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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SCANED 8807/2024

TP/182452538/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 29 MAY 2024 DL 343595

P.V. TAMILSELVAN

M.F. ANEES AHAMED

S. KATHIRESA
STAMP VENDOR
L. No: 15/CR(S)/201
Madambakkam, Chennai-1

GENERAL POWER OF ATTORNEY

(APPROVAL PURPOSE ONLY)

BY THIS DEED OF GENERAL POWER OF ATTORNEY executed at **GUDUVANCHERRY** on this 29th Day of **MAY 2024,** BY: I, **Mrs. KAMALAVENI AMMAL alias G.KAMALA,** (Aadhaar Card No.5839 4449 4805) aged about 76 years, wife of late K.Gajapathy, residing at New No.5, Old No.20, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai-600 085, hereinafter called the **PRINCIPAL.**

DO HEREBY APPOINT

(1) **Mr.P.V.TAMILSELVAN, (AADHAAR No.572341652280 and PAN-AQEPT3054B)** aged about 34 years, Son of Mr.E.Venugopal, residing at Plot No.16, 1st Main Road, Ebenezer Cottage, Tansi Nagar, Adhanur Road, Varadharajapuram, Mannivakkam, Chennai 600 048,

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(2) **Mr.M.F.ANEES AHAMED, (AADHAAR No.875890040328 and PAN-AQPPA1999M)** aged about 35 years, Son of Mr.Mohammed Farhaad, residing at No.411, 7th Street, SA Colony, Sharma Nagar, Vyasarpadi, Chennai 600 039, as my **AGENTS** in my name and on my behalf to execute or do all or any of the acts hereinafter stated:

WHEREAS I am sole and absolute owner of the agricultural lands in Survey No.65/1 to an extent of 30 cents , Survey No.65/2 to an extent of 31 cents and Survey No.73/4B to an extent of 60 cents the Total Extent of 1 acre 21 cents, situated in Old No.193, New No.84 Aadhanoor Village, Formerly Sriperumbudur Taluk, Now Kundrathur Taluk, Kancheepuram District, was inherited by the Principal from her Father Late Mannar Naidu herein by a Registered Will Deed Dated 29.04.1976 and the said Registered Will Deed was registered in the File of SRO Tambaram as Document No.23 of 1976, Book 3, free from all encumbrances.

WHEREAS the above said Principal has applied and obtained a separate patta in respect of the above said land in her name, issued by Taluk Office Kundrathur, under Patta No.58, issued to her.

WHEREAS I have decided to develop the schedule mentioned property, do hereby appoint and retain **Mr. P.V.TAMILSELVAN, and Mr. M.F.ANEES AHAMED,** as my lawful constituted Power of Attorney Agents empowering them to do the following acts on my behalf.

1. To maintain and to take care of Schedule mentioned property as my power agent.
2. To apply for re-classification of the lands.
3. In that connection, to sign the necessary papers and to appear before the CMDA, Town and Country Planning Authorities or other concerned authorities and to give evidence on my behalf.

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Registering Officer

4. To apply for sub-division of the lands into small plots and in that connection to sign the layout plan and other papers necessary, to appear before the CMDA, Town and Country Planning Authorities and to give evidence, to follow up for layout approval and if necessary, to submit revised layout plan for approval, to pay the necessary fees, deposits, charges etc., on my behalf.
5. To enter into the land and undertake development activities, sub-divide the lands into small plots after sub-division plan sanction and to survey and lay stones and form roads. The vacant possession of the property has been hereby handed over to the authorized attorneys herein, and the Power Agents can hold the possession as my Agents and on my behalf for a time period of twelve months only from the date of this deed.
6. The Principal will execute the necessary gift deed/deeds or other deed/deeds in favour of local bodies as and when required subject to the satisfaction of the principal for the above mentioned purpose only for Lay out Approval.
7. To represent before judicial and quasi-judicial authorities and execute necessary forms, declarations as and when required by my agent herein only for Lay Out Approval Purposes.
8. The agents are authorized to sign affidavit, Indemnity Bond, Declaration etc only for the layout approval purposes .
9. To represent me before the authorities like the Panchayat Board, Municipality or Corporation of Chennai, Chennai Metropolitan Development, authority, Urban Land Tax and Ceiling authorities, Electricity Board, Water and Sewerage Board and other Revenue Authorities.
10. In case of any trespass or encroachment or breach of contract to file case on my behalf after giving prior Intimation to me.

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11. In case of any person or persons filing suit/s or cases against me to defend the same on my behalf also and in that connection to sign all papers, give evidence and to do all that are required to safeguard my interest in the property.

16. And generally to do all that are necessary and incidental for fulfilling the aforesaid objects.

17. I agree and undertake to ratify and confirm whatever my power agents may lawfully do by virtue of the Powers for the above-mentioned purposes given.

18. The Power of Attorney shall be in force only for a period of Twelve months. Time is the essence of this Power. After the period of Twelve months this power automatically gets lapsed and terminated.

19. The principal also has every authority to cancel this General Power of Attorney whenever and where ever required at any point of time to safeguard my interest in the property.

20. To maintain proper accounts and produce wherever required by the Principal.

21. No consideration has been passed by the virtue of this deed.

22. This Power of Attorney is not for executing any sale deed or Agreements for the Schedule Mentioned Property, it is purely for approval purposes only.

23. The agents should inform the principal every month in writing about the progress and plans executed as on date.

24. The agents at any point of time, while the agreement is in force or otherwise cannot claim any right over the title or possession of the property.

25. The agents should inform the principal and take prior permission from the principal in writing before any expenditure is made for the above mentioned purposes only.

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Registering Officer

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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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.