Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

12240/2025



தமிழ்நாடு தமிலநாடு TAMILNADU N. Ravichandran EH 831768
Chennai

RS : 100

DATE : 25.11.2025

V. RAMESH
Stamp Vendor L.No: 1/2009/KGI
KELAMANGALAM - 635 113.

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at KELAMANGALAM on this the 25th Day of November - 2025

BY

Mr. N. RAVICHANDRAN, (Aadhaar Card No.8870 3451 4348 & PAN : AAEPR5424K),aged about 59 years, Son of Mr. Narayanan, residing at New No.1, Krishnapuri, 1st Street, Srinivasa Avenue, Raja Annamalaipuram, Chennai – 600 028 hereinafter collectively referred to as the **"PRINCIPAL"**

POWER AGENT

PRINCIPAL

For TRUE VALUE HOMES INDIA PVT. LTD.,

Authorised Signatory

Document No. 12240 of 2025 of Book ..I... Contains ..30... Sheets ...1.... Sheet.

Registering Officer
Kelamangalam.

TO AND IN FAVOUR OF

M/s. TRUE VALUE HOMES (INDIA) PVT. LTD. (PAN: AAACT7955Q) (CIN: U45201TN1997PTC037742) a Company incorporated under the Indian Companies Act 1956, having Registered office at TVH Novella, Second Floor, Plot No.112, Old No.4, Door No.16/17, 3rd Cross Road, Raja Annamalaipuram, Chennai- 600028, represented by its Authorized Signatory Mr.T.M.ELAYARAJA, (Aadhaar No.7037 2704 5507), S/o Tamizhmaran, vide board resolution dated 12th November 2025, hereinafter called the **"POWER AGENT"**

WHEREAS:-

A.The PRINCIPAL is the absolute owner of vacant **lands measuring 9 Acres and 46 cents,** comprised in following Survey Nos, situate at Achettipalli Village, Hosur Taluk, Krishnagiri District, having purchased the said property under various sale deeds as detailed below from M/s SRS Infra Developers in the following manner, which is morefully described in the Schedule hereunder, hereinafter referred to as SCHEDULE PROPERTY

Sl NOS	SALE DEED & DATED	SURVEY NOS	EXTENT	PATTA NOS
1	6711/2025 Dated 05/07/2025	1250/1A	Dry Ext. **Hec.0.40.49** (or) **Ac.1.00**	8731
2	6711/2025 Dated 05/07/2025	1249/2	Dry Ext. **Hec.0.20.25** (or) **Ac.0.50 Cents**	8731
3	6711/2025 Dated 05/07/2025	1247/1	Dry Ext. **Hec.0.09.0** (or) **Ac.0.22 1/2 Cents**	8731
4	6711/2025 Dated 05/07/2025	1244/1	Dry Ext. **Hec.0.14.0** (or) **Ac.0.33 Cents**	8731

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No...12210....of 2025 of Book ..I....Contains..30....Sheets..2...Sheet

Registering Officer
Kelamangalam.

5	6711/2025 Dated 05/07/2025	1239/1B	Dry Ext. **Hec.0.42.5** (or) **Ac.1.05 Cents**	8731
6	6711/2025 Dated 05/07/2025	1245	Dry Ext. **Hec.0.48.0** (or) **Ac.1.18 Cents**	8731
7	6711/2025 Dated 05/07/2025	1248/2	Dry Ext. **Hec.0.22.5** (or) **Ac.0.56 Cents**	8731
8	6711/2025 Dated 05/07/2025	1249/1	Dry Ext. **Hec.0.20.25** (or) **Ac.0.50 Cents**	8731
9	6711/2025 Dated 05/07/2025	Old Survey No.1248/1, New Sub Divided Survey No.1248/1B	Dry Ext. **Hec.0.34.4** (or) **Ac.0.85 Cents**	8731
10	6711/2025 Dated 05/07/2025	1247/2	Ext. **Hec.0.48.5** (or) **Ac.1.19 1/2 Cents**	8731
11	6711/2025 Dated 05/07/2025	1239/1A	Dry Ext. **Hec.0.21.5** (or) **Ac.0.53 Cents**	8731
12	6711/2025 Dated 05/07/2025	1246	Dry Ext. **Hec.0.62.5** (or) **Ac.1.54 Cents**	8731
Total Extent of 9 Acres 46 Cents				

Thus the PRINCIPAL has absolute right title and interest over the Schedule Property

The PRINCIPAL herein had decided to develop the Schedule property into residential layout and due to preoccupation, the PRINCIPAL is not in a position to personally look after the Schedule mentioned property, and is desirous to appoint an Attorney, therefore, the PRINCIPAL hereby appoint **M/s. TRUE VALUE HOMES (INDIA) PVT. LTD**, as his TRUE & LAWFUL ATTORNEY to do all or any of the acts and deeds mentioned below, in respect of the said property more fully described in the Schedule hereunder.

POWER AGENT **PRINCIPAL**

for TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No...12240...of 2025 of Book ...I...Contains ..20...Sheets 3...Sheet.

Registering Officer
Kelamangalam.

NOW THEREFORETHIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. To develop the Schedule property into residential layout as deemed fit by the Attorney.
2. To apply to Directorate of Town and Country Planning(DTCP) or Local Body Authorities or any other Government Organizations, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule property.
3. To apply to the Directorate of Town and Country Planning (DTCP), Local Body Authorities, Tamil Nadu Housing Board and/or other competent authorities for the necessary Approvals/ sanctions/Regularizations and permits in respect of Plan/s in relation to layout of plots on the Schedule property.
4. To submit the aforesaid plans to the DTCP, Local Body or any other competent authorities and to make alterations, additions, rectifications in the Plan.
5. To apply to the competent authorities such as TNEB, TWAD etc., for permission to obtain Electricity, Water, Drainage and other connections available to any building/s situated or constructed on the said property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary materials, articles and equipment required therefore.

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..1224..0....of 2025 of Book ..1....Contains ..30...Sheets..4....Sheet.

Registering Officer
Kelamangalam.

6. To apply for renewal of sanction/s, approval/s or permit/s issued for the layout on the said property.

7. To apply for registration of project under Tamil Nadu Real Estate Regulatory Authority, Chennai and to do necessary things as may be directed by the Authority.

8. To correspond with and receive any correspondence or other intimation from the Directorate of Town and Country Planning, Local bodies, Revenue authorities, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for formation of layouts on the said property or for the provision of any amenities or facilities thereto.

9. To receive the sanctioned/approved plans and permits from the DTCP, Local bodies or any other competent authority.

10. To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule mentioned property.

11. To negotiate for the transfer, either by way of sale or otherwise the Schedule property with such person/s and on such terms and conditions as the Attorney herein named may deem fit and to enter into and sign any Agreement/s for such sale, transfer or development.

12. To execute any sale agreement in favour of any other person / persons agreeing to convey for consideration and to receive any advance or part of the sale consideration under such sale agreement.

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..12240...of 2025 of Book ..I...Contains ..30...Sheets..5....Sheet

Registering Officer
Kelamangalam.

13. To convey by way of absolute sale, the property described in the Schedule hereunder in part or in parts or in undivided shares thereof to any third party and to execute sale deed / deeds and to register such sale deed / deeds in favour of any third party purchaser / purchasers, in the office of the Sub-registrar of assurances.

14. To receive the full consideration under the aforementioned or other Agreements, Deeds or other documents of transfer, in the name of the ATTORNEY and to issue valid receipts for the same.

15. To offer and to give to any Bank/s and/or Financial Institution/s and/or person/s the Schedule property as security and to do the following acts, deeds and things pursuant thereto. For the purpose aforesaid to execute the necessary deed/s or mortgage, MODT (Memorandum of Deposit of Deeds), hypothecation, pledge and/or other deeds or documents to effectively secure such Bank/s and/or Financial Institution/s and or person/s for the said loans and financial arrangements.

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

17. To pay taxes or fees for the properties to any Village Panchayats/Municipality, State or Central Authorities, in respect of the said property or income arising therefrom or for any amenities enjoyed therewith.

18. To execute and register any Sale Deed, Gift Deed or any other deed in conveying or transferring the Schedule Property on behalf of the Principal.

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..12214.0...of 2025 of Book ..I...Contains...80..Sheets..6...Sheet

Registering Officer
Kelamangalam.

19. To present the said Sale Deed, Gift Deed or any Deeds of rectification/ratification, Agreements or other Deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration.

20. To put up any construction of any kind as deemed fit by the Attorney and to entrust the work of construction or sub-contract or assign such work or any part of work in favour of any person on such terms and conditions as deemed fit.

21. To bring into the land such equipment's, tools, implements, machines and vehicles or other machinery or articles or item or thing required for layout formation or for any other incidental purpose and also put up any type of construction thereon.

22. To apply to the authorities concerned for refund of Stamp Duty paid under any acts or deed done in pursuance of the powers hereby granted and to appear and represent us before such authorities.

23. To receive the aforesaid or other refund/s and to sign any receipt or acknowledgement thereof.

24. To apply to authorities concerned for obtaining Completion Certificates, Occupancy Certificates or refund of deposits made on behalf of the Principal and to receive such certificates, deposits, etc.

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No....12210...of 2025 of Book .1.....Contains..20...Sheets...7....Sheet

Registering Officer
Kelamangalam.

25. To appear and act on behalf of the Principal in connection with the said property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices other than Income Tax Offices and, in any other office of the Central or State Government or, District Board or, Municipal or notified area or any other local authority.

26. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, memorandum of appeal and Petitions of all kinds so as to protect my right, title and interest in the said properties and to file the same in any such Court or Office.

27. To appoint any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or Legal Practitioner for the aforesaid purpose.

28. To compromise, compound or withdraw cases or disputes involving or affecting outright title or interest in the said properties, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.

29. To file and receive documents, to adduce oral and documentary evidence, to deposit and withdraw money, and to grant receipts thereof in the aforementioned legal or other proceedings.

30. To apply for and obtain refund of Stamp Duty or repayment of court fees.

31. To apply to Courts and offices for copies of documents and papers relating to or affecting the said property.

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..12240....of 2025 of Book ...I...Contains ...80..Sheets..8....Sheet

Registering Officer
Kelamangalam.

32. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the said property.

33. To accept service of any summons, notice or writ issued by any Court or office to or against myself as the owner of the said property.

34. To maintain proper books of accounts, records, etc., of all income and expenditure and all acts and deeds done by virtue of the powers hereby conferred, and produce the same whenever required by the Principal.

35. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the sale/management and various other needs arising out of the development of the properties, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

36. To execute and sign all forms, applications and declarations and documents and papers whatsoever in connection with all or any of the above mentioned purposes.

37. To delegate, nominate, constitute and appoint any other person or persons with prior to our consent and to execute and register on the same terms and conditions set out hereunder to carry out objects of these presents according to the true meaning, intent and spirit of the transactions.

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..1.2240....of 2025 of Book ..I...Contains..30...Sheets..9.....Sheet

Registering Officer
Kelamangalam.

38. Generally to act as Attorney or Agent on behalf of the Principal in relation to the matters aforesaid and in all other matters and do all deeds, acts or things as fully and effectively in all respects as if the same were done by Principal in respect of the Schedule mentioned property.

39. NOCONSIDERATION has been paid or received to execute this Deed of General Power of Attorney.

40. AND I HEREBY AGREE to confirm and RATIFY all acts and deeds of whatsoever kind, by my said ATTORNEY done in good faith, by virtue of this deed.

SCHEDULE OF PROPERTY

All that piece and parcel of the land in **ACHETTIPALLI VILLAGE,** of HosurTaluk, Krishnagiri District, Attached to the Regn. District of Krishnagiri, and Sub Registration District of Kelamangalambearing**ACHETTIPALLI VILLAGE,** comprised in Survey Nos and extent in the following manner:

(1) SURVEY NO.1250/1, in this New Sub Division **SURVEY NO.1250/1A,** Dry Ext. **HEC.0.40.49** (or) **AC.1.00,** Asst Rs.0.87, (Patta No.8731), Full Extent. Bounded as follows:-

EAST	: Land in Survey No.1251
WEST	: Land in Survey No.1250/2
NORTH	: Land in Survey No.1249/1 & 1249/2
SOUTH	: Land in Survey No.1250/1B

Within these boundaries the above said an extent of **HEC.0.40.49** (or) **AC.1.00,** Full Extent. and

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..12240....of 2025 of Book ..1..Contains..30...Sheets 10...Sheet

Registering Officer
Kelamangalam.

(2) **SURVEY NO.1247/1,** Dry Ext. **HEC.0.09.0** (or) **AC.0.22 1/2 CENTS,** Asst Rs.0.06, (Patta No.8731), Full Extent. Bounded as follows:-

EAST : Land in Survey No.1247/2,

WEST : Land in Survey No.1248/2,

NORTH : Land in Survey No.1247/2,

SOUTH : Land in Survey No.1246,

Within these boundaries the above said an extent of **HEC.0.09.0** (or) **AC.0.22 1/2 CENTS,** Full Extent. and

(3), SURVEY NO.1249/2, Dry Ext. **HEC.0.20.25** (or) **AC.0.50 CENTS,** Asst Rs.0.13, (Patta No.8731), Full Extent.Bounded as follows:-

EAST : Land in Survey No.1246,

WEST : Land in Survey No.1249/1,

NORTH : Land in Survey No.1248/1B,

SOUTH : Land in Survey Nos.1250/1A & 1251,

Within these boundaries the above said an extent of **HEC.0.20.25** (or) **AC.0.50 CENTS,** Full Extent. and

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No...12240...of 2025 of Book ..1...Contains ...30..Sheets ..1....Sheet

Registering Officer
Kelamangalam.

(4), SURVEY NO.1244/1, Dry Ext. **HEC.0.14.0** (or) **AC.0.33 CENTS,** Asst Rs.0.30, (Patta No. 8731), Full Extent.Bounded as follows:-

EAST	: Land in Survey No.1244/2A & 1244/2B
WEST	: Land in Survey No.1245,
NORTH	: Land in Survey Nos.1239/1B & 1239/2,
SOUTH	: Land in Survey No.1253/2A & 1253/2B

Within these boundaries the above said an extent of **HEC.0.14.0** (or) **AC.0.33 CENTS,** Full Extent. and

(5), SURVEY NO.1239/1B, Dry Ext. **HEC.0.42.5** (or) **AC.1.05 CENTS,** Asst Rs.0.47, (Patta No.8731), Full Extent. Bounded as follows:-

EAST	: Land in Survey No.1239/2,
WEST	: Land in Survey No.1247/2,
NORTH	: Land in Survey No.1239/1A & 1239/2,
SOUTH	: Land in Survey No.1245, 1244/1 & 1246,

Within these boundaries the above said an extent of **HEC.0.42.5** (or) **AC.1.05 CENTS,** Full Extent. And

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No..12240...of 2025 of Book ..I...Contains ...30..Sheets /2...Sheet

Registering Officer
Kelamangalam.

(6), SURVEY NO.1245, Dry Ext. **HEC.0.48.0** (or) **AC.1.18 CENTS,** Asst Rs.1.03, (Patta No.8731), Full Extent. Bounded as follows:-

EAST : Land in Survey No.1244/1 & 1253/2A,

WEST : Land in Survey No.1246,

NORTH : Land in Survey No.1239/1B,

SOUTH : Land in Survey No.1253/1, & 1253/2A,

Within these boundaries the above said an extent of **HEC.0.48.0** (or) **AC.1.18 CENTS,** Full Extent. and

(7), SURVEY NO.1248/2, Dry Ext. **HEC.0.22.5** (or) **AC.0.56 CENTS,** Asst Rs.0.14, (Patta No.8731), Full Extent. Bounded as follows:- (Triangle piece of land)

EAST : Land in Survey No.1247/1 & 1247/2,

WEST : Land in Survey No.1248/1A & 1248/1B

NORTH : Land in Survey No.1236/1, 1236/2C & 1236/2D,

Within these boundaries the above said an extent of **HEC.0.22.5** (or) **AC.0.56 CENTS,** Full Extent. and

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No...1.2262...of 2025 of Book ...1...Contains ...30...Sheets 13...Sheet

Registering Officer
Kelamangalam.

(8), SURVEY NO.1249/1, Dry Ext. **HEC.0.20.25** (or) **AC.0.50 CENTS,** Asst Rs.0.13, (Patta No.8731), Full Extent. Bounded as follows:-

EAST : Land in Survey No.1249/2,

WEST : Land in Survey No.1,

NORTH : Land in Survey No.1248/1B,

SOUTH : Land in Survey No.1250/1A & 1250/2,

Within these boundaries the above said an extent of **HEC.0.20.25** (or) **AC.0.50 CENTS,** Full Extent. and

(9), SURVEY NO.1248/1, in this New Sub Division **SURVEY NO.1248/1B,** Dry Ext. **HEC.0.34.4** (or) **AC.0.85 CENTS,** Asst Rs.0.21, (Patta No.8731), Full Extent. Bounded as follows:-

EAST : Land in Survey No.1248/2,

WEST : Land in Survey No.1,

NORTH : Land in Survey No.1248/1A,

SOUTH : Land in Survey No.1249/1 & 1249/2,

Within these boundaries the above said an extent of **HEC.0.34.4** (or) **AC.0.85 CENTS,** Full Extent. and

POWER AGENT **PRINCIPAL**

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No...12240...of 2025 of Book ...I...Contains ..30...Sheets /.4...Sheet

Registering Officer
Kelamangalam.

(10), SURVEY NO.1247/2, Dry Ext. HEC.0.48.5 (or) AC.1.19$^{1}/_{2}$ CENTS, Asst Rs.0.30, (Patta No.8731), Bounded as follows:-

EAST	: Land in Survey No.1239/1A & 1239/1B,
WEST	: Land in Survey No.1247/1 & 1248/2,
NORTH	: Land in Survey No.1236/2D & 1236/2G,
SOUTH	: Land in Survey No.1247/1 & 1246,

Within these boundaries the above said an extent of **AC.1.19$^{1}/_{2}$ CENTS,** and

(11), SURVEY NO.1239/1A, Dry Ext. **HEC.0.21.5** (or) **AC.0.53 CENTS,** Asst Rs.0.23, (Patta No.8731), Full Extent.Bounded as follows:-

EAST	: Land in Survey No.1239/2,
WEST	: Land in Survey No.1247/2,
NORTH	: Land in Survey No.1238/1A1 & 1238/1B,
SOUTH	: Land in Survey No.1239/1B,

Within these boundaries the above said an extent of **HEC.0.21.5** (or) **AC.0.53 CENTS,** and

(12), SURVEY NO.1246, Dry Ext. **HEC.0.62.5** (or) **AC.1.54 CENTS,** Asst Rs.1.34, (Patta No.8731), Full Extent.Bounded as follows:-

EAST	: Land in Survey No.1245,
WEST	: Land in Survey No.1249/2,
NORTH	: Land in Survey No.1247/1, 1247/2 & 1239/1B,
SOUTH	: Land in Survey No.1251 & 1253/1,

Within these boundaries the above said an extent of **HEC0.62.5** (or) **AC.1.54 CENTS,** and

POWER AGENT

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

PRINCIPAL

Document No...12240...of 2025 of Book ...I...Contains ..30...Sheets ..15..Sheets

Registering Officer
Kelamangalam.

The above both Survey Numbers making total Extent of **9 ACRES 46 CENTS**, including Common rights in Cart Tracks also, covered under this General Power of Attorney.

THE MARKET VALUE OF THIS PROPERTY RS.60,45,050/-

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED, HAVE SET OUR HANDS AND SEAL ON THIS THE 25th DAY OF November - 2025

POWER AGENT

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

PRINCIPAL

WITNESSES:

1. (Mr. Balaji S/o Baskaran, No.31, 1st Floor, 60 Feet Road, Periyar Nagar, Peelamedu, Coimbatore South, Coimbatore, Tamilnadu – 641 004, Aadhaar Card No.5806 8452 5415)
2. (Mr. Arun S S/o Singaraj, No.104 B, Angammal Layout, Lawley Road Post, Coimbatore South, Coimbatore, Tamilnadu – 641 003, Aadhaar Card No.7934 3847 8267).

Drafted by:



S. THANIGAINATHAN,B.Com.,L.L.B.,
ADVOCATE & NOTARY PUBLIC
No:154, Ground Floor, Opp. Court Campus
Hosur-635109, Krishnagiri-(Dt)
Ph:9443480697

Document No..12240...of 2025 of Book ...1...Contains...30..Sheets.16...Sheet

Registering Officer
Kelamangalam.



For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No...12240...of 2025 of Book ...1...Contains..80...Sheets..17...Sheet

Registering Officer
Kulamangalam.

R/Kelamangalam/Book-1/12240/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 10955 of 2025

I hereby certify that a sum of ₹ 60,450/- (Rupees Sixty Thousand Four Hundred and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. N. RAVICHANDRAN residing at New No.1, Krishnapuri, 1st Street, Raja Annamalai Puram, Srinivasa Avenue, Raja Annamalaipuram, Chennai - 600 028, Tamilnadu, (Aadhaar Card No.887034514348 & PAN : AAEPR5424K),, MAGANANTHAPURAM, Alandur, Chennai, Tamil Nadu, India, 600028.

Sub Registrar: Kelamangalam
Date: 25/11/2025

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

Presented in the office of the Sub Registrar of Kelamangalam and fee of ₹ 62,560/- paid at 11:30 AM on the 25/11/2025 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:14690423d52b76e005548ab85992f27ce6bb3e9 (Details from UIDAI : N Ravichandran , 03-04-1966, xxxxxxxx4348)



Document No..12240...of 2025 of Book ...1...Contains..30...Sheets..18..Sheet

Registering Officer
Kelamangalam.

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:382072205fec3c5901a4dd2bac6d27faa39ffe8
(Details from UIDAI : Elayaraja T M S/O: Tamizhmaran, 19-06-1977, xxxxxxxx5507)



25th day of November 2025

Perumalraja L
Sub Registrar
Kelamangalam

Registered as Number **R/Kelamangalam/Book-1/12240/2025**.

Date: 25/11/2025
Kelamangalam

Perumalraja L
Sub Registrar

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

Document No...12240...of 2025 of Book ...1...Contains ...20....Sheets .19...Sheet.

Registering Officer
Kelamangalam.

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : கிருஷ்ணகிரி வட்டம் : ஓசூர்

வருவாய் கிராமம் : அச்செட்டிப்பள்ளி பட்டா எண் : 8731

உரிமையாளர்கள் பெயர்

1.	NARAYANAN	மகன்	N. RAVICHANDRAN	

Document No.1.2.24.0....of 2025 of Book ..1..Contains ...30..Sheets .20..Sheet.

Registering Officer
Kelamangalam.

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
-		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
1239	1A	0 - 21.50	0.23	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1239	1B	0 - 42.50	0.47	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1244	1	0 - 14.00	0.30	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1245	-	0 - 48.00	1.03	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1246	-	0 - 62.50	1.34	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1247	1	0 - 9.00	0.06	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1247	2	0 - 48.50	0.30	--	--	--	--	2025/0103/31/404286-- ------ Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
								2025/0103/31/404286-2024/31/09/002794SD

Document No.1234/2025 of 2025 of Book I....Contains..30...Sheets..21...Sheet.
Registering Officer
Kelamangalam.

-1248	2	0 - 22.50	0.14	--	--	--	--	2025/0103/31/404286---------- Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1249	1	0 - 20.25	0.13	--	--	--	--	2025/0103/31/404286--2021/31/09/001025SD---------- Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1249	2	0 - 20.25	0.13	--	--	--	--	2025/0103/31/404286--2021/31/09/001025SD---------- Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
1250	1A	0 - 40.49	0.87	--	--	--	--	2025/0103/31/404286--2023/31/09/002236SD---------- Digitally signed:Viji R Head Quarters Deputy Tahsildar 14/07/2025 11:27:48:PM
		3 - 83.89	5.21					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/31/09/098/08731/120809** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 24-11-2025 அன்று 06:58:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No..12240....of 2025 of Book ..I....Contains ..30..Sheets 22..Sheet

Registering Officer
Kelamangalam.

TVH®

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF TRUE VALUE HOMES (INDIA) PRIVATE LIMITED HELD ON WEDNESDAY THE 12TH DAY OF NOVEMBER 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT TVH NOVELLA, SECOND FLOOR, DOOR NO.16/17, 3RD CROSS ROAD, RAJA ANNAMALAIPURAM, CHENNAI – 600028

AUTHORISATION TO SIGN ALL DOCUMENTS RELATED TO PROPERTY SITUATED AT ACHETTIPALLI VILLAGE:

RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to authorize Mr. TM Elayaraja (holding Aadhar: 7037 2704 5507) as the Authorized Representative to sign and execute, General Power of Attorney or any other documents, on behalf of the Company, to sell and do all acts, deeds and things related to the property situated at Achettipalli Village, Hosur Taluk, Krishnagiri District, comprising the Survey Nos. detailed in the table below:

SI NOS	SURVEY NOS	EXTENT
1	1250/1A	Dry Ext. **Hec.0.40.49** (or) **Ac.1.00**
2	1249/2	Dry Ext. **Hec.0.20.25** (or) **Ac.0.50 Cents**
3	1247/1	Dry Ext. **Hec.0.09.0** (or) **Ac.0.22 1/2 Cents**
4	1244/1	Dry Ext. **Hec.0.14.0** (or) **Ac.0.33 Cents**
5	1239/1B	Dry Ext. **Hec.0.42.5** (or) **Ac.1.05 Cents**
6	1245	Dry Ext. **Hec.0.48.0** (or) **Ac.1.18 Cents**
7	1248/2	Dry Ext. **Hec.0.22.5** (or) **Ac.0.56 Cents**
8	1249/1	Dry Ext. **Hec.0.20.25** (or) **Ac.0.50 Cents**

Document No..12240....of 2025 of Book .I...Contains ...80..Sheets 23..Sheet.
Registering Officer
Kelamangalam.

TVH

9	Old Survey No.1248/1, New Sub Divided Survey No.1248/1B	Dry Ext. **Hec.0.34.4** (or) **Ac.0.85 Cents**
10	1247/2	Ext. **Hec.0.48.5** (or) **Ac.1.19 1/2 Cents**
11	1239/1A	Dry Ext. **Hec.0.21.5** (or) **Ac.0.53 Cents**
12	1246	Dry Ext. **Hec.0.62.5** (or) **Ac.1.54 Cents**
13	1252/1B1B	Dry Ext. **Hec.0.10.36** (or) **Ac.0.25.61 Cents**
14	1253/2B	Dry Ext. **Hec.0.10.67** (or) **Ac.0.26.37 Cents**

RESOLVED FURTHER THAT Mr. TM Elayaraja, be and is hereby further authorized to appear, sign, execute and register the aforesaid sale transaction with Registrar/Sub-Registrar of proper jurisdiction and do all such acts, things and deeds that are necessary in connection with documentation and execution of the aforesaid transaction.

RESOLVED FURTHER THAT a copy of the above resolution be duly certified as true by any Director of the company or by the Company Secretary and be furnished to any authority(ies) or party(ies) as may be required from time to time in connection with the above matter."

/CERTIFIED TRUECOPY/
For TRUE VALUE HOMES (INDIA) PRIVATE LIMITED

M Kalaiarasi

KALAIARASI M
DIRECTOR
(DIN: 01716486)

TRUE VALUE HOMES (INDIA) PRIVATE LIMITED TVH CHENNAI-78

Document No..12240...of 2025 of Book .I....Contains..3.0...Sheets.01p..Sheet.

Registering Officer
Kelamangalam.

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00586/12580

To
ரவிச்சந்திரன்
Ravichandran
New No 1
Krishnapuri 1st Street
Raja Annamalai Puram
Srinivasa Avenue
Raja Annamalaipuram
Raja Annamalaipuram
Chennai Tamil Nadu - 600028
9840033334

Download Date: 13/08/2018

Generation Date: 24/05/2018

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8870 3451 4348

VID : 9154 5377 2947 4297

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



ரவிச்சந்திரன்
Ravichandran
பிறந்த நாள்/DOB: 03/04/1966
ஆண்/ MALE

8870 3451 4348

VID : 9154 5377 2947 4297

எனது ஆதார், எனது அடையாளம்

AADHAAR

Government of India

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைனில் ஆதார் சேவைகள் மூலமாகப் பெறலாம்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

முகவரி:
புதிய எண் 1, கிருஷ்ணாபுரி 1வது தெரு, ஸ்ரீனிவாச அவென்யூ, ராஜா அண்ணாமலை புரம், ராஜா அண்ணாமலைபுரம், சென்னை, தமிழ் நாடு - 600028

Address:
New No 1, Krishnapuri 1st Street, Srinivasa Avenue, Raja Annamalai Puram, Raja Annamalaipuram, Chennai, Tamil Nadu - 600028

8870 3451 4348

VID : 9154 5377 2947 4297

Document No.12240....of 2025 of Book 1
....Contains....30.Sheets 25..Sheet

Registering Officer
Puramangalam.





Document No..12214...of 2025 of Book
..I...Contains..80...Sheets 26...Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE REGISTRAR OF KELAMANGALAM


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
TRUE VALUE HOMES (INDIA) PRIVATE LIMITED
19/03/1997
AAACT7955Q



Document No..12240.....of 2025 of Book ...I..Contains ...30..Sheets..27..Sheet

Registering Officer
Kolamangalam.



[redacted] सरकार



இளையராஜா த ம
Elayaraja T M
பிறந்த தேதி / DOB : 19/06/1977
ஆண் / MALE

7037 2704 5507

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: தமிழ்மாறன், 39, முதல் குறுக்கு தெரு மேற்கு, மேற்கு சி.ஐ.டி நகர், நந்தனம், சென்னை, தமிழ் நாடு, 600035

Address:
S/O: Tamizhmaran, 39, 1ST CROSS STREET, West C.I.T Nagar, Nandanam, Chennai, Tamil Nadu, 600035

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

Scanned with CamScanner

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Document No....12240..of 2025 of Book ...I...Contains ...30..Sheets..28..Sheet

Registering Officer
Keiamangalam

SEAL OF THE SUB REGISTRAR OF KEIAMANGALAM

आधार

Government of India

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00763/08916

To
பாலாஜி
Balaji
S/O BASKARAN
31 1ST FLOOR
60 FEET ROAD PERIYAR NAGAR
PEELAMEDU
Coimbatore South
Coimbatore Tamil Nadu - 641004
9655588388

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5806 8452 5415

VID : 9158 0333 4051 6465

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 19/02/2013



பாலாஜி
Balaji
பிறந்த நாள்/DOB: 09/12/1993
ஆண்/ MALE

Document No....122449...of 2013
...I...Contains...30..Sheets
Registering Officer

5806 8452 5415

VID : 9158 0333 4051 6465

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கானது என்று குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Onlin Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்தும் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Unique Identification Authority of India

முகவரி:
பாலாஜி, 31 1வது தளம், 60 அடி சாலை
பெரியார் நகர், பீளமேடு, கோயம்புத்தூர்
கோயம்புத்தூர்,
தமிழ் நாடு - 641004
1ST FLOOR
Address:
S/O BASKARAN, 31 1ST FLOOR, 60 FEET
ROAD PERIYAR NAGAR, PEELAMEDU,
Coimbatore South, Coimbatore,
Tamil Nadu - 641004

Issue Date: 19/02/2013

5806 8452 5415

VID : 9158 0333 4051 6465

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

B. Balaji

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்தடட அடையாள ஆணைய அரசு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 1349/50611/02491

To
அருண் S
Arun S
S/O: Singaraj,
104 B,
ANGAMMAL LAYOUT,
VTC: Coimbatore South,
PO: Lawley Road,
Sub District: Coimbatore South,
District: Coimbatore,
State: Tamil Nadu,
PIN Code: 641003,
Mobile: 9894941483

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7934 3847 8267

VID : 9141 2360 3395 3028

எனது ஆதார், எனது அடையாளம்

Government of India

அருண் S
Arun S
பிறந்த நாள்/DOB: 03/06/1989
ஆண்/ MALE

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

7934 3847 8267

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. பிறந்த தேதி என்பது ஆதார் எண் வைத்திருப்பவரால் சமர்ப்பிக்கப்பட்ட விதிமுறைகளில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவணத்தின் ஆதாரம் மூலம் ஆதரிக்கப்படும் தகவலின் அடிப்படையில் அமைந்துள்ளது.
- இந்த ஆதார் கடிதத்தை UIDAI நியமித்த அங்கீகார நிறுவனத்தால் ஆன்லைன் அங்கீகாரம் அல்லது ஆப் ஸ்டோர்களில் கிடைக்கும் எம் ஆதார் அல்லது ஆதார் QR ஸ்கேனர் செயலியை பயன்படுத்தி QR குறியீடு ஸ்கேனிங் அல்லது www.uidai.gov.in இல் கிடைக்கும் பாதுகாப்பான QR குறியீடு ரீடர் செயலியை பயன்படுத்தி சரிபார்க்க வேண்டும்.
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- ஆதார் பதிவு செய்யப்பட்ட தேதியிலிருந்து ஒவ்வொரு 10 வருடங்களுக்கும் பிறகும் ஆதாரில் அடையாளம் மற்றும் முகவரிக்கான ஆவணங்கள் புதுப்பிக்கப்பட வேண்டும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா பயன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற mAadhaar செயலியை பதிவிறக்கவும்.
- ஆதார்பயோமெட்ரிக்களைப் பயன்படுத்தும்போது பாதுகாப்பை உறுதிசெய்ய ஆதார்பயோமெட்ரிக்ஸ் லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்.
- ஆதார் கோரும் நிறுவனங்கள் ஒப்புதலைப் பெற வேண்டிய கட்டாயம் உள்ளது.

- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

Unique Identification Authority of India

முகவரி:
S/O: சிங்கராஜ், 104 B, அங்கம்மாள் லேஅவுட், கோயம்புத்தூர் தெற்கு, கோயம்புத்தூர், தமிழ் நாடு - 641003

Address:
S/O: Singaraj, 104 B, ANGAMMAL LAYOUT, Coimbatore South, PO: Lawley Road, DIST: Coimbatore, Tamil Nadu - 641003

7934 3847 8267

Document No. 1220 of 2025 of Book I
Contains 30 Sheets 30 Sheet

Registering Officer
Kelamangalam.

6711/2025

:: 1 ::

भारतीय गैर न्यायिक

भारत INDIA TP/225089625/2025

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Ravichandran Chennai AW 148815

RS : 500/-

DATE : 4.7.2025

V. RAMESH
Stamp Vendor L.No: 1/2009/K
KELAMANGALAM - 635 113

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT KELAMANGALAM, ON THIS 5TH DAY OF JULY - 2025:- (05.07.2025)

"BETWEEN"

M/s SRS INFRA DEVELOPERS, (GST Registration No.33APSPS 2887N3ZR), having its registered office at Door No.T-6, S3, TVH Trichy Road, Singanallur, Coimbatore - 641 005, Tamilnadu State, Represented by its Proprietor : - **Mrs. SRIDEVI,** Wife of Late. Selvaraj, at No.9, Vaishnavi Devi Illam, Velandipalyam, Ramasamy Layout, Coimbatore North, Coimbatore - 641 025, Tamilnadu, (Aadhaar Card No.4555 4923 1027 & PAN : APSPS2887N - Mobile No.8883227999), hereinafter called the **"VENDOR"** Which expression shall unless the context otherwise requires include her heirs, legal representatives, executors, administrators, and assigns of the **ONE PART.**

for SRS INFRA DEVELOPERS

Proprietor

VENDOR

Document No. 6711 of 2025 of Book 1 Contains 4+1 Sheets 1 Sheet

Registering Officer
Kelamangalam.

PURCHASER

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.