Perungalathur	GW3 Naduveerapattu	GW4 Kannadapalayam	GW5 Manimangalam
1	pH (at 25°C)	-	7.33	7.55	7.77	7.25	7.23
2	Electrical Conductivity	µS/cm	1601	1032	1015	1595	2565
3	Colour	Hazen Unit	BQL(LOQ:5)	BQL(LOQ:5)	BQL(LOQ:5)	BQL(LOQ:5)	BQL(LOQ:5)
4	Turbidity	NTU	BQL(LOQ:1)	BQL(LOQ:1)	BQL(LOQ:1)	BQL(LOQ:1)	BQL(LOQ:1)
5	Total Dissolved Solids	mg/L	1018	705	619	996	1487
6	Total Suspended Solids	mg/L	BQL(LOQ:2)	BQL(LOQ:2)	BQL(LOQ:2)	BQL(LOQ:2)	BQL(LOQ:2)
7	Total Hardness as CaCO3	mg/L	586	368	291	568	593
8	Calcium Hardness as CaCO3	mg/L	307	181	151	300	488
9	Magnesium Hardness as CaCO3	mg/L	279	187	140	268	105
10	Calcium as Ca	mg/L	123	72.2	60.5	120	195
11	Magnesium as Mg	mg/L	67.6	45.5	34.2	65.1	25.5
12	Chloride as Cl	mg/L	275	110	95.6	260	410
13	Sulphate as SO4	mg/L	162	187	150	155	220
14	Total Alkalinity as CaCO3	mg/L	225	235	260	295	315
15	Iron as Fe	mg/L	BQL(LOQ:0.1)	BQL(LOQ:0.1)	BQL(LOQ:0.1)	BQL(LOQ:0.1)	BQL(LOQ:0.1)
16	Silica as SiO2	mg/L	38.5	51.9	24.9	30.8	63.1
17	Fluoride as F	mg/L	1.13	1.02	0.33	1.22	1.12
18	Nitrate as NO3	mg/L	17.3	16.6	15.4	18.2	23.3
19	Potassium as K	mg/L	20.2	8.8	6.6	14.4	20.2
20	Sodium as Na	mg/L	210	82.3	75.9	185	337

Surface water Sampling

S.No	Parameters	Adyar River
1	pH (at 25°C)	7.95
2	Electrical Conductivity	2232
3	Colour	15
4	Turbidity	38
5	Total Dissolved Solids	1395
6	Total Suspended Solids	30
7	Total Hardness as CaCO ₃	332
8	Calcium as Ca	75
9	Magnesium as Mg	35.1
10	Chloride as Cl	380
11	Sulphate as SO ₄	75.2
12	Total Alkalinity as CaCO ₃	585
13	Iron as Fe	2.56
14	Silica as SiO ₂	59.4
15	Fluoride as F	0.31
16	Nitrate as NO ₃	6.65
17	Potassium as k	80.6
18	Sodium as Na	325
19	Total Kjeldahl Nitrogen	13.3
20	Biochemical Oxygen demand	45.1
21	Chemical Oxygen demand	165
22	Dissolved oxygen	2.2

Soil Quality Analysis

S.No	Parameters	Units	SQ 1	SQ 2	SQ 3	SQ 4	SQ 5
1	pH (at 25°C)	-	7.67	8.09	7.77	7.98	7.65
2	Electrical Conductivity	mS/cm	1.121	0.59	0.377	0.799	0.29
3	Water Content	%	4.5	4.99	14.2	7.5	5.1
4	Chloride	mg/kg	250	260	36.3	79.9	74
5	Calcium as Ca	mg/kg	38.8	30.8	29.2	41.2	22.2
6	Sodium	mg/kg	125	480	780	385	186.0
7	Available Potassium	mg/kg	132	275	711	341	23.3
8	Organic Matter	%	1.95	0.12	0.36	0.77	0.56
9	Magnesium as Mg	mg/kg	11.5	29.2	15.6	15.2	14.1
10	Total Soluble Sulphates	mg/kg	70.2	510	170	189	31.2
11	Cation Exchange Capacity	meq/100g	20	11.2	14.1	8.80	13.1
12	Carbonate	mg/kg	Nil	Nil	Nil	NIL	Nil
13	Bicarbonate	mg/kg	181	260	90.3	135	61.1
14	TKN	%	0.31	0.25	0.20	0.22	0.20
15	bulk dencity	g/cm3	1.29	1.26	1.36	1.18	1.36
16	Phosphorous	mg/Kg	197	202	190	171	190
17	sand	%	62	64	58	75	58
18	clay	%	25	10	15	10	15
19	silt	%	13	26	27	15	27
20	SAR	meq/Kg	22.6	22.9	24.3	15.2	25.5

279 Environmental Management Cost- Construction Phase

Description	Budgetary Allocation (Rs. In Lakhs)	
	Capital Expenses	Operational Expenses
Drinking Water & Sanitation (Temporary Toilet) Facilities	2.5	4.0
Storm Water Management	1.0	3.5
Solid Waste/Debris Management	0.8	4.0
Environmental Monitoring in site	0	6
Dust Suppression Measures	2.5	5
Occupational Health & Safety	10	6
Total	16.8	28.5

Environmental Management Cost Operational phase - Capital Cost

S. No	Description	Quantity	Cost (Lakhs)
1	Sewage Treatment Plant		
	Civil	-	100
	Electrical & Mechanical	-	40
2	Fresh water supply	-	10
3	Excess Treated sewage Disposal		20
4	Solid Waste Management	-	5
5	Greenbelt Development		
	Seedlings/ Plants	505	2
	Guards	505	3
	Establishing cost	---	5
6	Energy Conservation measures		
	i) Solar Street Lights & Solar Panel	-	45
	ii) Installation Cost	-	15
7	Rainwater harvesting		
	RWH Sumps & Storm water drains	-	20
	RWH recharge wells		10
8	Pond in OSR		10
	Total		285

Environmental Management Cost Operation Phase- Recurring Cost

S. No	Description	Qty	Cost (Lakhs)
1	Sewage Treatment Plant		
	Power consumption cost	80 KW x 22 hrs x 365 days	10
	Manpower cost	2 x 12 months	2
	Consumables / Chemicals	-	3
2	Excess treated sewage disposal	-	12
2	Solid Waste Management		
	Door to Door Collection-Garbage		4
	Maintenance		0.24
3	Greenbelt development		
	Gardener(1No for every 2500sqmts)	2 x 12 months	3
	Manure		0.5
4	Rainwater harvesting		
	Maintenance Staffs	2 x 12 months	1.6
5	Energy Conservation		
	Solar streetlights & Solar panel		8
6	Environmental Monitoring		
	Sampling-Sewage(once in a month)	12 samples	0.4
	Water - Once in a month (1 No x 12)	12 samples	0.4
	Air – Once in a month (1 No x 12)	12 samples	0.4
	Noise - Once in a month (5 No x 12)	60 samples	0.4
	Soil - Once in a month (1 No x 12)	12 samples	0.4
7	OSR Pond Maintenance		3
	Total per Annum		49.34

Undertaking by M/s Alliance Infrastructure Projects Private Limited

282

- We assure that we will adopt IGBC Gold certification.
- We assure that we are liable for the operation and maintenance of STP & OWC for 10 Years from period of operation of the project.
- We also assure that the storm water drain would not carry any untreated or treated sewage.
- We also assure that our project site does not encroach any water bodies such as rivers, canals, nallas, lakes, ponds, tanks, etc., from its original boundary.
- We assure that a pond in the OSR will be maintained, and surplus rainwater runoff will be drained into the pond.
- We assure that the pavements/parking pavements will be green/permeable pavements.
- We will attain 50% of roof coverage with solar panels
- We assure that CER activities will be completed as per the action plan submitted.
- There is no litigations against this project.

Corporate Environment Responsibility

283

The CER amount of Rs 214 Lakhs will be spent for below mentioned activities

S. No.	CER Activity	Capital cost Allocation (in lakhs)	Action Plan
1	Government Higher Secondary School – 2.10 km, SE I. Green belt development in the school ii. Providing hygiene Toilets rooms for students iii. Providing Environmental related books in the school library iv. Infrastructure development works if any as per demand v. Building repair work as per school demand	25	Will be spent within 1 year after obtaining Environmental clearance
2	Irumbuliyur Govt school – 3.9 km, SE I. Green belt development in the school ii. Providing hygiene Toilets rooms for students iii. Providing Environmental related books in the school library iv. Infrastructure development works if any as per demand v. Building repair work as per school demand	25	
3	As per SEAC Recommendations	164	
Total Cost Allocation		214	

Traffic Survey

284

Project site : M/s Alliance			Location: Chennai Outer Ring Road		
Date of survey : 03.02.2024			Six lane divided two way		
	Two Wheelers	Three Wheelers	Four Wheelers	Six Wheelers	
	(Motorcycle, Scooter etc.)	(Autorickshaw, motorised carts etc.)	(Passenger cars, Pickup vans etc.)	(Light commercial vehicles, Trucks & Buses etc.)	
Time					Bicycles
Morning Peak					
07.00 - 07.30 Hrs	185	75	196	95	21
07.30 - 08.00 Hrs	210	85	204	105	4
08.00 - 08.30 Hrs	250	92	257	121	4
08.30 - 09.00 Hrs	310	105	321	118	18
09.00 - 09.30 Hrs	390	113	310	125	5
09.30 - 10.00 Hrs	350	118	251	110	7
10.00 - 10.30 Hrs	395	120	248	114	10
10.30 - 11.00 Hrs	350	129	284	75	1
Item Total	2440	837	2071	863	70
Total Number of Vehicles					6281
M. Factor	0.5	1.2	1	2	0.5
PCU	1220	1004	2071	1726	35
Total No. of PCUs (For 4 Hrs)					6056
Total No. of PCUs/Hr (Avg.)					1514

285 Traffic Survey

Time	Two Wheelers	Three Wheelers	Four Wheelers	Six Wheelers	Bicycles
	(Motorcycle, Scooter etc.)	(Autorickshaw, motorised carts etc.)	(Passenger cars, Pickup vans etc.)	(Light commercial vehicles, Trucks & Buses etc.)	
Evening Peak					
16.00 - 16.30 Hrs	190	79	162	96	20
16.30 - 17.00 Hrs	232	94	186	121	16
17.00 - 17.30 Hrs	246	108	234	142	15
17.30 - 18.00 Hrs	287	123	250	168	18
18.00 - 18.30 Hrs	311	135	286	176	5
18.30 - 19.00 Hrs	269	169	279	185	7
19.00 - 19.30 Hrs	195	183	281	114	8
19.30 - 20.00 Hrs	197	157	276	75	16
Item Total	1927	1048	1954	1077	105
Total Number of Vehicles					6111
M. Factor	0.5	1.2	1	2	0.5
PCU	963	1257	1954	2154	52
Total No. of PCUs (For 4 Hrs)					6380
Total No. of PCUs/Hr (Avg.)					1595

Traffic Study



Traffic Study

Proposed parking requirement from Residential building

Details	No. of Car Parking	No. of Two- Wheeler Parking
Total number of Vehicles in Lower Basement	178	196
Total Number of Vehicles in Upper Basement	664	754
Total Number of Vehicles in Stilt	251	314
Total number of Car Parking in Ground Level (Surface Parking)	30	
Total number of Parking as Required as per CMDA Norms	330	1254
Total Number of Vehicles Provided	1123	1264

Chennai Outer Ring Road falls under the category of Arterial roads (Six lane divided two way) – 5400 PCUs per Hour as per the IRC Code 106:1990

Legend:

PCU - Passenger Car Unit

MP - Morning Peak hour Traffic Volume in PCU

EP - Evening Peak hour Traffic Volume in PCU

Existing Traffic Load in Road (PCUs)	Increase in Vehicular Population due to the Residential Building (PCUs)	Estimated Future Traffic Volume in PCUs (V)	Capacity of Existing Road in PCUs per Hour as per IRC 106-1990 (C)	V/C Ratio
MP- 1514, EP- 1594	1755PCU	MP-3269, EP-3349	5400 PCU	0.6

ADDITIONAL TOR & ITS COMPLIANCE

S.No.	Condition	Compliance
Project Details		
1.	Need and benefits of the project.	➤ Due to migrant flux of people from villages to cities, in search of better means of living, there is an increased demand in urban living. ➤ The major benefit due to the proposed development is the generation of permanent and also temporary employment for considerable number of employees/workers. ➤ Plantation shall reduce energy use by reducing heat island effect and trees shall act as natural noise barriers. It shall provide Pleasing aesthetic and visual impact. Greenbelt Provide tolerance to air pollutants like PM10, PM2.5, SO2, NOx and CO. ➤ For funding of CER: CER fund of Rs 2.14 crores will be spent for social welfare
2.	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].	The Built-up area, Occupancy load for Water requirement and solid waste management is calculated as per NBC Norms, 2016 and details are given in Slide No.20,21-24,26-29
3.	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.	GFA certificate is given in Slide No. 15 and EMP is given in Slide No.51-52

STANDARD 290R

	MISCELLANEOUS	
4.	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships .	Impact and Mitigation measures is given in Chapter 4 of EIA report Page No.124
	Land Environment	
5.	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.	Land use details around 10 km radius of project site is given in Chapter 3 of EIA report Page No.69

Land Acquisition and R& R			
6.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.	Water bodies within 10 km radius	➤ Pond (0.14 km, E) ➤ Adyar River (1.06 km, E) ➤ Mudichur Lake (3.01 km, SE) ➤ Manimangalam Lake (4.22 km, SW) ➤ Vandalur Lake (4.53 km, SE) ➤ Chembarambakkam Lake (5.79 km, NW) ➤ Somangalam Forest Lake (4.44 km, NW) ➤ Kadaperi Lake (4.49 km, E) ➤ Chitlapakkam Lake (6.47 km, E) ➤ Periya Eri (5.25 km, NE) ➤ Adhanur Lake (7.49 km, SW) ➤ Padappai Lake (7.60 km, SW) ➤ Amarambedu Lake (8.14 km, NW) ➤ Karunakaracheri Lake (8.21 km, NW) ➤ Hastinapuram Eri (8.36 km, E) ➤ Thandalam Eri ➤ Madambakkam Lake (8.88 km, SE) ➤ Agaramthen Lake (9.42 km, SE)
		Reserved Forest within 10km Radius	➤ Palanthandalam R.F (1.32 km, NW) ➤ Poonthandalam R.F (2.55 km, NW) ➤ Nallur R.F (4.41 km, W) ➤ Nanmangalam R.F (9.60 km, NE)
		National Park	➤ Arignar Anna Zoological Park, Vandalur (5 km, SE)

Environmental Monitoring And Management		
7.	Examine baseline environmental quality along with projected incremental load due to the project.	Details of Baseline data is given in Chapter 3 Page No.81-102
8.	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health	The details of Environmental data relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health is discussed in Chapter 3 of EIA report Page No. 81-121. The main conclusion of the report is that the environmental settings are within the prescribed standard limits and the proposed is a residential development. The land settings is not altered the area is surrounded by residential settlements , there is no any eco sensitive or thick biodiversity within the site and adjacent land and due to the proposed project, the socio economic and health and sanitation will be improved.

STANDARD 293R

9. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.	• Compliance with all environmental legal requirements, regulations and guidance. • Integration of environmental factors into business decisions. • Planning work systems and practices so as to give due consideration as to their potential environmental impact. • So far as it is possible to prevent the illegal deposit, disposal or treatment of controlled waste by any person where that waste has been, or will be under the control of the company. • Where possible seek to influence the design and specification of construction projects so as to ensure that environmental impact is minimized as far as it reasonably practical. • Ensuring considered use of resources of all kinds, including the promotion of recycled and recyclable materials wherever possible. • Establishing company procedures to ensure that waste is managed in line with legislation and that all parties involved in the waste production, transportation, transfer and disposal process comply with their Duty of Care regarding waste control. • Periodically review environmental legislation to which the organization's activities are subject to ensure continued compliance with both the letter and spirit of legislation. • Ensure that all subcontractors / suppliers working on our behalf hold appropriate environmental permits / licenses. • Provide information to individuals regarding the monitoring of the Company Environmental Procedures. • Provide copies of this Environmental Policy Statement to all employees • Ensure all employees have an understanding and are trained in their responsibilities in relation to the environmental policy and procedures.
--	--

10.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters	EMP is given in Slide No.51-52
11.	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan	About 17% of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Almost 505 Number of species were planted in site. Amount of carbon sequestrated per tree = 78 kg of carbon Amount of carbon sequestrated for 505 trees = 39390 kg of carbon For the Proposed project = 39 MT / year.

	Drainage	
12.	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.	Details of drainage pattern is given in chapter 3 Page No.75
	Forest	
13.	Submit the details of the trees to be felled for the project, if any .	The project site was initially a vacant land and we proposed plan for green belt development in site in almost 17% of land area
14.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.	Present land use is Residential use.
	Water Environment	
15.	Ground water classification as per the Central Ground Water Authority	It is classified as semi critical zone as per CGWA. The source of fresh water for proposed project is Varadharajapuram Panchayat

	Water Management	
16.	Examine the details of Source of water, water requirement, use of treated wastewater and prepare a water balance chart.	Details of water requirement and water balance is given in Slide No.21-24
17.	Rainwater harvesting proposals should be made with due safeguards for ground water quality.	Details of rainwater harvesting is given in Slide No.34-36
18.	Maximize recycling of water and utilization of rainwater. Examine details	Details of rainwater harvesting is given in Slide No.34-36
19.	Examine soil characteristics and depth of ground water table for rainwater harvesting	The soil characteristics were elaborated in Chapter 3 of EIA Report Page No.99. The depth of ground water table varies form 5-10m BGL as per Groundwater Yearbook of Tamil Nadu and U. T. of Puducherry (2021-2022)
	Waste Management	
20.	Examine details of solid waste generation treatment and its disposal.	Details of Solid waste generation is given in Slide No.26-29
21.	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.	There is no demolition involved in this project.

	Energy Requirements	
22.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.	Total power requirement will be met from TNEB.
23.	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.	50% of terrace Roof area will be provided with Solar panels.
24.	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.	Impact of DG and mitigation measures is given in Chapter 4 Page No43.
	Road and Traffic	
25.	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.	Traffic study is given in Slide No.55-58
26.	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic	Traffic study is given in Slide No.55-58

27.

Examine the details of transport of materials for construction which should include source and availability.

List of building materials being used at site

1.Concrete	9.P.V.C. conduit
2.Crushed sand	10.MDS, MCBs
3.Tiles	11.PVC overhead water tanks
4.Granite	12.2 1/2" thick red color paver tiles
5.PPC Cement	13.PPR (ISI marked)
6.Reinforcement steel	14.PVC waste water lines
7.Pipe scaffolding (cup lock system)	15.S.W. sewer line up to main sewer
8.CPV Pipes	16.PVC rain water down take

Construction Machinery

- (i) Dumper: Will be used for mud and material handling
- (ii) Excavator: Will be used for digging and earth work
- (iii) Concrete Batching Plant: Will be used for concrete mixing
- (iv) Road roller : For compacting the earth

	Disaster Management Plan	
28.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.	Disaster Management plan and Emergency Evacuation plan is given in chapter 7 of EIA report Page No.70-75.
	Court Cases	
29.	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.	NIL

Disaster Management Plan including emergency evacuation during natural and man-made disaster

Disaster Management Plan involves the different management steps which considers both natural and human induced hazards. It involves different phases such as pre-disaster, during disaster and post disaster. It includes an action plan for ensuring that the community is provided with adequate knowledge and resources in the event of any unwanted incident.

The overall objective of a disaster management plan is making use of the combined resources at the site and outside services to minimize the effects.

Response in case of Earthquake

Response Procedures for Occupants

If indoors:

1. Take cover under a piece of heavy furniture or against an inside wall and hold on.
2. Stay inside: The most dangerous thing to do during the shaking of an earthquake is to try to leave the building because objects can fall on you.

If outdoors:

Move into the open, away from buildings, streetlights, and utility wires. Once in the open, stay there until the shaking stops.

If in a moving vehicle:

Stop quickly and stay in the vehicle. Move to a clear area away from buildings, trees, overpasses, or utility wires. Once the shaking has stopped, proceed with caution. Avoid bridges or ramps that might have been damaged by the quake.

After the earthquake

1. After the earthquake be prepared for aftershocks.
2. Although smaller than the main shock, aftershocks cause additional damage and may bring weakened structures down. Aftershocks can occur in the first hours, days, weeks, or even months after the quake.

Help injured or trapped persons.

1. Give first aid where appropriate. Do not move seriously injured persons unless they are in immediate danger of further injury. Call for help.
2. Remember to help those who may require special assistance--infants, the elderly, and people with disabilities.
3. Stay out of damaged buildings.
4. Use the telephone only for emergency calls.

Response Procedure for Emergency Team

1. Formulate an Emergency Response Team for earthquake response.
Using the public address system, inform people of response procedures discussed above.
2. Inform the necessary authorities for aid.
3. Ensure no person is stuck beneath any debris, in case of a structural failure.
4. Ensure that all occupants standing outside near the buildings are taken to open areas.
5. Ensure that the first aid ambulance and fire tender vehicles are summoned if necessary.
6. Inform the nearby hospitals if there are any injuries.
7. Check the utilities and storage tanks for any damage.

Response in case of cyclones and floods

1. Community awareness and mass education programme would be arranged to manage the challenges during and after floods and cyclones.
2. Employees would be made aware to switch off electrical mains at emergency situation.
3. Employees would be educated about Do's and Don'ts during cyclone and Floods.
4. Developer would construct an embankment/flood wall around the proposed site.
5. Proper maintenance of storm water channel and sewer lines.
6. Developer would build the proposed building with all the measures to withstand high wind velocity.
7. Developer would identify large scale medical store.
8. Awareness would be spread about the hazards of stored water. Communicable diseases like malaria, dengue, etc. could spread if water is stored for longer time.
9. Building would be investigated for leakages and any leakage would be repair by developer at low cost. After the formation of society, developer would assist in this activity.

Response in case of fire

1. Required response during in the event of a fire should be described in signs located in the lobby.
2. On sighting a fire, it should be immediately informed to the environment manager giving the exact location and type of fire in detail.
3. Initiate the Emergency Response Team for fires.
4. If the fire is small, engage in extinguishing the fire using the nearest fire extinguisher.
5. Guide the Emergency Response Team staff to the emergency assembly point.
6. The Emergency Response Team should immediately inform the nearest dispensary and security force. If required a fire tender should be summoned.
7. The response team should immediately move to the point of fire and take all necessary steps to stop the fire. If the fire is not controllable and spreads then the manager in charge should inform the district authorities and call for external help.
8. The Emergency Response Team will provide immediate relief to the injured at the scene of incident. Any injured persons should be evacuated on priority to the dispensary or one of the nearest hospitals based on their condition.

Instructions for Employees

1. Get out of buildings as quickly and as safely as possible.
2. Use the stairs to escape. When evacuating, stay low to the ground.
3. If possible, cover mouth with a cloth to avoid inhaling smoke and gases.
4. Close doors in each room after escaping to delay the spread of the fire.
5. If in a room with a closed door.
6. If smoke is pouring in around the bottom of the door or if it feels hot, keep the door closed.
7. Open a window to escape or for fresh air while awaiting rescue.
8. If there is no smoke at the bottom or top and the door is not hot, then open the door slowly.
9. If there is too much smoke or fire in the hall, slam the door shut.
10. Stay out of damaged buildings.
11. Check that all wiring and utilities are safe.

A state of the art fire fighting system is proposed for the project to prevent and control fire outbreaks. The fire fighting system will consist of portable fire extinguishers, hose reel, wet riser, yard hydrant, automatic sprinkler system, and manual fire alarm system. The buildings will also be provided with automatic fire detection and alarm system.

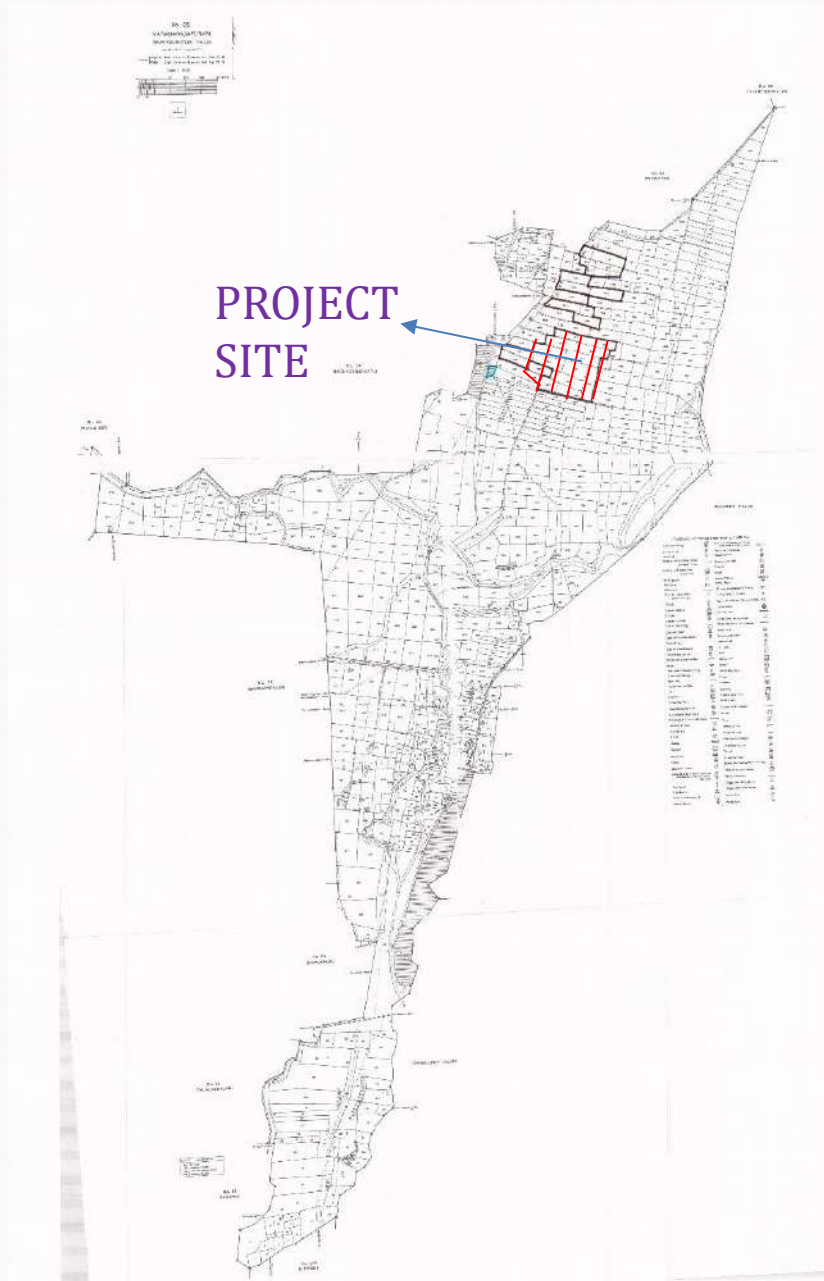
ADDITIONAL TOR

306

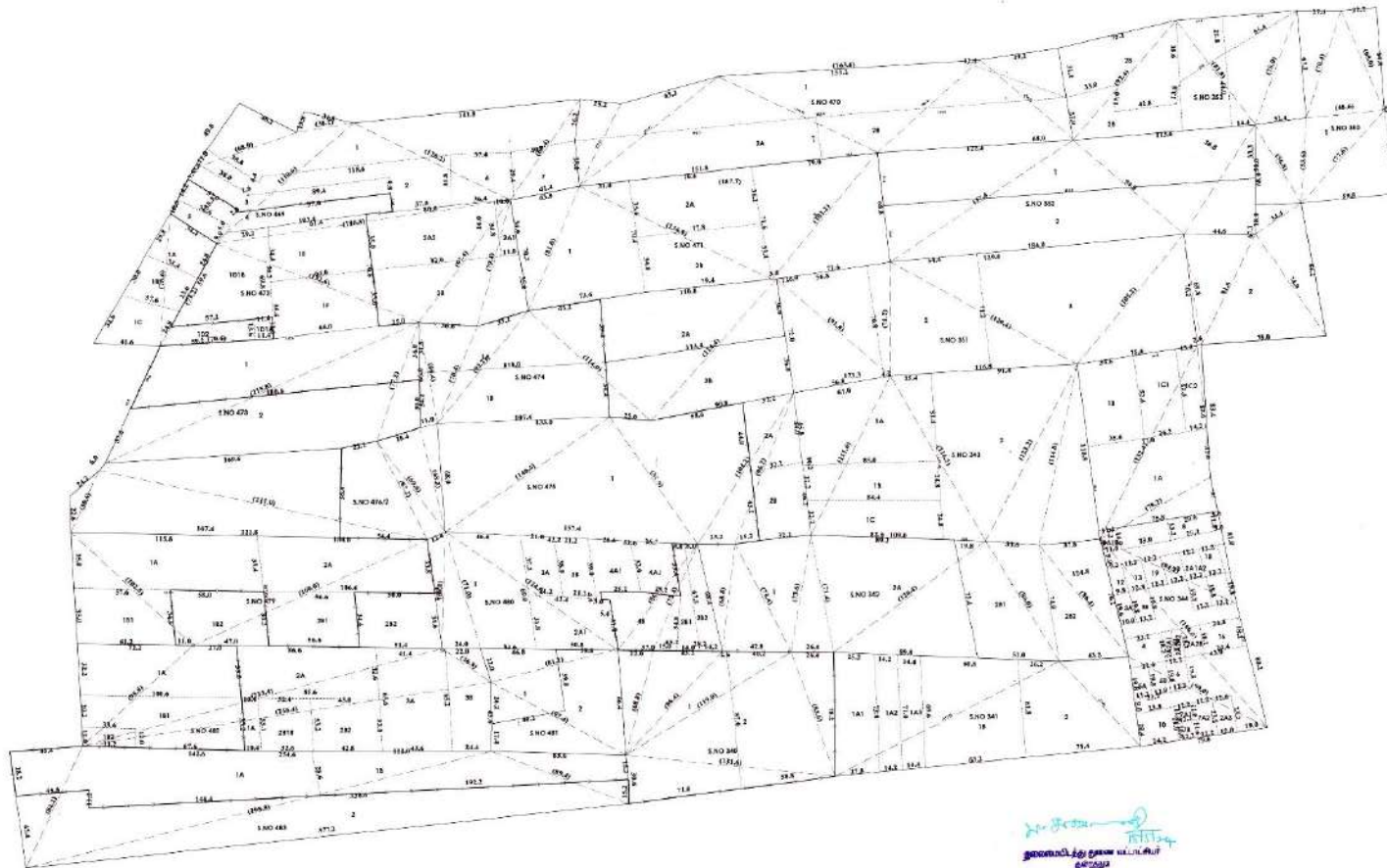
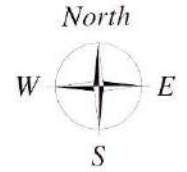
S.No	Additional Condition	Compliance
SEIAA SPECIFIC CONDITION		
1.	The PP shall furnish the detail Traffic study report	Traffic study report is given in Slide No.55-58
2.	Land use classification shall be obtained from the Competent Authority for the Survey Numbers of this project. Further, the project proponent shall submit the planning permission obtained from the CMDA, if any	The land use classification for all S.Nos is given in Slide No.14-15 Planning Permit will be issued by CMDA after submitting Environmental clearance.
3.	The proponent shall conduct the EIA study and submit the EIA report for the entire campus along with layout and necessary documents such as "A" register, village map and FMB sketch shall be furnished.	Village map, FMB is enclosed below.

VILLAGE MAP

307



COMBINED FMB SKETCH OF S.NOs 469,470,471,472,473,474,475,476,479,480,481,482, 483,350,351,352,353,340,341,342,343,344 OF VARATHARAJAPURAM VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.



- G LINE
- SUB DIVISION LINE
- FMB LINE
- PART 1 BOUNDARY
- PART 2 BOUNDARY

Handwritten signature and date: 17/11/24

SEAC SPECIFIC TERMS OF REFERENCE

309

4.	The proposal to achieve minimum of IGBC Gold green building norms and shall obtain IGBC certificate.	➤ We will adopt an IGBC Green Building Rating System. The green concepts and techniques in the building sector can help address National concerns like water efficiency, energy efficiency, and reduction in fossil fuel use, handling of consumer waste and conserving natural resources. ➤ Most importantly, these concepts can enhance occupant's health and well-being, which is assuming greater importance. ➤ IGBC Green Residential Societies rating system addresses green features under the following categories: - Facility Management - Sustainable Water Practices - Energy Conservation - Waste Management - Innovative Practices Benefits ➤ 20-30% reduction in Energy cost ➤ 30-50% reduction in Water requirement ➤ Improved health & wellbeing of occupants.
----	---	---

SEAC SPECIFIC TERMS OF REFERENCE

310

5. The PP shall explore construction of pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a structure which was crucial to the overall eco-system	The pond/Temple tank is proposed in the OSR land. This will be modelled like a temple tank with parapet walls, steps and it will be used (1) as a storage and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a structure which was crucial to the overall eco-system.
--	--

SEAC SPECIFIC TERMS OF REFERENCE

311

6.	Commitment letter from competent authority for supply of water shall be furnished.	The source of water supply is Varadharajapuram Panchayat.
7.	Proposal for dual-fuel/ gas powered DG sets shall be furnished.	The capacity of DG sets were very high and we will explore the possibilities of using Gas powered DG sets.
8.	Details of litigations, if any pending against the project shall be furnished along with supporting documents.	There is no litigations against this project.
9.	Detailed Evacuation plan during emergency/ natural disaster/ untoward accidents shall be submitted	Evacuation plan during emergency/ natural disaster/ untoward accidents is given in Slide No.71-76
10.	The space allotment for solid waste disposal and sewage treatment & grey water treatment plant shall be furnished	➤ The area allotted for Solid waste disposal is 150 Sqm ➤ The area allotted for STP is 500 Sqm
11.	Details of the Solid waste management plan shall be prepared as per solid waste management Rules, 2016 and shall be furnished.	The solid waste management plan has been prepared as per solid waste management Rules, 2016 and the same has been discussed in Slide No.26-29
12.	Details of the E-waste management plan shall be prepared as per E-waste Management Rules, 2016 and shall be furnished	This is a residential building, hence there won't huge E-waste generated in the site. The E-waste generated will be disposed as per E-waste Management Rules, 2016 .
13.	Details of the rainwater harvesting system with cost estimation should be furnished.	The rainwater harvesting details has been discussed in chapter 2 section 2.11. The cost estimation has been included in EMP and the same has been discussed in Slide No.51-52

SEAC SPECIFIC TERMS OF REFERENCE

312

14.	A detailed storm water management plan to drain out the storm water entering the premises during heavy rains period shall be prepared including main drains and subdrains in accordance with the contour levels of the proposed project considering the flood occurred in the year 2015 and also considering the water bodies around the proposed project site & the surrounding development. The storm water drain shall be designed in accordance with the guidelines prescribed by the Ministry of Urban Development.	Storm water management plan is prepared and discussed in Slide No.33-35
15.	The OSR area should not be included in the activity area and not be taken into account for the green belt area.	The area allocated for Greenbelt development is 17% of total plot area 6753.15 Sqm and OSR area is not included in Greenbelt development.
16.	The layout plan shall be furnished for the greenbelt area earmarked with GPS coordinates by the project proponent on the periphery of the site and the same shall be submitted for CMDA/DTCP approval. The green belt width should be at least 3m wide all along the boundaries of the project site. The green belt area should not be less than 15% of the total land area of the project.	About 17% of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Our proposed building activity will not be in migrating pathway of migrating birds.

SEAC SPECIFIC TERMS OF REFERENCE

313

17.	Cumulative impacts of the Project considering with other infrastructure developments and industrial parks in the surrounding environment within 5 km & 10 km radius shall be furnished	Manual for Building, Construction, Townships and Area Development Projects by MoEF & CC, February 2010. The study area of 10km radius around the project site is taken as buffer zone. Cumulative impact has been predicted taking into consideration of other infrastructure development around 10km radius. predicted impacts and the corresponding mitigation plan is detailed in chapter 4.
-----	--	---

18.	A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished.	1.Screening of staff while entering the workplace ➤ Screening will be in Place for all entrants and ask for any COVID – 19 symptoms for them and their family members. ➤ The Temperature Check will be in Place for all entrants with usage of approved Digital thermometer 2. Mask wearing ➤ All the staff will wear mask at all places in the workplace and will be continuously monitored. ➤ Anyone found without mask shall be sent out of the workplace. 3. Maintaining physical distancing ➤ Work place should be arranged in such a way that two meters distance is maintained between staff & achieved by spacing out the work station points or using alternate work stations by not using one work station in the middle ➤ If the spacing is not possible, barricading with transparent sheets/ screens will be attempted based on the local settings. 4.Hand washing / hand sanitation: ➤ Automated foot operated hand sanitizers will be placed in all the accessible places of the work place, including gate, entry to the floor, corridors, etc. ➤ All the washrooms will be provided with soap and water for hand washing. Additional temporary hand washing facilities will be places in required places
-----	---	--

18.	A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished.	5. Canteen/ Dining Area: • The workers divided into groups and meal/ tea timing must be split across the groups. This may be done based on the capacity of the dining hall. • Sufficient distancing will be maintained in dining hall. Zig zag/ alternate seating arrangements will be adhered. 6. Avoiding all instances which lead to mass gathering and grouping of staff. 7. Necessary measures and monitoring mechanism will be made to avoid spitting in public places. 8. Transportation: • The drivers involved in transportation of the staff will be screened daily for temperature or any other symptoms. • The seating arrangement will be made in such a way that no crowding is seen. The vehicle will be a/crated with all windows opened. c) Periodic disinfection of the vehicle will be done after all the trip. 9. Vaccination: • All staff and family members should be vaccinated with two doses of COVID-19 vaccine considering as high priority group. 10. Awareness creation: • Necessary steps were made to create awareness about COVID-19 appropriate behavior among the staff/workers. • IEC material will be printed and displayed in the workplace.
-----	---	--

SEAC SPECIFIC TERMS OF REFERENCE

316

19.	The project proponent shall furnish detailed baseline monitoring data with prediction parameters for modeling for the ground water, emission, noise and traffic	The baseline monitoring data with prediction parameters for ground water, emission, noise and traffic is discussed in chapter 3 under section 3.5, 3.7, 3.8 and chapter 4 under section 4.3																																	
20.	The proposal for utilization of at least 50% of Solar Energy shall be included in the EIA / EMP report.	<table><tr><th rowspan="2">S.No</th><th rowspan="2">Description</th><th colspan="3">Solar System Saving in Energy</th></tr><tr><th>Total KW</th><th>Efficiency</th><th>Total KW</th></tr><tr><td rowspan="5">1</td><td>Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)</td><td>598</td><td>50%</td><td>299</td></tr><tr><td colspan="3">Energy Avg. Production per Hour-KWHr</td><td>1196</td></tr><tr><td colspan="3">Energy Production per Day(8-Hours)-KWHr</td><td>9568</td></tr><tr><td colspan="3">Energy Production per Annum-KWHr</td><td>3492320</td></tr><tr><td colspan="3">Energy savings / Annum (in KwHr)</td><td>3492320</td></tr></table>					S.No	Description	Solar System Saving in Energy			Total KW	Efficiency	Total KW	1	Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)	598	50%	299	Energy Avg. Production per Hour-KWHr			1196	Energy Production per Day(8-Hours)-KWHr			9568	Energy Production per Annum-KWHr			3492320	Energy savings / Annum (in KwHr)			3492320
S.No	Description	Solar System Saving in Energy																																	
		Total KW	Efficiency	Total KW																															
1	Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)	598	50%	299																															
	Energy Avg. Production per Hour-KWHr			1196																															
	Energy Production per Day(8-Hours)-KWHr			9568																															
	Energy Production per Annum-KWHr			3492320																															
	Energy savings / Annum (in KwHr)			3492320																															
21.	As per the MoEF&CC Office Memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020, the proponent shall furnish the detailed EMP.	The EMP plan has been discussed in Slide No.51-52																																	

SEIAA STANDARD CONDITIONS

317

1.	Impact on soil, soil biota and vegetation.	Impact on soil, soil biota and vegetation is given in Chapter 3 of EIA report.
2.	Impact on climate change	Impact on climate change is given in Chapter 3 of EIA report.
3.	Carbon sequestration strategies adopted and action towards Carbon Sequestration.	About 17 % of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Almost 505 Number of species were planted in site. Amount of carbon sequestered per tree = 78 kg of carbon Amount of carbon sequestered for 505 trees = 39390 kg of carbon For the Proposed project = 39MT / year
4.	Smart technologies adopted to improve energy efficiency.	The proposed project is a residential development and Energy efficiency Improved by Using Solar PV System, Using energy-efficient equipment, Using LED lights.

5.	Occupational Health & safety details shall be furnished.	Occupational Health & safety details are given in Chapter 7 of EIA report.																	
6.	CO2 Emission and action for containing it.	<table><tr><th>S.No</th><th>Anticipated Impacts</th><th>Mitigation measures</th></tr><tr><td>1.</td><td>The construction of a residential building involves five stages viz. design, production of building materials, mobilization of materials, building construction, and disposal of construction waste will have an impact on green house gas emissions.</td><td>In order to reduce the emissions due to the construction activities, the recycled building materials along with the environmentally friendly construction practices will be implemented to minimize the harm to the environment.</td></tr><tr><td>1.</td><td>The production of building materials account for 74% of the aggregate GHG emissions, 12% of the aggregate emissions are from transportation of building material and construction equipment, 10% from fuel and electricity used for construction equipment, 2% from human activities, and 2% are from transportation of construction waste.</td><td>The use of glass and wood will be minimized in the project, since it is residential project it will be used only for windows.</td></tr><tr><td>1.</td><td>The massive emission contribution of the productions of building material and their transportation, human activities also contribute 2% of overall emissions during the construction of the residential building</td><td>Prefabricated building materials and components will be preferred to recover the environmental losses due to GHG emissions.</td></tr><tr><td>4.</td><td>During the operation of Sewage Treatment plant – the green housed gases is predicted during the anaerobic conditions.</td><td>For the proposed project, the STP will be designed with adequate aeration system with the Green house monitoring sensors .</td></tr></table>			S.No	Anticipated Impacts	Mitigation measures	1.	The construction of a residential building involves five stages viz. design, production of building materials, mobilization of materials, building construction, and disposal of construction waste will have an impact on green house gas emissions.	In order to reduce the emissions due to the construction activities, the recycled building materials along with the environmentally friendly construction practices will be implemented to minimize the harm to the environment.	1.	The production of building materials account for 74% of the aggregate GHG emissions, 12% of the aggregate emissions are from transportation of building material and construction equipment, 10% from fuel and electricity used for construction equipment, 2% from human activities, and 2% are from transportation of construction waste.	The use of glass and wood will be minimized in the project, since it is residential project it will be used only for windows.	1.	The massive emission contribution of the productions of building material and their transportation, human activities also contribute 2% of overall emissions during the construction of the residential building	Prefabricated building materials and components will be preferred to recover the environmental losses due to GHG emissions.	4.	During the operation of Sewage Treatment plant – the green housed gases is predicted during the anaerobic conditions.	For the proposed project, the STP will be designed with adequate aeration system with the Green house monitoring sensors .
S.No	Anticipated Impacts	Mitigation measures																	
1.	The construction of a residential building involves five stages viz. design, production of building materials, mobilization of materials, building construction, and disposal of construction waste will have an impact on green house gas emissions.	In order to reduce the emissions due to the construction activities, the recycled building materials along with the environmentally friendly construction practices will be implemented to minimize the harm to the environment.																	
1.	The production of building materials account for 74% of the aggregate GHG emissions, 12% of the aggregate emissions are from transportation of building material and construction equipment, 10% from fuel and electricity used for construction equipment, 2% from human activities, and 2% are from transportation of construction waste.	The use of glass and wood will be minimized in the project, since it is residential project it will be used only for windows.																	
1.	The massive emission contribution of the productions of building material and their transportation, human activities also contribute 2% of overall emissions during the construction of the residential building	Prefabricated building materials and components will be preferred to recover the environmental losses due to GHG emissions.																	
4.	During the operation of Sewage Treatment plant – the green housed gases is predicted during the anaerobic conditions.	For the proposed project, the STP will be designed with adequate aeration system with the Green house monitoring sensors .																	

SEIAA STANDARD CONDITIONS

319

7.	Anticipated Green House Gas emissions and mitigation strategies.	The native tree species, shrubs and ground covers will be developed in consultation with TN Forest Department. The planting arrangement will be based on optimal use of available land providing thick vegetation and shady trees. The tree plantation (large size species) shall be undertaken at the time of preparation of the site so that they would grow to considerable size by the time of commissioning of the proposed project. Criteria for selection of species for greenbelt The plant species suitable for green belt development should be selected based on the following characteristics. • Thick canopy cover • Perennial and evergreen • High sink potential for pollutants • Large leaf area index
8.	Flood inundation certificate from competent Authority	We had obtained Inundation NOC for adjacent plotted development for our own land vide Letter No.DB/T5(3)/F-8607&8911VardarajapuramEramaiyur10078/2023 dated: 07.12.2023 and copy of same enclosed, we will follow the conditions as mentioned in the NOC for our proposed Residential development. The action plan attached As per PWD NOC, the site will be raised upto to the field level of (+)15.800 m to protect the site from flood during heavy rain. The average existing field level of our site is + 13.40 meter and hence average filling of 2.4 meter will be done in the site as recommended in the WRD NOC.

PWD NOC for Applicant owned (Adjacent to Proposed site)

CH/RS/NO/007/11/12/2023

From **Water Resources Department**
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 Varadarajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Eramaiyur 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 Varadarajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Eramaiyur 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

7/12/23

applicant site on Southern side. The above site is surrounded by vacant plots & land on West & South, Kishkinta Amusement park and vacant lands on East and Tambaram - Dhargas (Eramaiyur) road on Northern side having level as (+).14.745m, further Vandalur - Minjur ORR on East about 450m away from the site having level as (+).15.600m, Eramaiyur tank located on North-Western side of the site about 220m away from site having its FTL as (+).18.260m and MWL as (+).18.875m. The existing field teerain found to be slope towards West to East direction and these lands are classified as Wet lands as per Revenue records and these lands are ayacut lands feeding from Somangalam Maduvu..

Condition of Adayar River in 2015 floods

Due to heavy rains in Chennai, Chengalpattu, Kancheepuram & Thiruvallur districts during the North East Monsoon, the months of November and December 2015, particularly single day (i.e. 01.12.2015) rainfall of 479 mm was recorded. In Chembarambakkam Tank, Adayar River encountered a heavy flow from 01.12.2015 to 05.12.2015 to the tune of morethan 45000 Cusecs near above said land on 02.12.2015. the unprecedented rainfall with a return period of more than the 100 years.

Due to occurrence of heavy intensity of rainfall occurred in the entire catchment area of Adayar basin resulting in breaching of many major and small tanks. The urbanized catchment area resulting with radical change of land use and increased coefficient of runoff in turn increased flood inflow in to the tanks and streams. Hydraulic inefficiency of the river course and micro & macro drains due deposition (siltation), accreditation (erosion) and constrains due to encroachments of various forms. Due to these conditions, the Maximum Flood Level (MFL) near the site under reference during the 02.12.2015 floods was assessed **(+) 15.800 MSL as well as the Adayar river MFL.**

Present condition of Adayar River

The Adayar river had been widened, de-silted and evicted the encroachments in water flow area, providing adequate inlet arrangements wherever necessary under CRRT project. In addition to, the Government has issued a G.O. No. (4D) No.7 dated 17.10.2016, G.O. No (MS) No.55 dated 19.02.2021 & G.O. on 19.04.2022 for widening de-silting and Standardization of Adayar river and its tributaries, providing Inlet arrangements and retaining wall, in the Adyar River from Adhanur Tank surplus to Manapakkam Check Dam and Kancheepuram district regarding Long term flood mitigation project.

7/12/23

321 PWD NOC for Applicant's own land (Adjacent to Proposed site)

In this project, the maximum flood level of the Adyar river is reduced into (+)15.200m as well as nearby site. Due to these circumstances, to project the applicant site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the Maximum flood level of Adayar River. Hence, the applicant site must be raised at the level of (+) 15.200m + 0.60m = **(+)15.800m**. And also, the entire site must be at the minimum level of (+) 15.800 m in order to avoid any inundation in future.

To overcome any possibility of inundation, the ground level of the site should be raised to a minimum level of (+)15.800m (i.e.,) above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. The applicant existing field level varies from (+).13.840m to (+).14.430m and depth of filling of the applicant site requires from 1.37 to 1.96m above the existing ground level, so as to avoid inundation. Hence, the applicant is suggested not to have regular habitation below MFL.

To ascertain the gravity of inundation of the said Land, corresponding field levels of the adjoining lands were taken and furnished as detailed below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the Existing level	
			Required Level in m	Height Filling in m
1.	352/1	(+)13.840	(+)15.800	1.96
2.	353/1A2	(+)13.900		1.90
3.	353/1B2			
4.	353/2B			
5.	412/1	(+)13.970	1.83	
6.	414/1A	(+)14.210	(+)15.800	1.59
7.	415/1A1B			
8.	415/1A2B			
9.	415/1A3B			
10.	415/1A4B			
11.	415/1A5B			
12.	415/1A6B			
13.	415/3	(+)14.290	1.51	
14.	416/1A			
15.	416/2A1B			
16.	416/2A2A			

Heads 1/12/23

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	(+)15.800	1.82	
45.	446/1C1				
46.	446/2B1				
47.	446/2B2A	(+)14.060		1.74	
48.	454/1A1				
49.	454/1B1				
50.	455/1A				

322

PWD NOC for Applicant own land (Adjacent to Proposed site)

51.	463/1A	(+)14.350		1.45
52.	463/2A			
53.	464/1A2B			
54.	464/1A3A	(+)14.210		1.59
55.	464/1A3B			
56.	464/2			
57.	464/3A			
58.	465/1	(+)14.120		1.68
59.	465/2			
60.	465/3			
61.	465/4			
62.	465/5			
63.	466/1A	(+)13.980	(+)15.800	1.82
64.	467/1	(+)14.050		1.75
65.	468/1	(+)13.920		1.88
66.	468/2			
67.	469/1	(+)14.030		1.77
68.	469/2			
69.	469/3			
70.	469/6			
71.	469/7			
72.	470/1A	(+)13.890		1.91
73.	470/2A			
74.	470/2B			
75.	472/2A2	(+)13.940		1.86
76.	472/2B			
Erumaiyur village				
77.	148/4B	(+)14.430		1.37
78.	149/4A			
79.	150/4B1	(+)14.150	(+)15.800	1.65
80.	150/5B1			
81.	150/13A			
82.	150/14			
83.	151/2	(+)14.060		1.74

1.74
5/12/23

Based on the available Revenue records as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view 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 151/2 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 is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions and technical suggestion, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA. ✓

Conditions

1. The applicant's land should be filled with earth with proper compaction to the level of (+)15.800m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 1.37m to 1.96m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.800m (i.e.,)above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. to avoid inundation from River Adyar during the heavy rains. The entire pavement level should not be less than (+)15.800m as tabulated and regular habitation purpose should not be below the MFL.

2. The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

5/12/23

PWD NOC for Applicant own land (Adjacent to Proposed site)

323

3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinity of the documents submitted.

4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view. ✓

Technical Suggestions

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b). The applicant should provide necessary setback distance within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc. No. 4367 / 2019 – BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas

Handwritten signature
12/20

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.

Handwritten signature
for Chief Engineer, WRD,
Chennai Region, Chennai – 5

PWD NOC – Action Plan for Conditions

324

S.No	Conditions	Status of Compliance
1.	1. The applicant's land should be filled with earth with proper compaction to the level of (+)15.800m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 1.37m to 1.96m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.800m (i.e..) above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. to avoid inundation from River Adyar during the heavy rains. The entire pavement level should not be less than (+)15.800m as tabulated and regular habitation purpose should not be below the MFL.	We will ensure that the land will be filled and compacted in layers of not more than 0.30m depth to achieve the required level of (+)13.370m. Emergency pumping and dewatering arrangements will be provided as required. Regular habitation will not be planned below MFL (+)15.295m, and all-round pavement levels will be maintained at or above (+)13.370m.
2.	The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).	We will clearly demarcate the land boundary in coordination with authorities and ensure no encroachment on government land as per Revenue records.

PWD NOC – Action Plan for Conditions

325

S.No	Conditions	Status of Compliance
3.	The permission granted to the applicants, should not be altered / modified /changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinenity of the documents submitted.	We confirm the authenticity of the submitted documents and take responsibility for any discrepancies or encroachments.
4.	4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.	We will provide advance notice to WRD officers and allow inspections during and after execution.

PWD NOC – Action Plan for Conditions

326

S.No	Conditions	Status of Compliance
5.	5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.	We will agree to comply the rules and regulations of the WRD from time to time
6.	WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands /channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.	We will comply to the condition.

SEIAA STANDARD CONDITIONS

327

9.	Traffic Study	Traffic study is given in Slide No.55-58
10.	Details of Plantation in EMP.	Details of EMP & CER is discussed in Slide No.51-52 & 544

SEIAA STANDARD CONDITIONS

328

1.	Impacts on Energy requirement. BGV	The total power requirement for the project will be met from TNEB and proposes solar power in 50% of roof area to meet the required power.
2.	Impacts on living System (air, water, soil & microorganism).	The impact in the reference environment is detailed in EIA report chapter 3 & 4. it is a Industrial shed development and the land use pattern is non planned area, the required mitigation measures proposed in the EIA report and hence there will not be any major impact to air, water , soil & microorganism and the air, water & soi. The existing baseline data has done and samples are analyzed through NABL laboratory and the details are given in Chapter 3 of EIA report
3.	Impacts on terrestrial & aquatic within and surrounding areas.	There will be no impact to terrestrial & aquatic within and surrounding areas, the proposed land use for the project is commercial/Industrial zone and it is a well-developed area
4.	As per the MoEF& CC office memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020 the proponent shall furnish the detailed EMP mentioning all the CER activities as committed with the action plan.	The detailed EMP mentioning all the activities are provided in Chapter 9 Page No.191

SEIAA STANDARD CONDITIONS

329

5.	All the construction of Buildings shall be energy efficient and confirm to the green building norms.	To achieve conservation of energy, appropriate design of a building is of paramount importance. Accordingly, it is proposed to incorporate the guidelines of Energy conservation Building Code, 2018 for the Project.																																						
		<table><tr><th>S.No</th><th>Description</th><th>Consumption per year in KWHr</th><th>Consumption of energy using energy saving implements per year in KWHr</th><th>Total energy Savings in KWHr</th></tr><tr><td>1</td><td>Lighting</td><td>1594670.4</td><td>1132457.76</td><td>462212.64</td></tr><tr><td>2</td><td>Lifts</td><td>1290731.25</td><td>903511.875</td><td>387219.375</td></tr><tr><td>3</td><td>Street Lights</td><td>98550</td><td>45990</td><td>52560</td></tr><tr><td>4</td><td>Solar</td><td></td><td>16425</td><td>16425</td></tr><tr><td colspan="2">Total</td><td>2983951.65</td><td>2098384.635</td><td>918417.015</td></tr><tr><td colspan="2">Total Percentage</td><td></td><td>29.68</td><td></td></tr></table>	S.No	Description	Consumption per year in KWHr	Consumption of energy using energy saving implements per year in KWHr	Total energy Savings in KWHr	1	Lighting	1594670.4	1132457.76	462212.64	2	Lifts	1290731.25	903511.875	387219.375	3	Street Lights	98550	45990	52560	4	Solar		16425	16425	Total		2983951.65	2098384.635	918417.015	Total Percentage			29.68				
S.No	Description	Consumption per year in KWHr	Consumption of energy using energy saving implements per year in KWHr	Total energy Savings in KWHr																																				
1	Lighting	1594670.4	1132457.76	462212.64																																				
2	Lifts	1290731.25	903511.875	387219.375																																				
3	Street Lights	98550	45990	52560																																				
4	Solar		16425	16425																																				
Total		2983951.65	2098384.635	918417.015																																				
Total Percentage			29.68																																					

SEIAA STANDARDS CONDITIONS

330

6.	The proponent shall provide adequate parking facility for vehicles of all the workers & visitors.	<table><tr><th>Details</th><th>No. of Car parking</th><th>No. of Two-Wheeler Parking</th></tr><tr><td>1) Total number of Vehicles in Lower Basement</td><td>178</td><td>196</td></tr><tr><td>2) Total Number of Vehicles in Upper Basement</td><td>664</td><td>754</td></tr><tr><td>3) Total Number of Vehicles in Stilt</td><td>251</td><td>314</td></tr><tr><td>Total number of Car Parking in Ground Level (Surface Parking)</td><td>30</td><td></td></tr><tr><td>Total number of Parking as Required as per CMDA Norms</td><td>330</td><td>1254</td></tr><tr><td>Total Number of Vehicles Provided</td><td>1123</td><td>1264</td></tr></table>	Details	No. of Car parking	No. of Two-Wheeler Parking	1) Total number of Vehicles in Lower Basement	178	196	2) Total Number of Vehicles in Upper Basement	664	754	3) Total Number of Vehicles in Stilt	251	314	Total number of Car Parking in Ground Level (Surface Parking)	30		Total number of Parking as Required as per CMDA Norms	330	1254	Total Number of Vehicles Provided	1123	1264
Details	No. of Car parking	No. of Two-Wheeler Parking																					
1) Total number of Vehicles in Lower Basement	178	196																					
2) Total Number of Vehicles in Upper Basement	664	754																					
3) Total Number of Vehicles in Stilt	251	314																					
Total number of Car Parking in Ground Level (Surface Parking)	30																						
Total number of Parking as Required as per CMDA Norms	330	1254																					
Total Number of Vehicles Provided	1123	1264																					
7.	The proponent shall ensure that no treated or untreated trade effluent/sewage discharged outside the premises under any circumstances.	The wastewater generation is estimated to be about 90% of the domestic water and 100% of flushing water is consumed. 1034 KLD of generated sewage will be treated in Sewage treatment plant of 1110 KLD capacity; of which 982 KLD of treated wastewater will be generated. The treated water will be utilized for Flushing (374 KLD), Gardening & OSR (39 KLD) and excess treated sewage will be Disposed to Avenue Plantation (569 kLD).																					

SEIAA STANDARDS CONDITIONS

8.	The disaster management and disaster mitigation standards to be seriously adhered to avoid of calamities.	Disaster Management Plan is given in Chapter 7 Page No.163-176
9.	The proponent shall provide the action taken for reduction of green house gas emissions to support the climatic action to make it sustainable buildings.	About 17 % of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Almost 505 Number of species were planted in site. Amount of carbon sequestrated per tree = 78 kg of carbon Amount of carbon sequestrated for 505 trees = 39390 kg of carbon For the Proposed project = 39 MT / year
10.	The project proponent shall furnish the action taken to provide adequate parking space for visitors of all inmates including clean traffic plan.	The proposed project is provided with adequate parking. There are two entry/exit points available for the smooth flow of vehicles. 7.2 m and 10.5m Driveway is provided within the project site for the internal movements of vehicles without traffic congestion.

11.	The project proponent shall furnish the action taken to improve water usage efficiency in the building.	• Installation of dual plumbing for using recycled wastewater to reduce the water usage. • Installation of water efficient fixtures in the taps • The toilets urinals will be provided separately to reduce the flush water in automatic fixed quantity of water for urinals flush • No usage of fresh water for flushing and gardening purposes • STP is installed to treat and reuse the wastewater to reduce the daily freshwater demand. • The wastewater generation is estimated to be about 90% of the domestic water and 100% of flushing water is consumed. 1034 KLD of generated sewage will be treated in Sewage treatment plant of 1110 KLD capacity; of which 982 KLD of treated wastewater will be generated. The treated water will be utilized for Flushing (374 KLD), Gardening & OSR (39 KLD) and excess treated sewage will be Disposed to Avenue Plantation (569 kLD).
12.	The project proponent shall conduct detailed study of biodiversity flora & fauna including invasives /endemic vulnerable species.	The detailed biodiversity study is given chapter 3 under section 3.9 Page No.103.

SEIAA STANDARD CONDITIONS

333

13.	The project proponent shall furnish NOC obtained from competent authority that there is no encroachment of water bodies (including canals).	We have not encroached any water body, the copy of FMB sketch and Village Map is enclosed.
14.	The project proponent shall furnish impact of Green House Gases emissions and climate change likely due to activities	The native tree species, shrubs and ground covers will be developed in consultation with TN Forest Department. The planting arrangement will be based on optimal use of available land providing thick vegetation and shady trees. The tree plantation (large size species) shall be undertaken at the time of preparation of the site so that they would grow to considerable size by the time of commissioning of the proposed project. <u>Criteria for selection of species for greenbelt</u> The plant species suitable for green belt development should be selected based on the following characteristics. • Thick canopy cover • Perennial and evergreen • High sink potential for pollutants • Large leaf area index

SEIAA STANDARD CONDITIONS

334

15.	The project proponent shall conduct detailed soil investigation including microflora /fauna.	The details of soil investigation is given in chapter 3 under section 3.8. The detailed biodiversity study is given chapter 3 under section 3.9
16.	The project proponent shall study impact on livelihoods of locals.	The details are discussed in chapter 3 under section 3.10 and chapter4 under section 4.2
17.	The project proponent shall furnish List of trees available in the area.	As of now, no trees in site. In future almost 515 trees will be planted
18.	The project proponent shall study impact of activities on water bodies/wetlands.	Details are discussed in chapter 4 under section 4.2
19.	The project proponent shall conduct studies on invasive and alien species	There is no invasive and alien species in and around the project site. The detailed biodiversity study is given in chapter 3 under section 3.9.

335



- 1) *Исследовать, как формируются представления о науке, ее роли в обществе, о деятельности ученых, о развитии науки в России.*
- 2) *Изучить историю формирования представлений о науке, ее роли в обществе, о деятельности ученых, о развитии науки в России.*
- 3) *Изучить историю формирования представлений о науке, ее роли в обществе, о деятельности ученых, о развитии науки в России.*
- 4) *Изучить историю формирования представлений о науке, ее роли в обществе, о деятельности ученых, о развитии науки в России.*

[illegible]

Journal of Management Education 36(8)

Journal of Management Education 36(7) 809-824

Journal of Management Education 36(8)

Journal of Management Education 36(8)

[illegible]

Journal of Management Education 36(8)

No.	Student's Name	Date
01	Sandeep Kumar	7-8-21

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

[illegible]

PERIPHERAL BLOODING

QUESTIONS

1

ABSTRACT

Availability: See www.elsevier.com/locate/locate/locate

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

LEAD
Learner Education and Assessment Division

BASEMENT 01 EVACUATION PLAN

2014-15	10	10000000	10000000	10000000
2015-16	10	10000000	10000000	10000000

100

100

© 2004 CTSO 2004/07 100-55-2714.

336



№	Вопрос	ОТВ.
1	Какие виды транспорта?	Гос. Дом
2		
3		
4		
5		
6		
7		

RESIDENTIAL BUILDING
FORM M & ALLIANCE GROUP

CLIENT: MVA ALLIANCE GROUP

Lab. angliko de Bruckner: Aesthetische
 Germanische Lit., Rom.
 20.000 20.000 20.000 20.000
 20.000 20.000 20.000 20.000

LEAD LEAD CONSULTING & ENGINEERING
NEEDS TO FIND THE LEAD
CALL US TODAY AT
1-800-451-4511

BASMENT FLOOR EVACUATION PLAN				
STATION	NO.	STATION CODE	DATE	TIME
STATION	NO.	STATION CODE	DATE	TIME
STATION	NO.	STATION CODE	DATE	TIME

SUBMISSION

 The material contained on this CD-ROM is the property of the copyright owner and is loaned to you for your personal use only. It is not to be reproduced, distributed, or otherwise made available to the public without the express written permission of the copyright owner.

337 EVACUATION PLAN



LEGENDS DESCRIPTIONS

- FIRE ESCAPE ROUTE
- STAIRCASE FIRE EXIT SIGNAGE
- 6KG ABC FIRE EXTINGUISHER
- MANUAL CALL POINT
- ASSEMBLY AREA

DESIGNER NOTES

1. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.
2. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.
3. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.
4. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.

NO.	REVISION	DATE
01	ISSUED FOR TENDER	10/10/2023
02	REVISED PER COMMENTS	10/10/2023
03	REVISED PER COMMENTS	10/10/2023
04	REVISED PER COMMENTS	10/10/2023
05	REVISED PER COMMENTS	10/10/2023

PROJECT
RESIDENTIAL BUILDING
FORMER ALLIANCE GROUP

CLIENT
MIS ALLIANCE GROUP

ARCHITECT
LIVING & WORKING ARCHITECTS
10/10/2023

MEP AND CIVIL CONSULTANTS
LEAD CIVIL ENGINEER & ENGINEERING
10/10/2023

PREPARED BY
SITE EVACUATION PLAN
10/10/2023

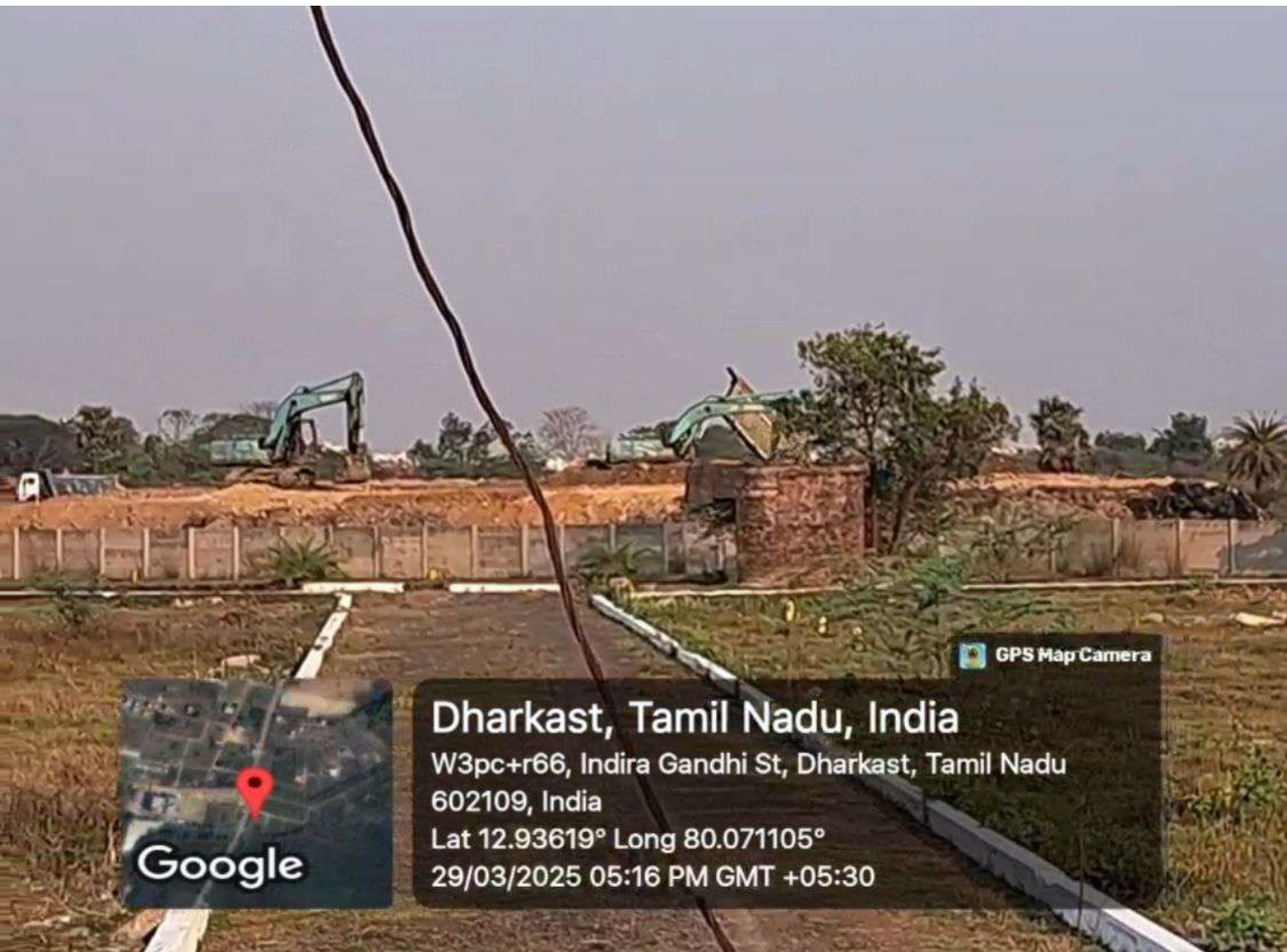
DESIGNED BY
SUBMISSION

APPROVED BY
10/10/2023

Handwritten signature: V. P. Reddy

THANK YOU

A handwritten signature in black ink, appearing to read "V. S. Ravi Varma", is written over a horizontal line.







EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR



Create an account with us now

Hello CHANDRASEKARAN ▼



Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data		Index of Charges	Designated Partner/Signatory details
LLP Information			
LLPIN		AAM-2217	
LLP Name		NSPIRE DEVELOPERS LLP	
ROC Name		ROC Vijayawada	
Date of Incorporation		13/03/2018	

Email Id	cs[at]alliancein[dot]com
Number of Partners	0
Number of Designated Partners	4
Registered Address	Plot No. 68 & 69, Jubilee Heights, Jubilee Enclave, Next to Shilparamam, Ma, dhapur, Nellore, Hyderabad, Andhra Pradesh, India, 500081
Total Obligation of Contribution	3,75,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	-
Small LLP	Yes

Accounts and Solvency Filing Information

Date of filing	Financial Year
11/17/2025	03/31/2025

Sitemap | Skip to Main Content

Font Size + A − Light Mode ☀ 🌙 | 🌐 English ▼



EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR



Create an account with us now

👤 Hello CHANDRASEKARAN ▼



Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data		Index of Charges		Designated Partner/Signatory details		
Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00038770	SAI MANOJ NAMBURU	Designated Partner	13/03/2018	-	Yes
2	00163112	BOMMIREDDY SUNEEL	Designated Partner	13/03/2018	-	Yes

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
3	00690545	BETHIREDDY NAGIREDDY	Designated Partner	01/06/2022	-	Yes
4	07147878	BETHI REDDY TEJ NARASA REDDY	Designated Partner	01/06/2022	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data



Sitemap | Skip to Main Content

Font Size + A − Light Mode ☀ 🌙 | 🌐 English ▼



EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR



Create an account with us now

Hello CHANDRASEKARAN ▼



Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data		Index of Charges	Director/Signatory details	Company Information
CIN	U70109TN2021PTC161643			
Company Name	URBANRISE CONSTRUCTIONS PRIVATE LIMITED			
ROC Name	ROC Chennai			
Registration Number	161643			

346

Date of Incorporation	09/08/2021
Email Id	cs[at]alliancein[dot]com
Registered Address	PLOT NO 36 GANDHI MANDAPAM, KOTTURPURAM ROAD, Kotturpuram, Chennai, Chennai City Corporation, Tamil Nadu, India, 600085
Address at which the books of account are to be maintained	No 243 19th Main Road, Sector 4 HSR Layout Banglore, HSR Layout, Bangalore, Bangalore South, Karnataka, India, 560102
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	Private
ACTIVE compliance	-
Authorised Capital (Rs)	10,53,75,000
Paid up Capital (Rs)	3,75,000
Date of last AGM	29/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active
Small Company	No

Sitemap | Skip to Main Content

Font Size + A - Light Mode | English



EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR



Create an account with us now

Hello CHANDRASEKARAN



Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data		Index of Charges		Director/Signatory details			
Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	00038770	SAI MANOJ NAMBURU	Director	Promoter	09/08/2021	-	Yes
2	00163112	BOMMIREDDY SUNEEL	Director	Promoter	09/08/2021	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data



[About](#) | [Policies](#) | [Links](#) | [Trademark's Portal](#)

© Copyright **Ministry of Corporate Affairs**, Government of India. All Rights Reserved.

349

This site is best viewed at a screen resolution of 1366×768 using the latest versions of Chrome, Firefox, Safari, or Microsoft Edge.

Disclaimer

Last Updated: 22 May, 2026

Follow us:



**Urbanrise Constructions Pvt Ltd****(CIN: U70109TN2021PTC161643)**No. 243, 19th Main Road, Sector 4, HSR Layout,
Bangalore 560102. Tel: 080-41456000

www.urbanrise.com

List of Shareholders as on 31.03.2024

Sl No.	Name of the Share holders	Reg Folio No.	No. Of Shares	Class of Shares	Share Value	Total Value of Shares
1	Sai Manoj Namburu	24441357	13875	Equity	10	138750
2	Suneel Bommireddy	24441121	13875	Equity	10	138750
3	Alliance Infrastructure Projects Private Limited	26881390	9750	Equity	10	97500
TOTAL			37500		10	375000

For Urbanrise Constructions Private Limited

Sai Manoj Namburu
(Director)
(DIN: 00038770)



EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR



Create an account with us now

Hello CHANDRASEKARAN ▼



Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data	Index of Charges	Director/Signatory details	Company Information
CIN	U07010KA2004PTC034414		
Company Name	ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED		
ROC Name	ROC Bangalore		
Registration Number	034414		

Date of Incorporation	30/07/2004
Email Id	cs[at]alliancein[dot]com
Registered Address	No 243, 19th Main Road, Sector4, HSR Layout, HSR Layout, Bangalore, Bangalore South, Karnataka, India, 560102
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	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	10,00,00,000
Paid up Capital (Rs)	5,71,47,000
Date of last AGM	30/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active
Small Company	No

Jurisdiction	
ROC (name and office)	ROC Bangalore
RD (name and Region)	RD Bangalore, South-Western Region Directorate



354

[About](#) | [Policies](#) | [Links](#) | [Trademark's Portal](#)

© Copyright **Ministry of Corporate Affairs**, Government of India. All Rights Reserved.

This site is best viewed at a screen resolution of 1366×768 using the latest versions of Chrome, Firefox, Safari, or Microsoft Edge.

Disclaimer

Last Updated: 22 May, 2026

Follow us:



Font Size

+ A -

 Light Mode

 English

▼



M

C

A

MINISTRY OF

CORPORATE

AFFAIRS

GOVERNMENT OF INDIA

सत्यमेव जयते

EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR



Create an account with us now

 Hello CHANDRASEKARAN

▼



Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data		Index of Charges		Director/Signatory details			
Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	01732005	POTHIREDDY REDDY	Managing Director	Professional	01/08/2015	-	Yes
2	09565856	RAJENDRA JOSHI	Director	Professional	04/04/2022	-	Yes

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
3	00038770	SAI MANOJ NAMBURU	Managing Director	Promoter	30/07/2004	-	Yes
4	00163112	BOMMIREDDY SUNEEL	Director	Promoter	27/11/2004	-	Yes
5	01711004	KAMLAKAR MANJANATH SHET	Director	Professional	04/07/2007	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data





[About](#) | [Policies](#) | [Links](#) | [Trademark's Portal](#)

© Copyright **Ministry of Corporate Affairs**, Government of India. All Rights Reserved.

This site is best viewed at a screen resolution of 1366×768 using the latest versions of Chrome, Firefox, Safari, or Microsoft Edge.

Disclaimer

Last Updated: 22 May, 2026

Follow us:




Alliance Infrastructure Projects Private Limited

No. 243, 19th Main Road, Sector 4, HSR Layout,

Bangalore 560102. Tel: 080-41456000

www.alliancein.com

CIN: U07010KA2004PTC034414)

**List of Shareholders-Equity Shares
As on 31st March, 2024**

Sl. No.	Name of the Shareholder	Client ID	DP ID	No. of Shares	Class of Shares held
1	Sai Manoj Namburu	11472332	IN 303116	28,57,350	Equity Shares
2	Suneel Bommireddy	11472228	IN 303116	28,57,350	Equity Shares
Total				57,14,700	

For Alliance Infrastructure Projects Private Limited

KAMALAKA Digitally signed
by KAMALAKAR
R
MANJANA
TH SHET
Date: 2024.12.30
11:56:04 +05'30'

Kamlakar Manjanath Shet
Director
(DIN: 01711004)

Place: Bangalore

KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

CIN: U70103MH2022PTC376311

Address: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai 400020

List of Directors as on 31.03.2024

Sl No.	Name of Director	DIN	Begin date
1	Mr.Kamalakar Manjanath Shet	01711004	01711004
2	Mr. Pothireddy Chandrasekhar Reddy	01732005	01732005
3	Mr. Bethireddy Nagareddy	00690545	00690545
4	Mr. Bethireddy Tej Narasa Reddy	07147878	07147878

For KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED**KAMALAKAR
MANJANATH
SHET** Digitally signed by
KAMALAKAR MANJANATH
SHET
Date: 2024.11.29 16:12:02
+05'30'

Kamlakar Manjanath Shet
Director
DIN: 01711004

KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

CIN: U70103MH2022PTC376311

Address: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai 400020

List of Shareholders as on 31.03.2024

Sl No.	Name of the Share holders	Reg Folio No.	No. Of Shares	Class of Shares	Share Value	Total Value of Shares
1	Alliance Infrastructure Projects Private Limited	01	5000	Equity	10	50000
2	Neutech Realty Projects Private Limited	02	5000	Equity	10	50000
TOTAL			10000		10	10000

For KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

KAMALAKAR
MANJANATH
SHET

Digitally signed by
KAMALAKAR
MANJANATH SHET
Date: 2024.11.29
18:11:55 +05'30'

Kamlakar Manjanath Shet
Director
DIN: 01711004



Nu-Tech
CONSISTENT ALWAYS



urbanrise®

96

ACRE
MEGA TOWNSHIP
IN THE HEART OF
TAMBARAM



Opus96

CHENNAI'S LARGEST NEW INTEGRATED TOWNSHIP AWAITS YOU



By investing in this mega township, you'll enjoy all the privileges associated with this iconic project.

HIGHLIGHTS OF THE PROJECT



96 Acres Mega Integrated Township

12+ Magnificent Towers | 3200+ Apartments

900+ Villa Plots | 8 Lush Green Parks | 4 Clubhouses

Urbanrise Genius | CBSE School | Retail Arcade

125+ Luxury Amenties | Fully Sustainable Project

NESTLED IN TAMBARAM IN THE BEST LOCATION



Opus96 is a prestigious gated community, located in Kishkinta, Tambaram. This location has excellent transportation facilities and an easy access to urban amenities.

CONNECTIVITY

THAT WILL EARN YOU COMPLIMENTS



Opus96 is easily accessible	Minutes
Outer Ring Road (ORR)	3
Upcoming Tambaram Metro Railway Station	10
Kilambakkam Bus Terminus	10
Tambaram Mepz SEZ	10
Gateway IT Park	15
Chennai International Airport	20

*Images and illustrations are for representation purposes only.

CHILDREN'S LEARNING HUB FOR SMART KIDS AND SMARTER PARENTS



Urbanrise Genius helps parents by eliminating the need for commuting. Children get access to diverse educational opportunities, right inside the campus.

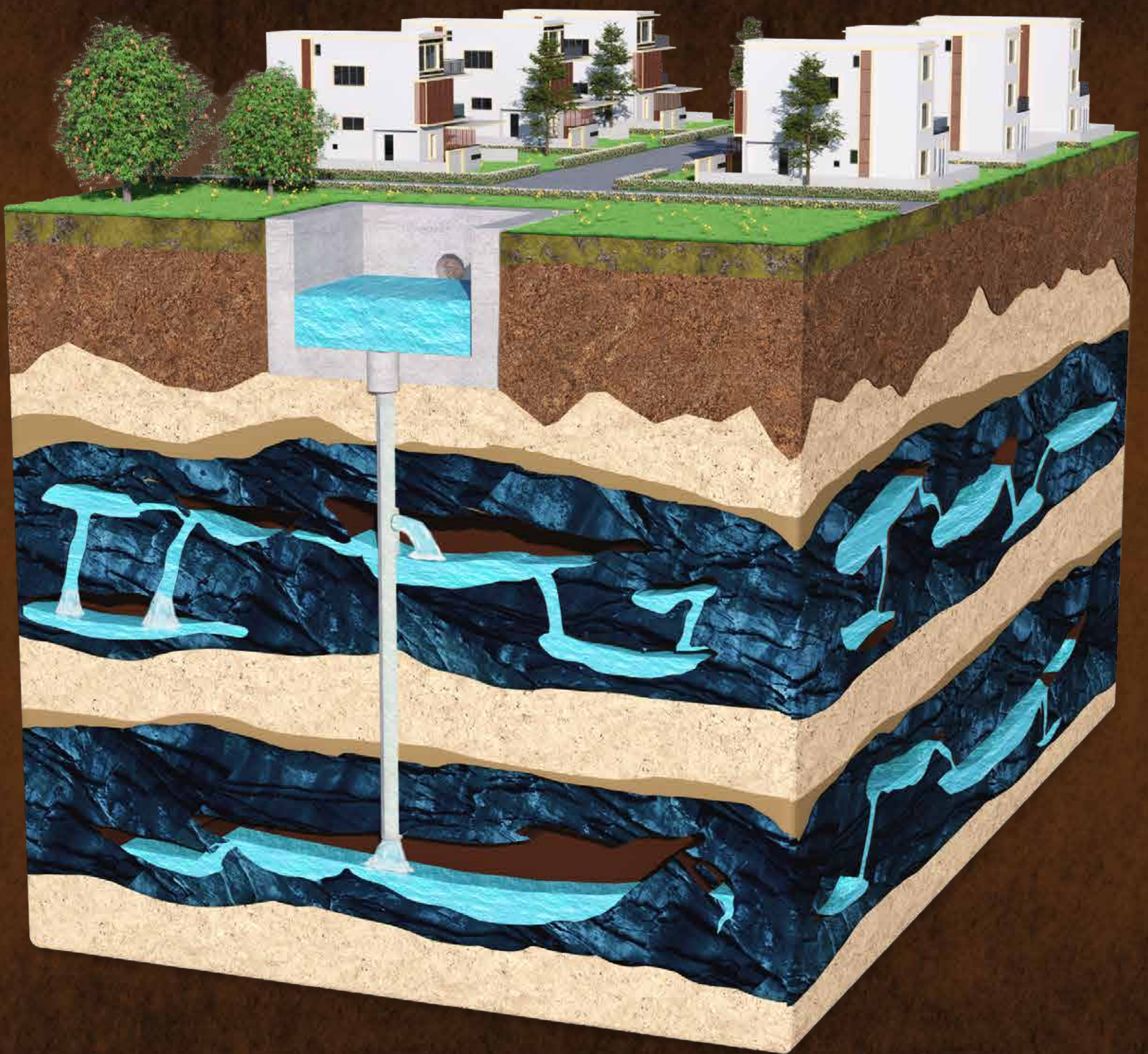


SUSTAINABILITY FEATURES THAT'LL BLOW YOUR MIND



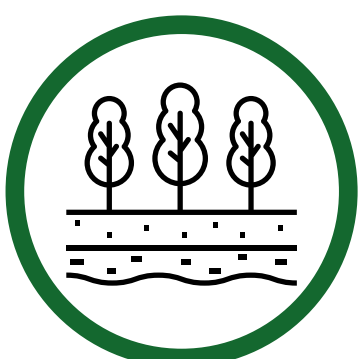
Opus96 sets high standards when it comes to sustainability. It saves energy, creates green spaces and cares for the environment.

INNOVATIVE BHUNGROO WELLS FOR WATER SURPLUS TOWNSHIP



It's a groundwater recharge system that captures and stores rainwater. The stored water is then channeled into the ground, recharging aquifers to support a year-long water supply.

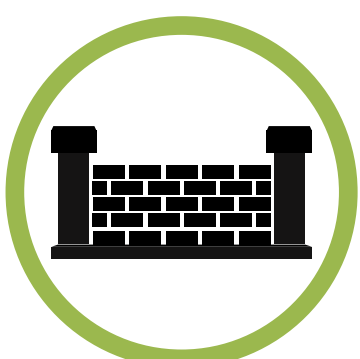
RAIN & WATER LOGGING PROOF



Ground level raised by 5 feet



Storm water drainage



Robust 6 ft. tall RCC Compound wall built with MIVAN technology

125+ AMENITIES FOR ALL AGE-GROUPS



Basket Ball court | Multipurpose court | Cricket net
Gym | Banquet/Multipurpose Hall | Table tennis
CCTV | Senior citizen park | Children's Play Area
Frangipani court Reflexology | Aesthetically
designed landscape gardens Soil Filling upto
2meters | Maze garden | Yoga court

CLUBHOUSE FOR SENIORS

THE ELDER FRIENDLY TOWNSHIP



The exclusive Senior Clubhouse has a separate gym to keep the older residents fit. It also has a yoga centre, board games corner and library to keep their minds active.

A LOVELY CLUBHOUSE FOR THE YOUNG AND LIVELY



This Clubhouse has a state-of-the-art-gym to go from fat to fit. Stretch your muscles in the yoga room. Play TT. or just unwind with a book in the library. There's a banquet hall to organise family events as well.

THE MOST CHILD-FOCUSED TOWNSHIP IN TOWN



Opus96 offers a happy and nurturing environment for kids. With children's parks, playgrounds and learning hubs.

4 PARKS TO EXPERIENCE NATURE FOUR TIMES OVER



Spanning nearly 3 acres, Opus96 is blessed with 4 verdant parks. Filled with vibrant flowers, majestic trees and diverse botanical wonders.

A CBSE SCHOOL INHOUSE FOR QUALITY EDUCATION



A distinguished CBSE school is coming up within the confines of Opus96. That means, students don't have to step out for quality education.

BUILT BY SOUTH INDIA'S ACCLAIMED DEVELOPER



Opus96 is a flagship project for Urbanrise. It promises innovative design, superior quality and lasting value in residential development.

A ROCK SOLID PROJECT THAT PUTS YOUR SAFETY FIRST



Every aspect of safety has been addressed in Opus96 - from clear land titles, robust structural integrity to environmental safeguards.

A GRAND ENTRANCE INTO A WORLD OF GRANDEUR



Opus96 welcomes the visitor with a magnificently landscaped, grand entrance. This includes a glorious welcome arch and a marvelously designed fountain.

A PROJECT LOADED WITH THOUGHTFUL UTILITIES



You are buying into a well-planned lifestyle when you invest in Opus96. It has been designed with a lot of thought, by folks who know your needs.

STYLISH APARTMENTS THAT COMPLEMENT YOUR LIFESTYLE



12 Magnificent towers | 3200+ Apartments
1, 2, & 3BHK | 2 Basement + Stilt + 14 Floors
Rooftop Amenities | Clubhouses
Lush green parks

900 LUXURY VILLA PLOTS OF ALL SIZES OF CLASS



Opus96 comes in a slew of sizes. The plots range from 600 sq. ft. to 2400 sq. ft.

PLUG & PLAY PLOTS

WITH EB & WATER CONNECTIONS



Every plot comes with the assurance of a dedicated water, and EB connection.



In association with



RERA No.TN/29/Layout/2159/2024

www.urbanrise.in | www.opus96.com





CHENNAI'S NEW DESTINATION FOR

LUXURY

96-ACRE LUXURY TOWNSHIP
AT KISHKINTA, TAMBARAM

RERA No.TN/29/Layout/2159/2024 | www.rera.tn.gov.in

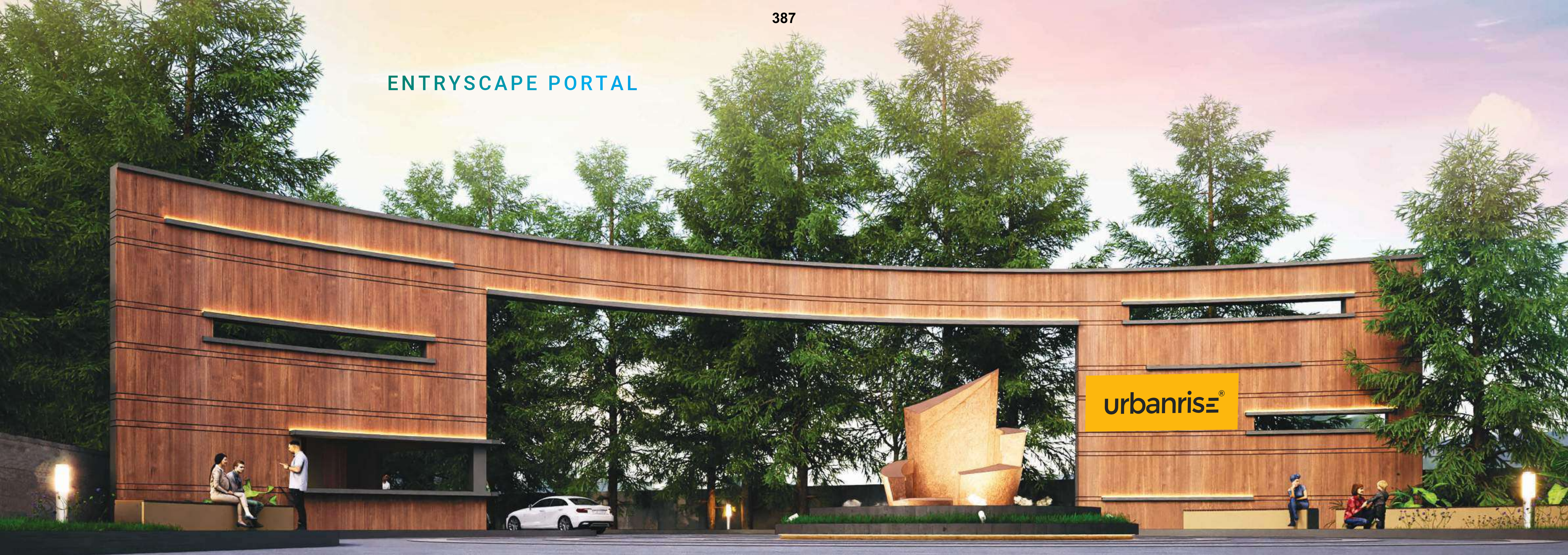


urbanrisΞ®

96-ACRE LUXURY TOWNSHIP
AT KISHKINTA, TAMBARAM



ENTRYSCAPE PORTAL



urbanrise®

MEGA DEVELOPMENT WITH
900 PREMIUM VILLA PLOTS AND
4000 LUXURY APARTMENTS



urbanrise®

A BRAND BUILT BY
EXCELLENCE

A preferred name in South-Indian real estate, Urbanrise is known for its great quality of construction, premium finish and outstanding eye for detail in the southern metros of Bengaluru, Hyderabad and Chennai.

URBANRISE

AT A GLANCE.

South India's largest real estate developer

Projects funded by world-leading financial institutions

51,000 Sq.Ft. real estate portfolio

72 million Sq.Ft. under development

15,000+ homes delivered



IMMACULATE QUALITY ON TIME EVERY TIME.

We've built a reputation not just for excellence in quality but also for punctuality in delivery. A fact confirmed by scores of happy customers.

"Throughout my home-buying journey, I was ably supported by their team and I'm glad to report that my home was delivered on the dot too."

Mr. Seya Prasad, Urbanrise Customer

"My home was a pleasure to move into with a lot of last-minute details being ironed out expertly by the last mile team at Urbanrise."

Mr. Srihari Kumar, Urbanrise Customer



IMPECCABLE FINANCIAL CREDENTIALS.

The world's largest sovereign fund, ADIA (Abu Dhabi Investment Authority) Kotak Realty, and IndoStar Capital Finance Ltd have invested in a majority of our projects.

Gold standard financial credentials give complete peace of mind to the customer. They can also rest assured that the construction will be done swiftly and as per schedule.

ADIA





WHEN
EXCELLENCE
IS THE NORM,
RECOGNITION
FOLLOWS.



FINANCIALLY STABLE AND
DISCIPLINED COMPANY

ASIA ONE



#1 BRAND IN
SOUTH INDIA

TIMES GROUP & REALITY ICON



HUMMING GARDENS
BEST RESIDENTIAL VILLA

TIMES GROUP & REALITY ICON



GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT

TIMES GROUP REALITY ICON



MOST TRUSTED
BUILDER

TIMES GROUP & REALITY ICON



MOST RELIABLE
BUILDER

SILICON INDIA



ASIA'S BEST & FASTEST
GROWING REAL ESTATE BRAND

WCRC



ORCHID SPRINGS
BEST RESIDENTIAL PROJECT

DHFL & SILICON INDIA



GALLERIA RESIDENCES
BEST INNOVATION PROJECT

SILICON INDIA



WHY PLOT IN A MEGA TOWNSHIP IS A BEST INVESTMENT?

The joys of community living.

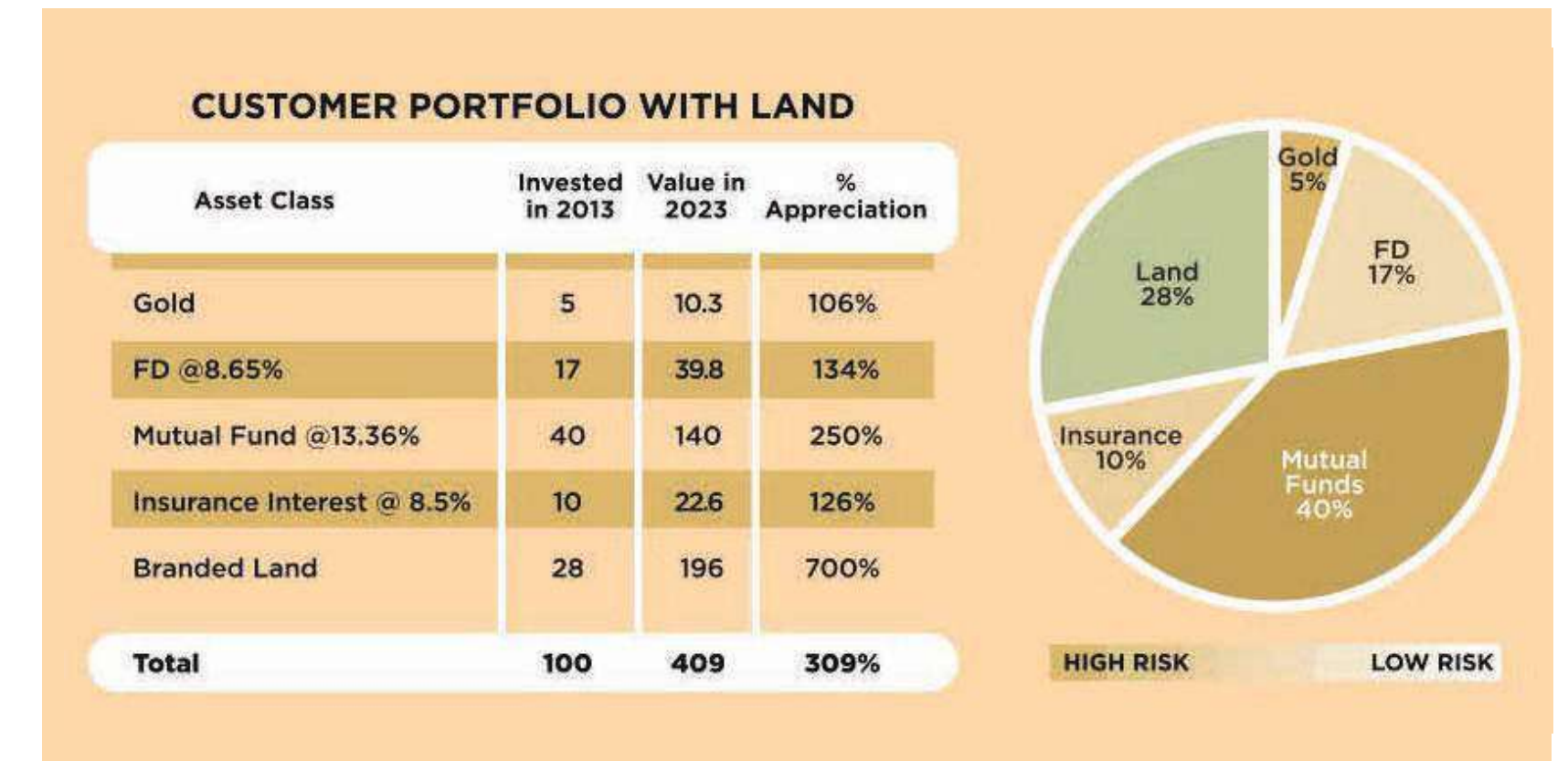
An integrated township means a great community living experience, great friends for your children, every facility within your reach and every creature comfort you'd love to have.

Step up to a premium lifestyle.

Your homes and your close environs go a long way in determining your lifestyle. And here, they are all crafted to give you exclusivity, comfort and safety like never before.

Luxury plot has the highest ROI by far.

A look at the appreciation of an investment portfolio over 10 years with branded land included.



125 PLUS AMENITIES

FOR EVERY WANT
AND NEED.

Here every need of the mind is met, every craving of the heart is exceeded, and every turn gives you a never-before aesthetic experience. Read on for details about the 125+ choice amenities we're creating for you.v

ACTIVE SPORTS/ GAMES

- 1 Table tennis
- 2 Cricket cage
- 3 Basket ball court
- 4 Multipurpose court

LEISURE SPORTS/ GAMES

- 5 Carrom board
- 6 Chess board

PHYSICAL EXERCISES

- 7 Gym
- 8 Cycling track
- 9 Outdoor gym
- 10 Walking track
- 11 Yoga court
- 12 Jogging track
- 13 Reflexology

MENTAL EXERCISE/ REJUVENATION

- 14 Monolithic vertical element
- 15 Urns
- 16 Iconic sculptures
- 17 Hammocks
- 18 Senior citizen park
- 19 Frangipani court
- 20 Boundary planting
- 21 Hibiscus park

- 22 Periwinkle park
- 23 Marigold park
- 24 Wide landscape belt at entrance
- 25 Aesthetically designed landscape gardens
- 26 Aroma garden
- 27 Butterfly garden
- 28 Sculpture court
- 29 Pebble sculpture court
- 30 Herb garden

FUN AND FROLIC

- 31 Party lawn
- 32 Outdoor camp fire
- 33 Selfie corner
- 34 Children's play area
- 35 Tree house
- 36 Toddlers play area
- 37 Maze garden
- 38 Lawn twister
- 39 Kids maze
- 40 Toddler's park
- 41 Hopskotch
- 42 Four square
- 43 Kids park
- 44 Sand pit
- 45 Toddlers slide
- 46 Story telling circle
- 47 Kids doodle corner

SOCIAL HANGOUTS

- 48 Seater arrangement along Entrance arch

- 49 Clubhouse LUXE
- 50 Clubhouse ultra
- 51 Prefunction hall
- 52 Multipurpose hall
- 53 Canopy at first floor
- 54 Banquet hall
- 55 Landscaped terrace
- 56 Seating area
- 57 Planters with seat
- 58 Gathering plaza
- 59 Elder seating area
- 60 Interactive lounge
- 61 Pavilion

ACCESSIBILITY & CONVENIENCE

- 62 Cobble stone paving at entrance
- 63 Entryscape portal
- 64 Storm water drain
- 65 Palm driveway
- 66 Bhungroo wells
- 67 Matured large trees along road
- 68 18M continuous driveway from mainroad to apartments
- 69 Planters on both sides of road
- 70 Greenery
- 71 Demarcated entry points for plots
- 72 Concrete road
- 73 Avenue planting
- 74 Compound wall
- 75 Miyawaki planting
- 76 Majestic entrance

- 77 Pantry with toilets at each floor
- 78 Men's rest room
- 79 Women's rest room
- 80 Store
- 81 Men's changing
- 82 Women's changing
- 83 Entrance portico
- 84 Toddlers/infant room
- 85 Diaper station with toilet
- 86 Handicap toilet
- 87 Rest room
- 88 Entrance lobby
- 89 Lobby
- 90 Passenger lifts
- 91 Commercial plots
- 92 Rain water harvesting
- 93 Street lights (Solar lights)
- 94 Avenue lighting
- 95 Over head tank
- 96 Underground sump
- 97 Land for transformer yard
- 98 Dedicated water supply line
- 99 Dedicated irrigation line
- 100 Provision of underground EB cables
- 101 3m dedicated dense planting on 18m road
- 102 Mound
- 103 Berm
- 104 Organic pergola
- 105 EPDM flooring

- 106 Retaining existing wells for water source
- 107 Kerb with saucer drain.
- 108 Underground provision for communication line
- 109 Perennial well
- 110 Plug & play plots

LEARNING & ENGAGEMENT

- 111 Proposed school
- 112 Kids play area
- 113 Robotics center
- 114 Tuition room - 01
- 115 Tuition room - 02
- 116 Tuition room - 03
- 117 Tuition room - 04
- 118 Collabration space
- 119 Cookery classroom
- 120 Dance room
- 121 Music room
- 122 Library
- 123 Chalk wall

SAFETY

- 124 Entrance arch
- 125 Security cabin
- 126 CCTV

ENTERTAINMENT

- 127 Stage
- 128 Amphitheatre
- 129 Outdoor mike



FOUR PICTURESQUE PARKS.
RECREATION
FOR THE WHOLE FAMILY.

**HIBISCUS
PARK**

Entrance Plaza
Selfie Corner
Walking Track
Cricket pitch
Yoga Lawn
Pavilion
Multipurpose Court
Stage
Amphitheater
Lawn twister
Kids Play area
Frangipani court
Toddlers sand pit
Elders Seating area
Outdoor Gym
Plaza

**CARNATION
PARK**

Aroma Garden
Multipurpose Court
Butterfly Garden
Jogging Track
Party Lawn
Camp Fire
Forest Planting
Seating Court
Kids Play Area
Kids Maze
Sculpture Court
Seating Area
Frangipani Court
Butterfly Garden

MARIGOLD PARK

Herb Garden
Pebble Sculpture Court
Hammock Court
Multipurpose Court
Pavilion
Party Lawn
Miyawaki Planting
Story Telling Circle
Pergola and deck
Chalk wall
Kids Play area
Toddlers Sand pit
Seating Area



395



GARDENIA PARK

Miyawaki planting
Over head tank
Walkway

GREENERY INSIDE.

GREENERY OUTSIDE.

The greenery here is more than just the 4 sprawling parks totalling 3 acres. You'll also find tastefully landscaped gardens and trees that border all the main roads here. That's not all. The property is located close to Pazhanthandalam Reserve Forest. This makes for stunning green views from the apartments and enhanced air quality in the surroundings. And what's more, the reserve forest could even be the destination for weekend exploration.



TWO CLUBHOUSES

TO PLAY, MINGLE OR JUST RELAX.

CLUBHOUSE LUXE

Ground + 1 floor with
Multipurpose Hall
Gym

CLUBHOUSE ULTRA

Ground + 3 floors with
Banquet Hall
Table Tennis
Board Games
Gym
Yoga
Library

WHERE TOMORROW'S
GENIUSES
 FIND THEIR CALLING.

**URBANRISE
 GENIUS**

Nurturing children's talents is critical for their all-round development. The lack of facilities for this however is daunting. Parents are forced to take children to far-off corners of the city and wait till their classes are over to take them back home. This itself can seem like a full-time job for most. Safety concerns dictate that children can't be allowed to go by themselves either.





Genius is the perfect solution. It is an exclusive 4,500 Sq. Ft. space equipped to bring out and develop the talent in your children. Here children can find the nurturing they need a short walk from home within the community. And what's more, it has a daycare & creche facility as well. Now, parents can use their newfound free time to indulge in hobbies and activities of their own.

Robotics

Cookery

Music

Art

Dance

Tuition Classes



LUXURY PLOTS WITH ACCESS TO **INNOVATIONS** AND MORE.

BHUNGROO WELLS

These wells collect rainwater, store it and channel it into the ground, recharging aquifers to support a year-round water supply.

MIYAWAKI FORESTS

These are quick-growing plants which become dense patches of thick foliage with an authentic forest feel that you'll love.

PERENNIAL WELLS

These wells don't run dry because they have horizontal bores which make full use of the water table.

PLUG-AND-PLAY PLOTS

Electricity and water connections for every plot. No need to run around. No hassles.

PROVISION FOR COMMUNICATION

60 feet Concrete roads bordered by dense plantation

Well-lit internal roads with streetlights for residents' safety

Large overhead water tank connected to every home.



HERE, ALL ESSENTIAL UTILITIES ARE PROVIDED FOR

- › Entrance Portal
- › Concrete Roads
- › Main Road - 60 ft
- › Internal Roads - 60 ft, 32 ft, 30 ft and 23 ft
- › Large Trees along 60 ft Road
- › Solar-Powered Street Lights
- › Miyawaki Forest
- › Two Clubhouse
- › Urbanrise Genius
- › Proposed School
- › Proposed commercial space
- › 4 Parks with Softscape, Hardscape, Irrigation lines & Borewell
- › Overhead Tanks for water supply
- › Domestic Water line tapping point from Overhead Tank
- › Storm Water Drain & Saucer Drain
- › Demarcated area for Transformer Yard
- › Provision for Underground Cables
- › Provision for Underground Communication Lines for each plot



TAMBARAM

CHENNAI'S MOST
SOUGHT-AFTER LOCATION.

Tambaram has gained immense popularity due to excellent transportation facilities and easy access to urban amenities. Tambaram presents a lucrative opportunity for home buyers and investors seeking to buy property at the best prices.

LOCATIONAL ADVANTAGES

3 min. from Outer Ring Road – ORR
10 min. from Kilambakkam Bus Depot
15 min. from Shriram Gateway IT Park
10 min. from Tambaram Railway Station
10 min. from Tambaram MEPZ
20 min. from Chennai International Airport

HEALTHCARE

Kasthuri Hospital - 4.5 kms
Hindu Mission Hospital - 5.0 kms
Dr. Agarwals Eye Hospital - 5.0 kms
Annai Arul Hospital - 5.2 kms

SCHOOLS & COLLEGE

Loyola Academy - 500 mtr
RCM High School - 1.5 kms
Shraddha Children's Academy - 2.1 kms
SANS Academy - 2.3 kms
The Lords' International School - 2.5 kms
Sri Chaitanya Techno School - 5.3 kms
Good Earth School - 6.7 kms
Narayana E-Techno School - 6.1 kms
Sri Sairam Engineering College - 4.1 kms
TMG College of Arts and Science - 6.1 kms
Madras Christian College - 6.6 kms
Madha Engineering College - 7.7 kms
Peri Institute of Engineering College - 7.7 kms
Dhanalakshmi Engineering College - 7.8 kms
Madha Medical College & Hospital - 10.3 kms



WHY ONLY URBANRISE?

CLEAR TITLE

Urbanrise ensures that its properties have a clear title and traces the ownership back to the source to ensure no scope of legal vulnerability.

TRANSPARENT AND TRUSTWORTHY

We go the extra mile to ensure every transaction is transparent and beyond reproach. That's why we have handpicked a team of channel partners and associates.

IMPECCABLE DOCUMENTATION

Every piece of documentation from Urbanrise is without ambiguity and protects all parties who are involved. This way we ensure there is zero chance of a negative experience.

ALL PROJECTS RERA APPROVED

Needless to say, every project of Urbanrise is TNRERA-approved. The number for our Tambaram Property is TN/29/Layout/2159/2024 dated 23.05.2024

MASTERPLAN

OF THE TOWNSHIP.

LEGEND

- 01. WALKING TRACK
- 02. CRICKET PITCH
- 03. MULTIPURPOSE COURT
- 04. TODDLERS SAND PIT
- 05. KIDS PLAY AREA ELDERS
- 06. SEATING AREA
- 07. PAVILION
- 08. FRANGIPANI COURT
- 09. AMPHITHEATER
- 10. PLAZA
- 11. SELFIE CORNER
- 12. LAWN TWISTER

- 13. YOGA LAWN
- 14. OUTDOOR GYM
- 15. BOUNDARY PLANTING
- 16. BERM
- 17. PERGOLA
- 18. LAWN
- 19. SEATING COURT
- 20. JOGGING TRACK
- 21. CAMP FIRE
- 22. FOREST PLANTING
- 23. PARTY LAWN
- 24. AROMA GARDEN

- 25. BUTTERFLY GARDEN
- 26. KIDS MAZE
- 27. SCULPTURE COURT
- 28. CHALK WALL
- 29. STORY TELLING CIRCLE
- 30. PEBBLE SCULPTURE COURT
- 31. HERB GARDEN
- 32. HAMMOCK COURT
- 33. MIYAWAKI PLANTING
- 34. MAINTENACE WAY
- 35. STEPPING STONES PATH
- 36. INFINITY WALK



Water Resources Department**From**

Er.R.ARUNMOZHI, B.Tech.,
The Appellate Authority /
Executive Engineer, WRD.,
Lower Palar Basin Division,
Kancheepuram.

To

Thiru. Appu Jose Maliampurackal,
No. 82, Darkash Main Road,
Navodaya, Varadharajapuram, Darkash,
Sriperumbudur,
Kancheepuram – 600 044.

Letter No. TPA / F. 20 (RTI-2005) / FA – 23 - 2025 / M / Dated. 07.11.2025

Sir,

Sub : Appeal to the Appellate Authority under Section 19(1) of RTI Act 2005 –
Information Sent - Reg.

Ref : Your Letter Dated. 30.10.2025.

Sl. No.	Information Requested	Information Provided
1(A).	If any No Objection Certificate for inundation issued by the Water Resources Department (WRD) to Chennai Metropolitan Development Authority (CMDA) was submitted by Alliance Infrastructure Projects Private Limited in accordance with their proposal number SIA / TN / INFRA2 / 515722 / 2024 and File No. 11714 as a part of the Essential Details Sought (EDS) relating to the Proposed Construction of High-Rise Residential Group Development Building at Survey Nos. 480/1 (Part), 481/1 (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) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamil Nadu.	It is informed that No Objection Certificate for inundation point of view has not been issued till date by this Division of Water Resources Department (WRD) to Chennai Metropolitan Development Authority (CMDA) for Alliance Infrastructure Projects Private Limited to the said Survey Numbers.
B.	Kindly provide a copy if such a No Objection Certificate was by submitted by Alliance Infrastructure Projects Private Limited.	Does not arise.

for Appellate Authority / Executive Engineer, WRD.,
Lower Palar Basin Division,
Kancheepuram.

(i)	RTI application number and date	:	- / 29.09.2025
	The Public Information Officer & Administrative Officer, WRD, Chennai Region Letter No	:	E3/9098-169 / 2025 / RTI 2005 / 14.10.2025
(ii)	Date of receipt of the RTI application by PIO	:	29.10.2025
(iii)	If transferred under Section 6(3) of the Act:	:	---
	(a) Details of PIO to whom transferred	:	---
	(b) Date of Transfer	:	---
	(c) Points (Sl.Nos.) which are to be furnished by the P.I.O.	:	---
(iv)	Reply (excluding Points transferred)	:	-----
1 (A).	If any No Objection Certificate for inundation issued by the Water Resources Department (WRD) to Chennai Metropolitan Development Authority (CMDA) was submitted by Alliance Infrastructure Projects Private Limited in accordance with their proposal number SIA / TN / INFRA2 / 515722 / 2024 and File No. 11714 as a part of the Essential Details Sought (EDS) relating to the Proposed Construction of High-Rise Residential Group Development Building at Survey Nos. 480/1 (Part), 481/1 (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) of Varadarajapuram Village, Kandrathur Taluk, Kancheepuram District. Tamil Nadu.	:	It is informed that No Objection Certificate for inundation point of view has not been issued till date by this Division of Water Resources Department (WRD) to Chennai Metropolitan Development Authority (CMDA) for Alliance Infrastructure Projects Private Limited to the said Survey Numbers.
B.	Kindly provide a copy if such a No Objection Certificate was by submitted by Alliance Infrastructure Projects Private Limited.	:	Does not arise.
(a)	Name of the Public Information Officer	:	Er.K.Arunkumar, M.E.,
(b)	Designation	:	Technical Personal Assistant

If the petitioner desires to file an appeal on this, he must do so within 30 days of receipt of this reply. The appeal should be addressed to the Appellate Authority given below :-

(a)	Name of the Appellate Authority :	Er. R.ARUNMOZHI, B.Tech.,
(b)	Designation :	Executive Engineer, WRD.,
(c)	Office Address :	Lower Palar Basin Division, Kancheepuram.
(d)	Office Telephone Number :	044-27237907
(e)	E-mail ID :	eelpbkpm@gmail.com

Er. R. Arunmozhi
Public Information Officer &
Technical Personal Assistant, WRD.,
Lower Palar Basin Division, Kanchipuram.

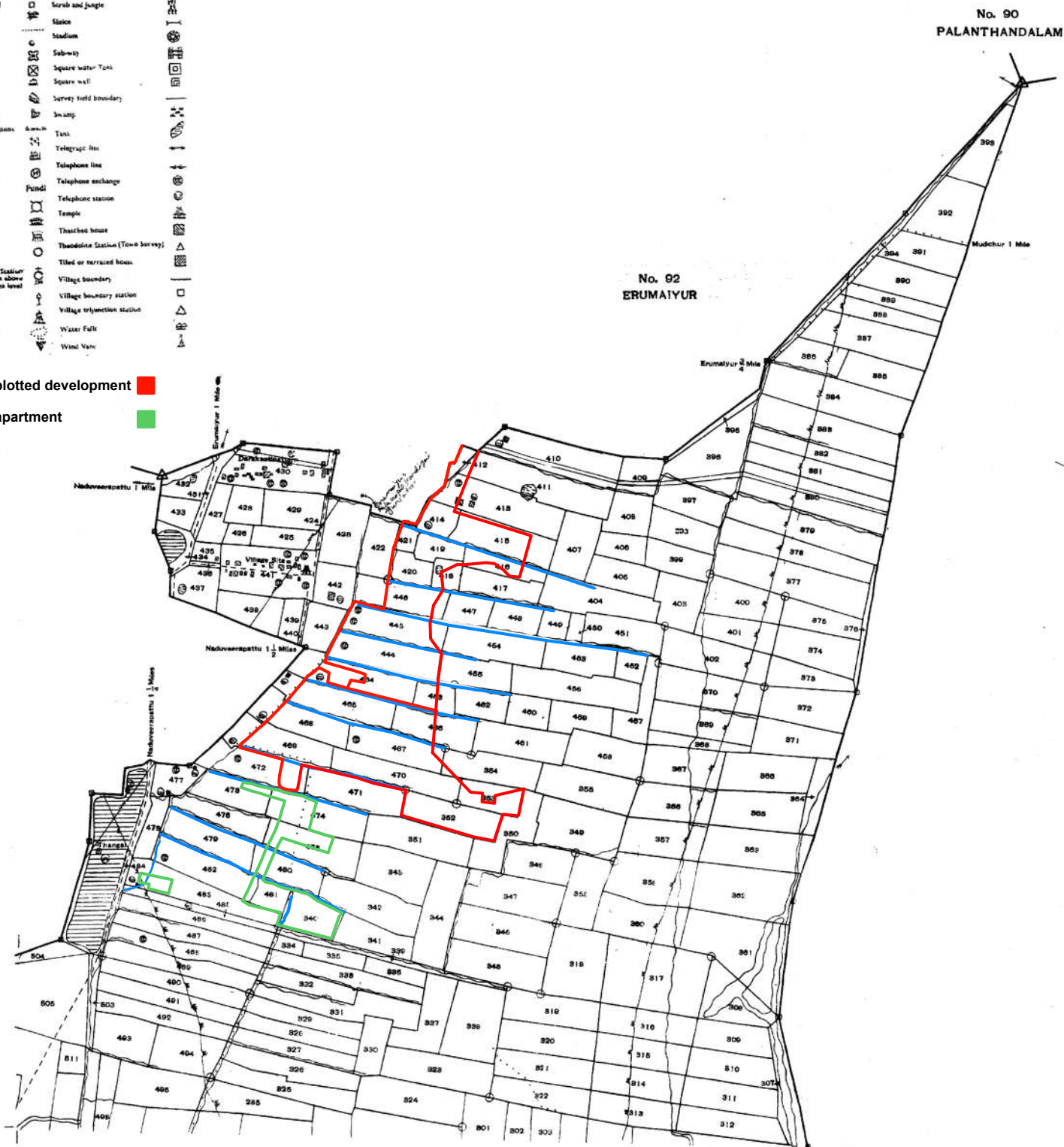
REGISTERED POST WITH ACKNOWLEDGEMENT DUE

To - Thiru. Appu Jose Maliampurackal, No. 82, Darkash Main Road, Navodaya, Varadharajapuram, Darkash, Sriperumbudur, Kancheepuram - 600 044.

Copy submitted to the Public Information Officer and Administrative Officer, O/o. the Chief Engineer, WRD., Chennai Region, Chennai - 600 005 for favour of kind information.

Animal Sanctuary		Metalloids, Concrete and Black top road with km. stone	
Wild Sanctuary		Minor circuit Station	
Core Wall		Modern series	
boundary of the sites in the grouped village		Modern/Place Mill	
belonging with more than one station		Placeque	
Burial ground		Hotel	
Cattle-gate		Parent Village	
Cart track		Patrol Pump	
Chain Survey Station (Town Survey)		Primary Co-operative Society	
Church		Primary Health Centre	
Cinema Theatre		Public Distribution System Outlet	
College		Race Courts	
Community Hall		Railway line	
Canal and Bridge		River, Canal and equivalent	
Cyclone shelter		River and stream with sluice	
District Purchase Centre		Rock mark	
Election cell		Round water tank	
Electric power house		Round well	
Electric sub-station		Salt pan	
Electric transmission line		Sand	
Ferry		Sanatorium	
Field Stone (Town Survey)		School	
Flower and Bridge		Scrub and jungle	
Fox path		Stake	
Fountain or Pillar		Stadium	
Fort		Subway	
Footpath		Square water Tank	
Gobar Gas Tank		Square well	
Government Godown		Survey field boundary	
Government Rest House		Tamap	
Gravelled road with km stone		Tank	
Grazing Ground		Telegraph line	
Gurdwara		Telephone line	
Hospital		Telephone exchange	
Humble		Telephone station	
Hypocent		Temple	
Indigo vat		Thatched house	
Kalam		Theodolite Station (Town Survey)	
Khandan Station		Tiled or terraced house	
Landon's G. T. Survey Station and height in metres above sea level		Village boundary	
Lamp post		Village boundary station	
Lights house		Village trifunction station	
Limit of rocky ground		Water Fall	
Mineral Survey		Wind Van	

High rise apartment





KANCHEEPURAM DISTRICT

DISTRICT DISASTER MANAGEMENT PLAN

2021



Dr.M.AARTHI, I.A.S.,
DISTRICT COLLECTOR, KANCHEEPURAM



District Disaster Management Plan 2021

Dr.M.Aarthi, I.A.S.,
District Collector, Kancheepuram

&

Chairperson,
District Disaster Management Authority(DDMA)
Kancheepuram District

**DISTRICT DISASTER MANAGEMENT
AUTHORITY**
KANCHEEPURAM DISTRICT

FLOOD PRONE VULNERABLE**AREAS IDENTIFIED (as per 2021)**

Sl. No	Name of the Taluk	Source of Vulnerable	Details of Vulnerable Area
1.	Kancheepuram	Low	Ekambaranathar North Mada Street
2.		Low	Krishnan Street
3.		Low	Vaikunda Perumal Extn
4.		High	Upperikulam
5.		High	Vellakulam
6.		High	Avakuttai
7.		Very High	Barathi Nagar
8.		Low	Venkatesapalayam
9.		Low	Poiyakulam
10.		Low	Mullankuttai
11.		High	Kasim Nagar , Kamarajar Nagar, Nathapettai
12.		Medium	Arunthathiyar palayam,
13.		Medium	Kavarai Street,
14.		Medium	Balaji Nagar
15.		Very High	Varadarajapuram back Street
16.		Low	Magaliamman koil Street
17.		Very High	Pachaiyappan Slum area
18.		Low	Karukinil Amarthaval koil street Slum area
19.		High	Nagaloothu medu
20.		Low	Nagaloothu manthavelli street
21.		High	KMV Nagar
22.		Low	C.S. Chetty Street
23.		High	Sithivinayagar Poonthootam
24.		Low	Mottai Kulam Slum Area
25.		High	Thenambakkam Indira nagar
26.		High	Anna Nagar
27.		High	MGR Nagar
28.		High	Annai Sathya Nagar, MGR Nagar
29.		High	Kamachiyaamman Colony
30.		High	Sadavaram
31.		High	Orikkai, Vasantham nagar, Asiriyar Nagar, Appavu Nagar, Gandhi Nagar, Anna Nagar, Mullai Nagar, Velingapattarai
32.		High	Bakkiyalakshmi Nagar
33.		Low	Gandhi Nagar, Anna Nagar
34.		High	V.M.S. Nagar, Adhiyaman Nagar, Sadasivam Nagar.
35.		Medium	Jem nagar,

36.		Medium	Arunachalam Nagar
37.		Low	Karur palla colony
38.		Low	Marutham
39.		Low	Bharathi nagar, Vaiyavur colony
40.		Low	Enathur
41.		Medium	Ozhaiyur
42.		Medium	Min Nagar
43.		Medium	Ashok Nagar
44.		Medium	Indira Nagar
45.		Medium	Pudhunagar
46.		Low	Erivakkam
47.		Low	Kallankamdanpattadai
48.		Low	Kolathur
49.		Low	Nelveli
50.		Low	Asoor
51.	Sriperumbudur	Low	Indira Nagar
52.		Low	Echoor
53.		Low	Vadakal
54.		Low	Ettikuttimedu
55.		Medium	Reddiyar Street, Mevalurkuppam
56.		Medium	Kalaingnar Street,
57.		Low	Puduperpallam
58.		Medium	Pillaiyar Koiul Street, Perumal Koil street, Karunagaracherry,
59.		Very High	Sethupattu & Irular Colony
60.		Medium	Pazhanthandalam
61.		Very High	Gajalakshmi Nagar
62.		Very High	Ambedkar Nagar
63.		Very High	Adhanur Village
64.		Medium	Korukanthangal
65.		Medium	Amanambakkam
66.		Medium	Chinna Theru,
67.		Medium	Rajiv Gandhi Street.
68.	Uthiramerur	Medium	MGR Nagar
69.		Low	Muthu Krishna Avenue
70.		Medium	Kattupakkam
71.		Medium	Kaliyampoondi Colony
72.		Medium	Kaliyampoondi Lander Colony
73.		Medium	Karanai
74.		Medium	Thinaiyampoondi
75.		Medium	Puthali
76.		Medium	Azhisoor
77.		Medium	Vayalakavur
78.		Medium	Rettamangalam
79.		Medium	Vadathavur

80.		Medium	S.Mambakkam
81.		Medium	Pullambakkam
82.		Medium	Thiruvanaikoil
83.		Medium	Karumbakkam
84.	Walajabad	Low	Bharathi Nagar
85.		Low	Chinnasamy Nagar
86.		Low	Thazhampattu
87.		Low	Kattavakkam
88.		Low	Thenneri
89.		Low	Muthiyalpettai, Erivoy, Valluvapakkam, Bharathai Nagar
90.		Low	Rajeswari Nagar
91.	Kundrathur	Low	Jaganathan Nagar, Sampanthan nagar
92.		Medium	Ondi Colony
93.		Medium	Manachery Iswaryam Nagar
94.		Medium	Sekizhar Nagar
95.		High	M.G.R Nagar,
96.		High	Kanniyappan Nagar
97.		High	Thiruvalluvar Nagar
98.		High	Periyar Nagar
99.		Very High	Manikandan Nagar Metrostar City
100.		Very High	Metha nagar, Aandankuppam
101.		High	Om Sakthi nagar,
102.		High	Janani Nagar
103.		High	Srinivasan nagar
104.		High	Kirubanadha Variyar Nagar
105.		High	Ambal Nagar,
106.		High	Kamatchi Nagar
107.		Low	Kamachi Nagar Extension & Narivanam Salai
108.		Low	Selvaganapathy Nagar
109.		Medium	Perumal Koil street
110.		Medium	Samathuvapuram
111.		Medium	Ambedkar Nagar
112.		Low	Ambedkar Nagar, Thiruvalluvar Nagar
113.		Low	Mariyamman koil Street, Lakshmi Nagar, Athanncheri
114.		Low	Periyar Nethaji David Nagar
115.		Very High	Mahalakshmi nagar, Bhuvaneswari Nagar, Astalakshmi nagar
116.		Very High	Royappa Nagar, santhi Niketan Nagar
117.		Low	Thandalam Manimedu
118.		Low	Samayapuram
119.		Low	Tharapakkam Perumal Koil Street.
120.		High	Malayambakkam Thangal

**BEFORE THE NATIONAL
GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI**

**I.A. No of 2026
 in
Appeal No. 35 OF 2025**

G. Mohana Priya & Others

... Appellants

Versus

State Environment Impact
Assessment Authority, Tamilnadu &
Others

... Respondents

**INDEX TO TYPED SET
OF DOCUMENTS FILED
ALONG WITH REJOINDER
TO THE COUNTER
AFFIDAVITS FILED BY
RESPONDENT NOs. 1-5**

C.Suraj

A.Ashwinkumar

Counsels for Appellants