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P. 144/2026 1174/2026 TP/26478734/2026

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 4.4.2026 BB 801631

NAVANEETHA PROPERTY DEVELOPERS, TRICHY

P. NAGARAJAN, B.Sc
Stamp Vendor
L.No: 8403/93
District Court
Trichy. T. Nadu

GENERAL POWER OF ATTORNEY

This Deed of GENERAL POWER OF ATTORNEY executed at Tiruchirappalli on 6th day of April 2026 by

Mr. M.N. RENGARAJAN (Adhaar no: 7421 0803 7932) (PAN No:AZGPR4164B) S/o. Late. Mr. NatesanPillai, Residing at No-67/135, South ChithiraiVeethi, Srirangam, Trichy. (Cell No. 9791907586) - **(PRINCIPAL - 1) and**

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

M.N. Rengarajan

M. Bhuvana

ATTORNEY/AGENT

PRINCIPALS

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets Sheets. Registering Officer Srirangam.

THE SEAL OF THE SUBREGISTRAR OF SRIRANGAM

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Mrs. M.BHUVANESWARI, W/o. Mugunthan, (AADHAAR No. 3380 9500 3192), (PAN : AXXPB4600M) and residing at 17C-4, Surya Apartments, West Adayavalanchan Street, Srirangam, TRICHY 620 006. (Cell No. 9597948090) - (**PRINCIPAL - 2**) (HEREINAFTER referred to as the **PRINCIPALS** on ONE PART); both

To And in Favour of

M/s.NAVANEETHA PROPERTY DEVELOPERS (PAN No.AAIFN6337P), a Partnership firm, having its principal place of business at Flat No. D-72, A-2, 8th Cross East, Thillai Nagar, Tiruchirapalli 620018. Represented by its Managing Partner **Mr.S.Ananthakrishnan (**Aadhar Card No.4258-2788-2931), (PAN No.AGTPA3949H), Son of Mr.B.Soundararajan, Hindu, aged 47 years and doing business at the above address. (Mobile No. 9994903252) (Hereinafter referred to as the ATTORNEY(s)/**POWER AGENT** on the **OTHER PART**;

WITNESSETH

WHEREAS the PRINCIPAL 1 & 2 herein is the sole and absolute owner of the all that piece and parcel of the vacant land T.S. No. 822 measuring an extent of Acre 0.37 Cents and comprised in T.S. No. 823/1 measuring an extent of Acre 2.23 Cents situated at Melur Village, SrirangamTaluk, Tiruchirappalli District which is morefully described in Schedule property hereunder.

WHEREAS the PRINICIPAL -1 herein has/have possessed the said Items Nos.1 & 2 of the properties described in the Schedule 'A' property more fully hereunder through the allotment under a partition deed dated 29.07.1967 entered into by the Principal -1 and with his father Natesam Pillai as Schedule B of Partition Deed. The partition deed has been

For Navaneetha Property Developers

Managing Partner

M. Bhuvaneswari

ATTORNEY/AGENT

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 2 Sheets.

Registering Officer Srirangam.

PRINCIPALS

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

THE SEAL OF THE SUB REGISTRAR OF SRIRANGAM

registered in the office of the Sub. Registrar, Srirangam, in Book I, as document No.1469 of 1967.

WHEREAS the PRINICIPAL - 2 has acquired the vacant land comprised in T.S. No. 822 and T.S. No. 823/1 situated at Melur Village, Srirangam Taluk, Tiruchirappalli District, which is morefully included and described as Schedule 'A' of property hereunder. By a Settlement Deed dated 20.06.2025 was made, executed and registered with the Sub Registrar, Srirangam, as Document No. 1972 of 2025, between the Mr. Rengarajan and Mrs. Bhuvaneswari. In this deed, Mr. Rengarajan transferred a 1/3rd undivided share of the property to Mrs. Bhuvaneswari (Prinicipal No. 2), while retaining a 2/3rd undivided share of the property for himself (Prinicipal No. 1).

WHEREAS the PRINCIPAL/PRINCIPALS due to preoccupation with him/her/them domestic affairs and/or old age/going abroad could not maintain the property more fully described in the Schedules hereunder and it becomes necessary to appoint one attorney for him/her/them and on behalf of him/her/them.

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

KNOW BY ALL MEANS, I/We **Mr. M.N. RENGARAJAN and Mr. M.BHUVANESWARI** the PRINCIPAL(s), herein, do by these presents, appoint and constitute **M/s.NAVANEETHA PROPERTY DEVELOPERS,** a Partnership firm represented by its Managing Partner **Mr.S.Ananthakrishnan**,the agent herein, as my/our true and lawful attorney to do the following acts in respect of my property more fully described in the Schedules hereunder:

For Navaneetha Property Developers

Managing Partner

ATTORNEY/AGENT

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 3 Sheets.

Registering Officer Srirangam.

M. Bhuvaneswari

PRINCIPALS

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

1) To Generally manage the Schedule Property from this day onwards, to negotiate the Property for Sale, i.e., Undivided Share of land to fix the Sale Consideration for the Property, to receive advance amount from the intending Purchaser/s, to sign and execute Agreement/s for Sale on my behalf.

2) To sign in the Sale Deed/s and the required forms to be submitted for mutation along with the Deed/s, on my behalf and in the capacity of my Agent as required by the Registration Department of Tamil Nadu.

3) To sign, execute and deliver, Sale Deed/s, to prepare and sign all the forms prescribed by the Government to be submitted to the Registering Officer, along with the Sale Deed/s, to present the Sale Deeds and the forms to the Registering Officer for registration, to admit execution of the sale deed/s before the Registering Officer, to sign in the endorsements of the document in token of presentation and admission of execution, to answer all the questions raised by the Registering Officer and to do all other acts, deeds and things necessary for completing the registration of the documents.

4) To sign and execute any rectification, ratification or supplemental deeds if necessary that may arise after execution of the Sale Deed/s.

5) To hand over possession of the Schedule Property to the purchaser/s concerned, to sign application for transfer of Patta of the property in the name of the purchaser/s and to sign all other deeds, instruments and letters for the said purpose.

6) To sign all connected papers and apply to the Tiruchirapalli Corporation, Tiruchirapalli Local Planning Authority or DTCP, RERA Approval and/or any

For Navaneetha Property Developers

Managing Partner

ATTORNEY/AGENT

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2026 of Book ..... Contains 24 Sheets ..... 4 ..... Sheets.

Registering Officer
Srirangam.

M. Bhuvana

PRINCIPALS

THE SEAL OF THE SUB REGISTRAR OF SRIRANGAM

other local bodies, authorities for the necessary Approvals/Sanctions/ Regulations and permits in respect of Plan/s for construction of any building/s whether stories or otherwise, on the said property.

7) To cause a survey of the said Property, demolish the old structure mould the surface, fill the pits and hole on the said Property, make it fit for putting up new constructions thereon, drawn plans for construction of a residential building in the said Property comprising residential tenements and parking slots and obtained the sanction from the planning authorities for such plans and construction.

8) To sign all connected papers and correspond with all Officers of the State, Central & Quasi Government, Local Bodies, Electricity Board, Water Supply and Drainage Board and also with individuals in respect of any matters concerning the management, Electricity Service connection, Water supply and Drainage connection, Corporation properties tax Assessment etc., and to do all other acts in respect of the said property.

9) To apply to the Tiruchirapalli Corporation, Tiruchirapalli Local Planning Authority or DTCP and/or any other local bodies, authorities for the necessary Approvals/Sanctions/ Regulations and permits in respect of Plan/s for construction of any building/s whether stories or otherwise, on the said property.

10) To submit the aforesaid plans to the Corporation of Tiruchirapalli or any other local bodies authorities and to make alterations, additions, rectifications in the Plan.

11) To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the said property.

For Navaneetha Property Developers

Managing Partner

ATTORNEY/AGENT

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 5 Sheets.

Registering Officer Srirangam.

M. Bhaskaran

PRINCIPALS

THE SEAL OF THE SUB REGISTRAR OF SRIRANGAM

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

12) To sign all connected papers and correspond with and receive any correspondence or other intimation from the Tiruchirapalli Corporation or any other competent authorities regarding the plans, sanctions, approvals Revisions or permits for construction of any building/s on the said property or for the provision of any amenities or facilities thereto.

13) To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the Tiruchirappalli Corporation and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the said property or for the provision of any amenities or facilities thereto.

14) To execute and register necessary deeds of gift for widening of existing road or other conveyance, of Open Space Reservation (OSR) land to any authority as may be required for obtaining any approval or sanction for developing the project.

15) To receive the sanctioned/approved plans and permits from the Tiruchirapalli Corporation or any other local bodies authority.

16) To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these present.

17) To put up any construction or assign such work or any part of work in favour of any person on such terms and conditions as deemed fit.

18) To Pay Deposit or withdraw or obtain refund or compensation of any deposit or money from Court or DTCP or any office acquisition State or Central Government Authority and for the said purpose to sign any vouchers, receipts of challans on my behalf.

For Navaneetha Property Developers

Managing Partner

ATTORNEY/AGENT

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 6 Sheets

Registering Officer Srirangam.

PRINCIPALS

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

THE SEAL OF THE REGISTRAR OF SRIRANGAM

19) To sign any form, applications, affidavits, indemnity bonds, undertaking. reconstitution deed, demolition deed etc., of any nature whatsoever to be filed before the Municipal/Corporation and any other authorities.

20) To bring into the land such equipments, tools, implements, machines and vehicles or other machinery or articles or item or thing required for converting the vacant land into plots or putting up construction or for any other incidental purpose and also put up any type of construction thereon.

21) To sign all connected papers like plans, applications, letters, indemnities, authorisations and corrections before to the competent authorities of the respective departments such as DTCP, TNEB, Tiruchirapalli Corporation, Water Board, Collector, Drainage Board etc. To apply for permission to obtain Electricity, Water, Drainage and other connections available to any plots, building/s situated or constructed on the said Property of any or all the following matters.

a) Sub division of the land/Re-Classificaion of land

b) Apply, submit and obtain sanctions in respect of the proposed construction of the building or buildings

c) Apply for additions revisions and alterations to the buildings that may be constructed thereof.

d) Transfer of the existing services or obtain fresh services in respect of the water supply, drainage, sewerage and electricity.

e) Intimate the Corporation of Trichy for cancellation of the existing tax assessments in case of necessary tax exemption.

g) To file appeals, referenecs, revisions and to appear and present before the Competent Authorities.

For Navaneetha Property Developers

Managing Partner

ATTORNEY/AGENT

Documents No. 1174 of 2025 of Book 1 Contains 24 Sheets 7 Sheets.

Registering Officer Srirangam.

M. Bhuvaneswari

PRINCIPAL

THE SEAL OF THE REGISTRATION OF SRIRANGAM

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

h) To apply and obtain exemption and no objections from the Competent Authorities under the Urban Land Ceiling and Regulations Act as and when required.

22) To enter into contracts with various manufacturers and suppliers for the supply of the necessary materials, articles and equipment required thereof.

23) To appear and act on my behalf before all Courts, Tribunals, Registration Offices, and any Central or State Government authorities or local bodies in respect of the said property, to file, prosecute, defend, compromise or withdraw any suits or proceedings, to sign and file all plaints, written statements, affidavits, petitions, appeals and other applications, to receive or serve summons and notices, to execute court decrees and receive or pay money, and to appoint or remove advocates or legal practitioners as may be necessary.

24) To do all acts and things connected with the development of the said Property detailed in the Schedule below and connected with the applying/obtaining of any other demolition plans, building plans, water sewage connections, temporary/permanent. electricity connections, etc., and regarding sales as envisaged herein whether those acts and things have been specifically mentioned herein or not;

25) We hereby agree that all acts and things lawfully done by the said AGENT shall be construed as acts, deeds and things done by me personally and We hereby undertake to ratify and confirm all and whatsoever acts, deeds and things the said AGENT shall lawfully do or cause to be done on my behalf by virtue of these presents;

26) We further assure, that, we will co-operate by issuing life Certificates to the AGENT whenever it is required.

For Navaneetha Property Developers

Managing Partner

ATTORNEY/AGENT

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2026 of Book 1 Contains 21 Sheets 8 Sheets.

Registering Officer
Srirangam.

M. Bhavani

PRINCIPALS

THE SEAL OF THE SUB REGISTRAR OF SRIRANGAM

27) AND GENERALLY, to do everything requisite for or incidental to all or any of the purposes mentioned above;

28) We hereby declare that we have not received any monetary consideration from the Attorney for executing this power of attorney. The Agent hereby appointed has to maintain proper Accounts and render the same to me as and when required.

SCHEDULE PROPERTY

SCHEDULE 'A'

(DESCRIPTION OF ENTIRE PROPERTY OWNED BY PRINCIPAL 1 AND 2)

All that piece and parcel of vacant land situated at Melur Village, Ward 'A', Block No.21, Ayan Nanjai, Srirangam Town, Srirangam Taluk, Tiruchirappalli Registration District, Srirangam Sub-Registration District, Tiruchirappalli District, within the limits of Srirangam Zone of Tiruchirappalli City Corporation, more fully described as follows:

1. T.S.No.822, New T.S.No.822/1– Hec. 0-07.832 Ares =Ac.0-20 Cents.
2. Old T.S.No.823/P,NewT.S.No.823/1 – Hec.0-85.916 Ares =Ac.2-12 Cents.

Item 1 and 2 Total is Ac.2-32 Cents (Hec.0.93.748 Ares).

The above said property is situated at Melur road, within the limits of Srirangam Zone of Tiruchirappalli City Corporation.

As per the Latest Town Survey Land Register Extract, above said property is comprised in New Ward A, New Block No 21.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

ATTORNEY/AGENT

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 9 Sheets.

Registering Officer
Srirangam.

PRINCIPALS

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

SCHEDULE 'B'

(DESCRIPTION OF PROPERTY EMPOWERED TO AGENT)

After excluding the extent allotted for road purpose in Schedule 'B', the remaining extent of **Acre 1.50.96 Cents (Hec. 0.61.1 ares)** UDS of vacant land together with all rights and appurtenances thereto constitutes the property covered under this General Power of Attorney, belonging to the Principals in their respective proportionate undivided shares, and the Agent is hereby empowered to negotiate, develop, sell and convey the proportionate undivided share of land.

As per the Latest Town Survey Land Register Extract, above said property is comprised in Mellur Village, New Ward A, New Block No 21.

The said property is situated at Melur Road, Melur Village, Srirangam Town, Srirangam Taluk, Tiruchirappalli Registration District, Srirangam Sub-Registration District, Tiruchirappalli District, within the limits of Srirangam Zone of Tiruchirappalli City Corporation.

The Market Value of the property is Rs. 77,00,128/-.

The above measurements and all other particulars regarding the property are given as found in the Prior Title deed. The Agent is also empowered to adopt the latest boundaries, measurements, Survey numbers and other particulars and in the plans to be prepared regarding the property.

To this effect I have executed this DEED OF GENERAL POWER OF ATTORNEY on the day, month and year first mentioned above.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 10 Sheets.

Registering Officer Srirangam.

M. Bhuvaneswari

ATTORNEY/AGENT

PRINCIPALS

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

WITNESSES:

1. (G.Gobikrishnan) Age-54 (Aadhar No: 2761 4715 8526) S/o.K.Gnanaprakasam, No.4, Pankajam Colony, North Devi Street, Srirangam, Tiruchirappalli-620006 (Cell No: 8883414414)

2. (A.Mahadevan) Age-61 (Aadhar No:4172 1812 7767) S/o.Alagarsamy, 9,3T, F.B-3, Sri Vekkaliayamman Nagar, Pandamangalam, Uraiyur, Tiruchirappalli-620003 (Cell No: 9842672545).

Drafted by:



Anukeerthana G.

ANUKEERTHANA G, M.Com., LL.B.,
ADVOCATE
MS. No. 5157/2019
Plot No.3, Renga Nagar, 11th Cross,
West Exn., Uyyakondanthirumalai,
Trichy – 620 102.
Cell: 99434 37317

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணை எண். 22163/2018-ல்)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

ATTORNEY/AGENT

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 11 Sheets.
Registering Officer
Srirangam.

PRINCIPALS

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

P/ Srirangam/ 144 / 2026 1174/2026

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

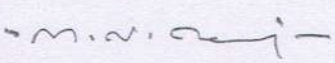
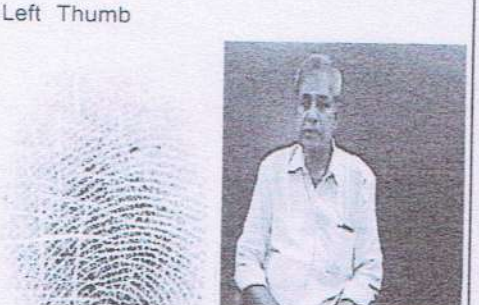
S.No 1023 of 2026

I hereby certify that a sum of ₹ 77,002/- (Rupees Seventy Seven Thousand and Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ரெங்கராஜன் residing at 67/135, South Chithirai Veethi, Srirangam,, MELUR, Srirangam, Thiruchirappalli, Tamil Nadu, India, 620006.

Sub Registrar: Srirangam
Date: 06/04/2026

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

Presented in the office of the Sub Registrar of Srirangam and fee of ₹ 79,112/- paid at 05:14 PM on the 06/04/2026 by

Left Thumb 	 Additions as per recitals of document	
Execution admitted by Left Thumb 	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3764544e9c270f379cd4053ab2dd479900f7826 **(Details from UIDAI : Rengarajan Natesapillai S/O Natesapillai, 28-09-1960, xxxxxxxx7932)**	

For NAVANEETHA PROPERTY DEVELOPERS

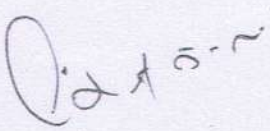
MANAGING PARTNER

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 12 Sheets.

Registering Officer
Srirangam.

P/ Srirangam/ 144 / 2026

1174/2026

Execution admitted by Left Thumb  	M. Bhuvaneswari Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:582295555ce90f5d0d4465c95504e2c8bbb0633 **(Details from UIDAI : M Bhuvaneswari W/O Mugunthan, 31-08-1965, xxxxxxxx3192)**	
Claim admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9801403fd77e0759f8e4d729f6d143b89e7a6cc **(Details from UIDAI : Ar.anthakrishnan Soundararajan S/o Soundararajan, 16-02-1978, xxxxxxxx2931)**	
Identified by Witness 1 Left Thumb  	 Additions as per recitals of document	
Identified by Witness 2 Left Thumb  	 Additions as per recitals of document	

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 13 Sheets.

Registering Officer
Srirangam.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

P/ Srirangam/ 144 / 2026

1174/2026

6th day of April 2026

Banumathy R
Sub Registrar
Srirangam

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

Documents No. 1174 of 2026 of Book 1 Contains 21 Sheets 14 Sheets.
Registering Officer
Srirangam.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

P/ Srirangam/ 144 / 2026 1174/2026

The difference in amount of fees namely ₹ 0/- (Rupees Zero only) between the registration fees levied for the value set forth in the document and for the value arrived now, have been collected on 06/04/2026.

Date: 06/04/2026

Signature of Registering Officer

சார்பதிவாளர்
ஸ்ரீரங்கம்.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1024 of 2026

I hereby certify that a sum of ₹ 0/- (Rupees Zero only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from residing at

Sub Registrar: Srirangam
Date: 06/04/2026

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

சார்பதிவாளர்
ஸ்ரீரங்கம்.

The difference in amount of stamp duty namely ₹ 0/- (Rupees Zero only) between the stamp duty levied and the stamp duty to be levied for the market value of ₹ 77,00,128/- (Rupees Seventy Seven Lakh One Hundred and Twenty Eight only) for this document have been collected from Mr. ரெங்கராஜன் on 06/04/2026.

Date: 06/04/2026

Signature of Registering Officer
Srirangam

சார்பதிவாளர்
ஸ்ரீரங்கம்.

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 15 Sheets.

Registering Officer
Srirangam.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Registered as Number **R/Srirangam/Book-1/1174/2026.**

Date: 06/04/2026
Srirangam

Banumathy R
Sub Registrar

Documents No. 1174 of 2026 of
Book 1 Contains 24 Sheets
16 Sheets.

Registering Officer
Srirangam.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk : Srirangam Town : Srirangam Ward : A MELUR VELLITHIRUMUTHAM THIMMARAYASAMUDRAM

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0021-மேலூர்	822	1	822 -	-	ரயத்துவாரி	நத்தம்	0	-	2-4.	4	0.00		0	7	84.0	-	0.00	-	நடேசம் பிள்ளை மகன் ரெங்கராஜன், முதந்தன மனைவி புவனேஸ்வரி	சாகுபடி	2025/0153/15/016927TR DT: 2025-11-11 TR DT: 11-11-2025

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

மின் கையொப்பம் / Digital Signature : 11-11-2025
பெயர் / Name : suresh
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : ஸ்ரீரங்கம் வட்டம் / Srirangam, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

Documents No. 11744 of 2021 of Book 1 Contains 24 Sheets
17 Sheets
Registering Officer
Srirangam.

குறிப்பு / Rem[illegible]s :	
	1. இங்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/15/07/001/001/0021/822/1 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/15/07/001/001/0021/822/1
	2. இத் தகவல்கள் 06-04-2026 அன்று 09:09:43 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 06-04-2026 at 09:09:43 AM
	3. கைபேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk : Srirangam Town : Srirangam Ward : A MELUR VELLITHIRUMUTHAM THIMMARAYASAMUDRAM

S.No	Block Code and Name of Locality	Number		Survey Number and Suffix	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 002 மேலூர்	823	1	823 B	-	ஜமீந்தாரி	நஞ்சை	3	-	4-2	4	9.50		0	85	91.5	-	0.00	-	ரெங்கராஜன் தாதை நடேசம் பிள்ளை, முருநதன மனைவி பலேஸ்வரி	விவசாயம்	2025/0153/15/016931TR DT: 2025-11-06 TR DT: 06-11-2025

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

மின் கையொப்பம் / Digital Signature : 06-11-2025
பெயர் / Name : suresh p
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : ஸ்ரீரங்கம் வட்டம் / Srirangam, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

Documents No. 1174 of 2026 Book 1 Contains 24 Sheets. Registering Officer Srirangam.

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/15/07/001/001/0021/823/1 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/15/07/001/001/0021/823/1

2. இத் தகவல்கள் 06-04-2026 அன்று 09:16:21 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 06-04-2026 at 09:16:21 AM

3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.





For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2026 of Book 1 Contains 24 Sheets 19 Sheets.

Registering Officer
Srirangam.


Government of India

M Bhuvaneswari
பிறந்த நாள்/DOB: 31/08/1965
பெண்/ FEMALE
Mobile No: 9597948090

3380 9500 3192
VID : 9132 6025 9190 4512

எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

W/O
Address
W/O Muguntham, NO 17 C4 SURYAAPARTMENT SRIRANGAM MELAADAIYAVALANCHAN VTC Srirangam PO Srirangam District Tiruchirappalli State Tamil Nadu PIN Code 620006

3380 9500 3192

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


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AXXPB4600M

नाम / Name
M BHUVANESWARI

पिता का नाम / Father's Name
NATESANPILLAI

जन्म की तारीख / Date of Birth
31/08/1965

हस्ताक्षर / Signature

M. Bhuvaneswari

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2026 of Book 1 Contains 21 Sheets 20 Sheets.

Registering Officer
Srirangam.

SRIRANGAM



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NAVANEETHA PROPERTY
DEVELOPERS
09/10/2010
AAIFN6337P



Government of India
4258 2788 2931
VID : 9127 8278 6741 7058
Unique Identification Authority of India
4258 2788 2931
VID : 9127 8278 6741 7058

For Navaneetha Property Developers

Managing Partner

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2020 of
Book 1 Contains 24 Sheets
21 Sheets.
Registering Officer
Sulur.











For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2025 of Book 1 Contains 24 Sheets 22 Sheets.

Registering Officer
Srirangam.

THE SEAL OF THE REGISTRATION OF SRIRANGAM

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

M. Bhuvana

Document No. 1174 of 2025 of Book 1 Contains 24 Sheets 23 Sheets.

Registering Officer
Srirangam.

THE SEAL OF THE SUB REGISTRAR OF SRIRANGAM

GPS Map Camera

Melur, Tamil Nadu, India
Srirangam, Vm9c+79g, Melur, Tamil Nadu 620006, India
Lat 10.868924° Long 78.671744°
19/06/2025 10:47 AM GMT +05:30

Google

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

M. Bhuvaneswari

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Documents No. 1174 of 2026 of
Book 1 Contains 24 Sheets
24 Sheets.

Registering Officer
Srirangam.

THE SEAL OF THE SUB REGISTRAR OF SRIRANGAM



Melur, Tamil Nadu, India
91, Melur, Tamil Nadu 620006, India
Lat 10.869214° Long 78.669032°
19/06/2025 11:04 AM GMT +05:30

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.