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RE REGULATORY RECORD

RERA Document

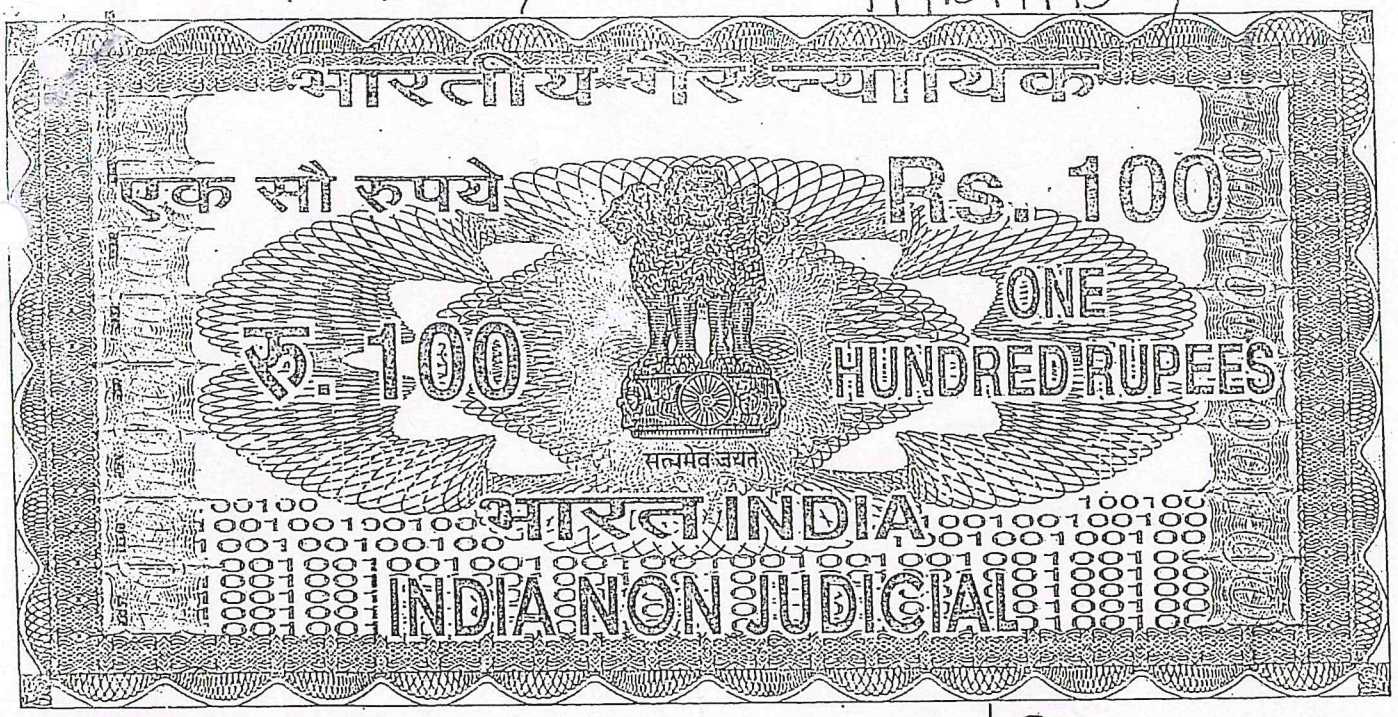
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5367/2023 TP/15/17522/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

29 MAY 2023 S. Sudhakar

CY 801556

P. லாஸர் (SV)
நெ 1/213, 8வது தெரு, விடுதலை நகர்
S குளத்தூர், சென்னை-600 122.
L-9581/அ1/2000 ☎ . 98414 55145

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 29th DAY OF MAY 2023

BY

ASHA K VASANT (PAN ADWPA4466D & Aadhar ID No.4990 6649 2988), Daughter of Mr.Kishore G Vasant, aged about 51 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (Aadhar ID No.5415 7021 6744 & PAN AOVPS4916A), S/o.Mr.M.Subramanian. Hindu, aged about 52 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as "**POWER AGENT**" WITNESSETH AS FOLLOWS :-

Document No. 5367 of 2023 of Book 1
Contains 13 Sheets 1 Sheet

Registering Officer

WHEREAS

WHEREAS the Vacant Land measuring Acre 0.48 cents comprised in Survey No.130/2, Situated in **ZAMIN PALLAVARAM VILLAGE,** Alandur Taluk, Kancheepuram District Now Pallavaram Taluk, Chengalpet District originally belonged to Mr.M.Sundaram and Whereas Mr.Sundaram sold to the above said Property to Principal's brother Mr. Prakaash K.Vasant. under a Sale Deed dated 09.05.1994 registered as document No.1905/1994, Book I, in the Sub-Registrar office at Pallavaram,

The Principal's brother Mr.Prakaash K.Vasant settled the Schedule mentioned land measuring an extent of Acre 0.48 Cents, comprised in Survey No.130/2, Situated in **ZAMIN PALLAVARAM VILLAGE,** Alandur Taluk, Kancheepuram District Now Pallavaram Taluk, Chengalpet District and situate within the Sub-Registration District of Pallavaram and the Registration District of Chennai-South to the Principal's mother Mrs.Kumud Kishore Vasant by way of Settlement Deed vide settlement deed dated 29.12.2015 registered as document No.11459 of 2015 in Book I on the file of SRO, Pallavaram.

The Principal obtained Patta in her name vide SLR Patta R.P.T/8A No.1723/2019, Ward No.C, Block No.20, T.S.No.2.

The Principal's mother Mrs.Kumud Kishore Vasant settled her Vacant Land measuring an extent of Acre 0.24 Cents **(1/2 Undivided share) out of** Acre 0.48 Cents **of land to her daughter ASHA K VASANT,** D/o. Mr.Kishore G Vasant, (Who is the Principal's herein) vide Settlement Deed registered as Document No.6035/2021, Book I, SRO Pallavaram, Dt:23.07.2021.

The PRINCIPAL **ASHA K VASANT** is desirous of developing an extent of land measuring an extent of Acre 0.24 Cents **(1/2 Undivided share) out of** Acre 0.48 Cents **of land,** which extent is more fully described in Schedule hereunder, hereinafter referred to as the SCHEDULE "B" PROPERTY and delineated and demarcated in the annexed sketch attached herewith.

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Registering Officer

WHEREAS The PRINCIPAL appointing the AGENT, as her Power of Attorney to execute various acts, deeds and things that are contemplated herein in respect of "SCHEDULE "B" PROPERTY" an extent of Acre 0.24 Cents **(1/2 Undivided share) out of** Acre 0.48 Cents **of land.**

The AGENT has agreed to act as the AGENT of the PRINCIPAL.

NOW THIS DEED OF POWER OF ATTORNEY WITNESSES THAT:

The PRINCIPAL does hereby nominate, constitute, appoint, empower and authorize **Mr.S.SUDHAKAR** to be his true and lawful AGENT to do, exercise, execute and perform all or any of the following acts, deeds, matters and things in respect of his property morefully described in Schedule "B" hereunder.

1. To hold, defend, manage and maintain the property morefully described in Schedule "B" hereunder.
2. To identify or locate person/s interested in purchasing, developing or otherwise acquiring the property morefully described in Schedule "B" hereunder.
3. To identify and locate persons for purchase of his property morefully described in Schedule hereunder in whole or in parts and to deal with, fix, settle and to receive the consideration on behalf of the PRINCIPAL and to obtain any clearance or certificate from any authority for the proposed transfer/s.
4. To sell and dispose off her property morefully described in Schedule "B" hereunder in whole or in parts to the interested purchaser or their nominee/s.
5. To receive Sale Consideration from the Purchaser or their nominees, to sign, execute, modify, cancel, alter, draw, approve the Sale Agreement, Sale Deeds, Rectification Deeds, Ratification Deeds or any other deeds (i.e., Settlement Deed, Release Deed, Memorundam of Title Deeds etc.,) and to present the same for registration and admit registration before the concerned Registering Authorities in respect of her property morefully described in Schedule "B" hereunder.

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Contains 13 Sheets 3 S

6. To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with her property morefully described in Schedule hereunder before any authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds, matters and things required there under.

7. To get prepared plans for demolition of existing building, construction of the residential complex on the property morefully described in the Schedule hereunder and to have the same sanctioned, modified and/or altered by Corporation, Tamil Nadu Housing Board, Municipalities or any other Competent Authorities and to make necessary applications, give undertakings, pay fees/charges/levies, obtain sanctions & permits and such other orders and permissions as may be required.

8. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the property morefully described in the Schedule "B" hereunder.

9. To apply for and obtain such permission as may be necessary for supply of steel, cement, bricks and other construction materials and equipments and to appoint architects, engineers and contractors for the purpose of constructing the building over the property morefully described in the Schedule "B" hereunder.

10. To apply for and obtain such certificates and permissions and clearances including certificates and/or permission under any law relating to land and/or buildings both urban or rural.

11. To apply to the Competent Authorities such as TNEB, etc., to obtain permissions for electricity, water, drainage and other connections and/or to make alterations and/or close down and/or have disconnected the same in the building/s constructed or to be constructed over the property morefully described in the Schedule "B" hereunder.

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Registering Officer

12. To pay taxes or fees for the property morefully described in the Schedule "B" hereunder to any Municipality, State or Central Authorities, in respect of the property morefully described in the Schedule "B" hereunder or income arising therefrom or for any amenities enjoyed therewith.

13. To place name boards over the property morefully described in the Schedule "B" hereunder displaying the name of the Agent and to advertise in newspapers, dailies, journals or any other form of media, as the AGENT may deem fit, giving complete information regarding the proposed construction for the purpose of soliciting.

14. To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with the property morefully described in the Schedule "B" hereunder before any authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds, matters and things required thereunder.

15. To appoint any solicitor, advocate or counsel as may be required for prosecuting and defending any suit or proceedings, in the matters relating to the property morefully described in Schedule "B" hereunder and to sign Vakalat or any other applications.

16. And generally the AGENT shall have the power to do all such acts, deeds, matters and things on behalf of the PRINCIPAL, as he could have lawfully done, if personally present.

17. And the PRINCIPAL hereby for herself, her heirs, executors, administrators and legal representatives ratifies and confirms and agrees to ratify and confirm all and whatsoever acts, deeds, matters and things done or cause to be done by the AGENT or his substitutes by virtue of these presents.

18. The AGENT herein shall maintain and render proper accounts.

19. No consideration is received for the powers hereby granted.

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SCHEDULE "A" PROPERTY

ALL THAT Piece and Parcel of Vacant Land measuring an extent of Acre 0.48 Cents, comprised in Survey No.130/2, SLR Patta R.P.T/8A No.1723/2019, Ward No.C, Block No.20, T.S.No.2, Situated in **ZAMIN PALLAVARAM VILLAGE,** Alandur Taluk, Kancheepuram District Now Pallavaram Taluk, Chengalpet District and situate within the Sub-Registration District of Pallavaram and the Registration District of Chennai-South.

Bounded on the:

North by : Channel

South by : Property Owned by M.Subramaniya Iyer

East by : Property Owned by Chandra

West by : Channel

In all admeasuring at Acre 0.48 Cents., This Property lies within the limits of Pallavaram Municipality

SCHEDULE "B" PROPERTY

[Agent's Right To sell Under This General Power Of Attorney]

1/2 Undivided share (50% UDS i.e., Half Undivided Share) of Property out of Schedule 'A' mentioned property.

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Registering Officer

This Property lies within the limits of Tambaram Corporation.

IN WITNESS WHEREOF BOTH THE PRINCIPAL AND THE AGENT HAVE SIGNED THIS GENERAL POWER OF ATTORNEY, AT CHENNAI ON THIS THE **29th DAY OF MAY TWO THOUSAND AND TWENTY THREE.**

(POWER AGENT) **(PRINCIPAL)**

Witnesses :

1)

S.Dinesh, S/o.S.Sudhakar, No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101

2)

R.Dhansekaran, S/o.Renganathan, No.140, P.V.Vaidhyalingam Road, Bangaru Nagar, Pallavaram, Chennai – 600 043



Drafted by:

S.SARASWATHI B.Sc., M.A., M.A., L.L.B
(Advocate) Enrl No.MS.78/2015
DHILEEPAN ENTERPRISES
No.4 II Main Road, New colony
Chromepet, Chennai – 600 044

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Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chengalpattu Taluk : Pallavaram Town : Pallavaram Ward : Ward-C Jameen pallavaram

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 : Block-20----	2	0	130/2 -		ரயத்துவாரி	நஞ்சை	0	-	0-		0.00		0	19	50.0	-	0.00	-	Kishore G Vasant மனைவி Kumud Kishore Vasant, Kishore G Vasant மகள் Asha K Vasant		2023/0153 /35/000383TR DT: 2023-02-15 TR DT: 15-02-2023

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

மின் கையொப்பம் / Digital Signature : 15-02-2023
பெயர் / Name : BALAJI P
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : பல்லாவரம் வட்டம் / Pallavaram, செங்கல்பட்டு மாவட்டம் / Chengalpattu

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/35/13/005 /003/0020/2/0 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/35/13/005 /003/0020/2/0
2. இத் தகவல்கள் 29-05-2023 அன்று 02:37:45 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 29-05-2023 at 02:37:45 PM
3. கைப்பேசி கேமராவின்2D 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.

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Registering Officer

R/பல்லாவரம்/புத்தகம்-1/5367/2023

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2023ம் ஆண்டு வரிசை எண் 3887

CHENNAI T.NAGAR RAJAN STREET NO 9, மயிலாப்பூர் பகுதி 1, மயிலாப்பூர், சென்னை, தமிழ்நாடு, இந்தியா, 600017-ல் வசிக்கும் திருமதி ஆஷா கே வசந்த் என்பவரிடமிருந்து ₹ 100/- (ரூபாய் நூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : பல்லாவரம்
நாள்: 29/05/2023

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

SUB REGISTRAR
PALLAVARAM

2023 ஆம் ஆண்டு மே மாதம் 29ம் தேதி பி.ப. 03:51 மணியளவில் பல்லாவரம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 10,260/- செலுத்தியவர்.

இடது பெருவிரல்





98400 91434

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:517705275945eec1604aa1bcc436c6ff2b44a6
(Details from UIDAI : Asha K Vasant D/O: Kishore G Vasant, 27-10-1969, xxxxxxxx2988)



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Registering Officer

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





9940326606

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்"
என்ற வழி இந்த நபரின் அடையாளம்
விரல் ரேகை மூலம் ஆதார்
ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:686236d6d7cfd4564240ea8bf7ea623da2081c
(Details from UIDAI : Sudhakar S S/O: Subramanian, 28-10-1968, xxxxxxxx6744)



2023 ஆம் ஆண்டு மே மாதம் 29ம் நாள்

எழிலரசன் ர
சார்பதிவாளர்
பல்லாவரம்
SUB REGISTRAR
PALLAVARAM

R/பல்லாவரம்/புத்தகம்-1/5367/2023 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 29/05/2023
பல்லாவரம்



எழிலரசன் ர
சார்பதிவாளர்
SUB REGISTRAR
PALLAVARAM

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.

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Registering Officer



भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 2017/49818/00310

To
ஆஷா கை வசந்த்
Asha K Vasant
D/O: Kishore G Vasant
9 RAJAN STREET
Thiyagaraya Nagar
Thiyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017
9840914344

03/01/2016

3194824015

MA194824015FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4990 6649 2988

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India



ஆஷா கை வசந்த்

Asha K Vasant

பிறந்த நாள் / DOB : 27/10/1969

பெண்பால் / Female

4990 6649 2988

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India



சுதாகர் சு

Sudhakar S

பிறந்த நாள் / DOB 28/10/1968

ஆண்பால் / Male

5415 7021 6744

எனது ஆதார், எனது அடையாளம்

ஆதார்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்:
சுப்ரமணியன், எண் 33, அண்ணா தெரு, தேவகி நகர், திம்மாவரம், ஆத்தூர், காஞ்சிபுரம், ஆத்தூர் செங்கல்பட்டு, தமிழ் நாடு, 603101

Address:
S/O: Subramanian, NO 33, ANNA STREET, DEVAKI NAGAR, THIMMAVARAM, Athur, Kancheepuram, Athur-chengalpattu, Tamil Nadu, 603101

5415 7021 6744

1947

help@uidai.gov.in

www.uidai.gov.in

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Registering Officer

இந்திய அரசாங்கம்
Government of India



தினேஷ் சு
Dinesh S
பிறந்த நாள் / DOB : 19/06/1995
ஆண்பால் / Male

6418 3050 3266

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

ஆதார்

முகவரி:
தந்தை / தாய் பெயர்: சுதாகர்,
எண் 33, அண்ணா, தேவகி நகர்,
திம்மாவரம், ஆத்தூர்,
காஞ்சிபுரம், ஆத்தூர்
செங்கல்பட்டு, தமிழ் நாடு, 603101

Address:
S/O: Sudhakar, NO 33, ANNA STREET, DEVAKI NAGAR, THIMMAVARAM, Athur, Kancheepuram, Athur-chengalpattu, Tamil Nadu, 603101

6418 3050 3266

1947

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Registering Officer

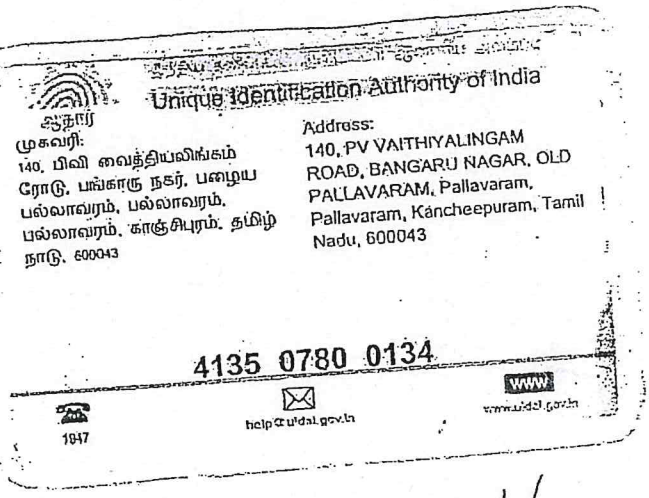


இந்திய அரசாங்கம்
Government of India

தனசேகரன் ர
Dhanasekaran R
பிறந்த நாள் / DOB : 12/07/1974
ஆண்பால் / Male

4135 0780 0134

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

ஆதார்
முகவரி:
140, பிவி வைத்தியலிங்கம் ரோடு, பங்காரு நகர், பழைய பல்லாவரம், பல்லாவரம், பல்லாவரம், காஞ்சிபுரம், தமிழ் நாடு, 600043

Address:
140, PV VAITHIYALINGAM ROAD, BANGARU NAGAR, OLD PALLAVARAM, Pallavaram, Pallavaram, Kancheepuram, Tamil Nadu, 600043

4135 0780 0134

1947

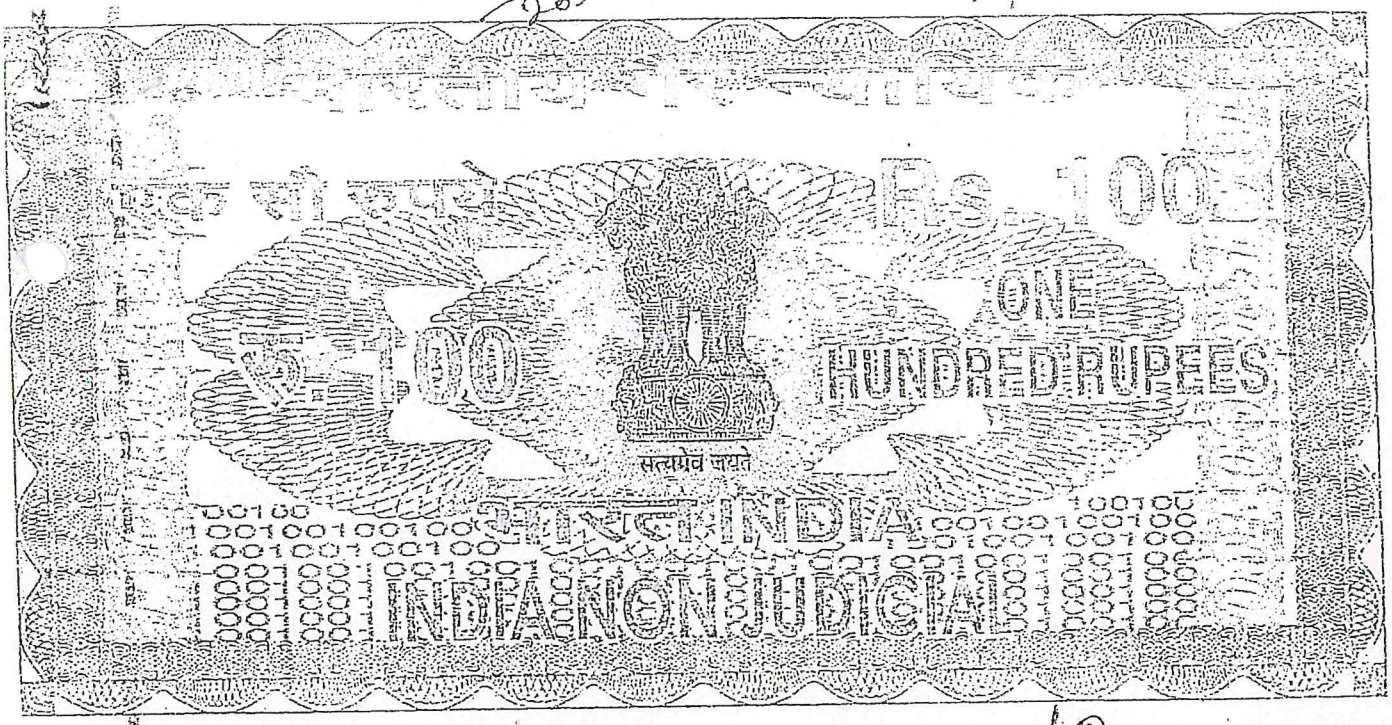
help@uidai.gov.in

www.uidai.gov.in

Document No. 5367 of 2023 of Book 1

Contains 13 Sheets 13 Sheet

Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

CE 792325

P. லாசர் (SV)
எ 1/213, மேலு தெரு, விருகை நகர்
S குளத்தூர், சென்னை-600 129.
L-9581/அ1/2000 ☎ 98414 55145

23 JUL 2021 Asha K Vasant

Chennai - 600 017

SETTLEMENT DEED

(MOTHER - DAUGHTER)

THIS DEED OF SETTLEMENT executed at CHENNAI on this the 23rd DAY of JULY 2021

BY

Mrs.KUMUD KISHORE VASANT, (PAN AICPK9835H), Wife of Late Kishore G Vasant, aged about 78 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter called the **SETTLOR (MOTHER)**

TO AND IN FAVOUR OF

ASHA K VASANT (PAN ADWPA4466D), D/o Mr.Kishore G Vasant, aged about 51 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter called **SETTLEE (DAUGHTER)**

The terms **"SETTLOR"** wherever the context so permits or requires shall mean and include herself, her legal heirs, legal representatives, successors in interest, administrators, nominees, executors and assignees etc.,

AS WITNESSETH :

Document No. 6035 of 2021 KU of Book 1 Contains 12 Sheets 1 Sheet

Registration Officer

THE SEAL OF THE REGISTRAR

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

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+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.