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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DU 069436

18/5/2024

பி. சிவராஜ்கனி
முத்திரைத்தாள் விற்பனையாளர்
14/22, மாரப்ப கவுண்டர், ராமகிருஷ்ணாபுரம்,
கள்ளக்குறிச்சி. C... ...-606 202.
உரிமம் எண் . 12096/ஆ1/2010/...

M/s. Lumbadhara Real Estate
Coimbatore

GENERAL POWER OF ATTORNEY.

THIS DEED OF GENERAL POWER OF ATTORNEY executed at Coimbatore on this the 20th day of May 2024.

BY

Mrs. K. VIDYAVATHI (ID.PA.No. ATMPV0797L) (AADHAAR NO: 2124 6252 6056) (Mobile No.94433 42605), Wife of Mr.M.KATHIRVEL , residing at Door No:9/78, Nehru Street, Urumandampalayam, Vellakinar, Gnanambika Mills, Coimbatore – 641029. (hereinafter called the **PRINCIPAL**)

AND

M/s. LUMBODHARA REAL ESTATE, (ID.PA.NO: AAHFL7340R) a Partnership Concern , having its registered office at Door.No: 370, Alagesan Road, Saibaba

POWER AGENT **PRINCIPAL**

For LUMBODHARA REAL ESTATE

S.K. Murali

Partner

10599 Document No. 1765 of 2024 Contains 4+1 Sheets 1 Sheet

Registering officer

K. Vidyavathi.

Colony, Coimbatore – 641011. represented by its Partner **Mr.S.K.MANICKAM,** (ID.PA.No: ALPPM6817M) (AADHAAR NO: 7601 0490 0599) (Mobile No.94866 37398) Son of Mr. R. Kandasamy, residing at Door.No: 14/301, Orchid Lexus, Bharathi Park Road, 5th Cross, Saibaba Colony, Coimbatore – 641011. (hereinafter called and referred to as **POWER AGENT**)

WHEREAS the PRINCIPAL is the sole and absolute owner of the property more fully described hereunder in schedule by virtue of settlement deed dated 10.07.2009 registered as document No: 5536/2009 at Periyanaickenpalayam Sub Registrar office , Coimbatore.

WHEREAS, Principal has decided to develop the said property as multi-storied building, for that purpose she has to approach so many concerns and authorities for the same and whereas she is not in a position to look after and develop the said property personally. Therefore the Principal doth hereby appoint and retain the aforesaid M/s LUMBODHARA REAL ESTATE, represented by its Partner Mr.S.K.Manickam as the Attorney of the Principal to do the following acts, deeds and things pertaining to the said property on behalf of and in the name of the Principal;

(1) To prepare layout plans, building plans, sign and submit all connected papers for the purpose of construction of multi-storied building like Building plan, affidavits, application, letters, indemnities, authorization and corrections before the competent authorities of the respective departments or bodies of the Government like Director of Town and Country Planning, Chennai, Local Planning authority, Coimbatore, Corporation of Coimbatore, Water and Sewage Board, Municipality, Panchayat, Tamil Nadu Electricity Board, Fire service department, Survey department etc., as the case may be for the purpose of obtaining the necessary sanctions connected with the Schedule mentioned property in respect of any or all or the following matters:

POWER AGENT **PRINCIPAL**

For LUMBODHARA REAL ESTATE

S.K. Manickam

Partner

Document No. P165 of 2024 of Book
1 Contains 4+1 Sheets 2 Sheet

Registering officer

(a) to effect Sub division of the Plot

(b) to re- union of the Plot and reconstitution of the Property;

(c) to effect Amalgamation or reclassification of the Plot;

(d) to Apply, submit and obtain sanction in respect of the proposed construction of the building or buildings;

(e) To amend, alter and modify any plan that has already been submitted.

(f) to Transfer of the existing services if any or obtain fresh services in respect of water supply, drainage, sewerage and electricity, both temporary and permanent;

(g) To apply for demolition of the existing building/buildings/ superstructures if any and obtain sanction thereof;

(h) To Apply and obtain Legal heirship Certificate, patta or any other documents from the Tahsildar or any other competent Government authorities, if required.

(i) To apply for and obtain necessary clearances, permissions, consents required for development / transfer of the Schedule property and to make such arrangements and arrive at such arrangements as may be conducive to the development / transfer of the Schedule property. To deal with Income Tax Department or any authority under the Income Tax Department or any other competent authority for any purpose relating to the Schedule property or development of the Schedule property and for the said purpose to sign application form/s, declaration/s, indemnities and all other papers necessary for any purpose.

(j) To apply and obtain all licences, quotas for cement, bricks, steel, sand and other building materials, etc., in the name of the Attorney and to endorse such licenses, quotas in favour of its nominee/s to enable it to take delivery of the articles and issue receipt thereof.

(k) To deal with ULT authorities, Tahsildar(s), CMDA, DTCP, Water supply and Sewerage Board, Government Authorities, Collector, Government Departments, Boards, Corporation of Coimbatore, Local Body, all Competent Authority/ies, etc., for any purpose relating to the Schedule property.

(l) to apply for temporary electricity service connection, water tap connections. Sewage connections, and to present the concerned offices to furnish application, forms, indemnity bonds etc., to pay all the fees as required by them, to give oral and documentary evidence and to get all necessary connections;

POWER AGENT

F - LUMBODHARA REAL ESTATE

S.K. Murali

PRINCIPAL

K. Vidyanath

10599

Document No. 2165 of 2024 of Book 1

Contains 4+1 Sheets 3 Sheet

Registering officer

(2) To look after, manage, develop and administer the said property and to pay all the taxes, rates etc., and get proper receipts for the same;

(3) To sign and execute any appropriate Sale deed/s to effectively transfer of 64.5% of the undivided share of land the said property mentioned hereunder in Schedule in favour of any person who is a prospective purchaser of the flat as may be decided upon by the General Power of Attorney at his discretion and to admit execution and register such deeds with appropriate registering authority;

(4) To negotiate for sale of 64.5% of undivided share and interest of land and Building in the said property more particularly described in the Schedule hereunder as undivided share or shares to the intended purchaser of the flat in the constructed area for such sale price or consideration, as the Attorney may think fit and proper.

(5) To receive advance, full sale price for the sale of 64.5% of the undivided share of the said property more particularly described in the Schedule hereunder or its parts from the Purchaser or purchasers of flats and to give proper and expedient receipts there for and to execute Agreements and also to cancel any such agreement that has been executed.

(6) To enter into Agreement of Sale, executed for sale of 64.5% of undivided share of the said property more particularly described in the Schedule hereunder and if necessary to cancel the Agreements executed by the Power Agent,

(7) To present, admit, execution and register the documents of sale / agreement to sell 64.5% of the undivided share of land with reference to the said property more particularly described in the Schedule with Appropriate registering authorities in respect of instruments, documents etc., on behalf of the Principal, admit execution on my behalf any document or documents of sale in favour of the prospective purchaser or purchasers of flat of one or more sale deed or sale deeds, in undivided share or shares or in a lot of the undivided share of said property more particularly described in the Schedule.

(8) To admit execution and to present on my behalf any document or documents to the concerned registering offices / authorities.

POWER AGENT

For LUMBODHARA REAL ESTATE

S.K. Mandelia

Partner

PRINCIPAL

K. Vidyavath.

10599

Document No. P165 of 2024 of Book 1 Contains 1471 Sheets 4 Sheet

Registering officer

(9) To make representations and also prefer appeals to the registering authorities including by way of appeals and to appear before such authorities, sign declarations, compromise the matter and to do all and such other thing as may be required.

(10) To sign other documents such as Patta Transfer forms and all other papers / forms needed thereof and to do all such acts, deeds and things as may be necessary and reasonably required for effectively conducting the registration of the document or documents relating to the share of said property more particularly described in the Schedule.

(11) To engage advocate, sign vakalat, verify and sign plaints, written statements and counter statements, give evidence to deposit and withdraw amount from and out of all statutory authorities, including civil Courts, quasi judicial authorities, compromise, settle any dispute if any arises with reference to the share of said property more particularly described in the Schedule and for any dispute relating to the said Property.

(12) to sign all applications, forms etc., for the transferring the said property in favour of the purchaser of flat to the extent of the undivided share of property more particularly described in the Schedule.

(13) to execute and register ratification, Rectification, Road gifts, OSR or any other deed/s pertaining to the Schedule property, present the said documents before the competent registering authority, admit execution thereof and also to sign necessary papers for the said purpose;

(14) To furnish securities in money as and when required by the DTCP/Local planning authority, Coimbatore Corporation, Body/Competent Authority and any competitive authority to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of my Power Agent, to correspond with the said authorities, appear personally before the said authorities, to receive the refund in the name of my Power agent and issue receipt thereof.

(15) To execute deed of Gifts/Settlement in favour of Corporation/Municipality/TANGED CO or any other government or quasi

POWER AGENT

For LUMBODHARA REAL ESTATE

S.K.

Partner

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Registering officer

PRINCIPAL

K. Vidyavathi.

government authority in respect of the roads, common areas etc., wherever necessary and in order to facilities the development of the lands setout herein below under the Tamilnadu Town and /country Planning Act.

(16) To apply for copies of documents, any papers, etc., with any department, body, authority, Court, Tribunal, Municipality, Board etc., relating to the Schedule property, pay necessary fees, and obtain the same and to issue receipt thereof.

(17) To execute Gift deed in favour of The Commissioner, Coimbatore Corporation, Coimbatore in connection with handing over the OSR land to the said Authority, and to admit execution and register such deeds with appropriate registering authority:

(18) The Principal above named do hereby ratify and confirm and agrees to ratify and confirm all and whatsoever my Attorney may do or cause to be done or purport to do by virtue of the powers hereby granted.

(19) The Power Agent is not empowered to mortgage, pledge, hypothecate or otherwise create any encumbrance over the Schedule property and is not authorized to raise any loan from any one against the property more fully described in Schedule.

(20) No consideration is received for this Power and the Power Agent undertakes to render accounts to the Principal. Principal have not received any amount to execute this Power of Attorney.

(21)The attorney is hereby authorized to act independently in respect of the matters mentioned above provided the said Power agent shall not act in a detrimental manner to the interests of the principals;

(22) All the acts, deeds and things done by the above mentioned Power of Attorney in pursuance to this power shall be constructed as done by me in person and I shall ratify the same.

POWER AGENT

UMBODHARA REAL ESTATE

S.K. Manickam

Partner 10599

Document No. 9165 of 2024 of Book

1 Contains 141 Sheets 6 Sheet

Registering officer

PRINCIPAL

K. Vidyanath.

(23) All acts, deeds and things done by my Attorney with regard to the Schedule mentioned property will be binding on me. The Power Agent is fully accountable to me for all the acts done under this power.

SCHEDULE OF PROPERTY

Coimbatore North Registration District, Perianaickenpalayam Sub-Registration District, Coimbatore North Taluk, Thudiyalur Village, in SF.No:322/2B in this, an extent of 5.27 acres; in this, an extent of 1.00 acre is situated within the following boundaries:

North of - East –West common pathway

East of - Remaining Property in SF No.322/2B belonging to R.Palanisamy and R.Krishnasamy @U.R.Krishnan

South of - Lands in SF Nos/322/1 & 322/2A (Vaikal and Pathway)

West of - Vellakinar Village boundary

Within this, an extent of 1.00 acre in this common undivided 0.64.5 acre of land with right to usage of common, mammol pathways, etc.

The property is situated in SF.Nos.322/2B2 as per patta No: 5991.

The Property is situated within the limits of Coimbatore Corporation.

The Value of the property is Rs. 2,80,96,200/-

The property is situated in Street name. Mettupalayam Road (ward No.10).

POWER AGENT

For LUMBODHARA REAL ESTATE

S.K. Manickam

Partner

PRINCIPAL

K. Vidyanath.

WITNESSESS :

1. N. Rathanavel S/o Natarajan, No: 83/7, Flat No:2D Srivari Apartment. Bashyakarulu Road, R.S.Puram, cbe-02 (9425 7156 1252)

2. K. Nikhil K. Nikhil S/o Kathirvel, No: 9/78, Nehru Street, Urumandam Palayam, Vellakinar, Gananmbika Mill cbe - 29. (5679 5463 0985)

PREPARED BY:

10599

Document No. P165 of 2024 of Book 1 Contains 4+1 Sheets 7 Sheet

Registering officer



C.B.RAVEENDRAN B.A., L.L.B.
Advocate, Roll No.MS 1799/2020
"R.K.House" No.592, Raja Street,
Coimbatore – 641001.
Cell -98430 81492.

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : கோயம்புத்தூர் வட்டம் : கோயம்புத்தூர்
வடக்கு

வருவாய் கிராமம் : துடியலூர் பட்டா எண் : 5991

உரிமையாளர்கள் பெயர்

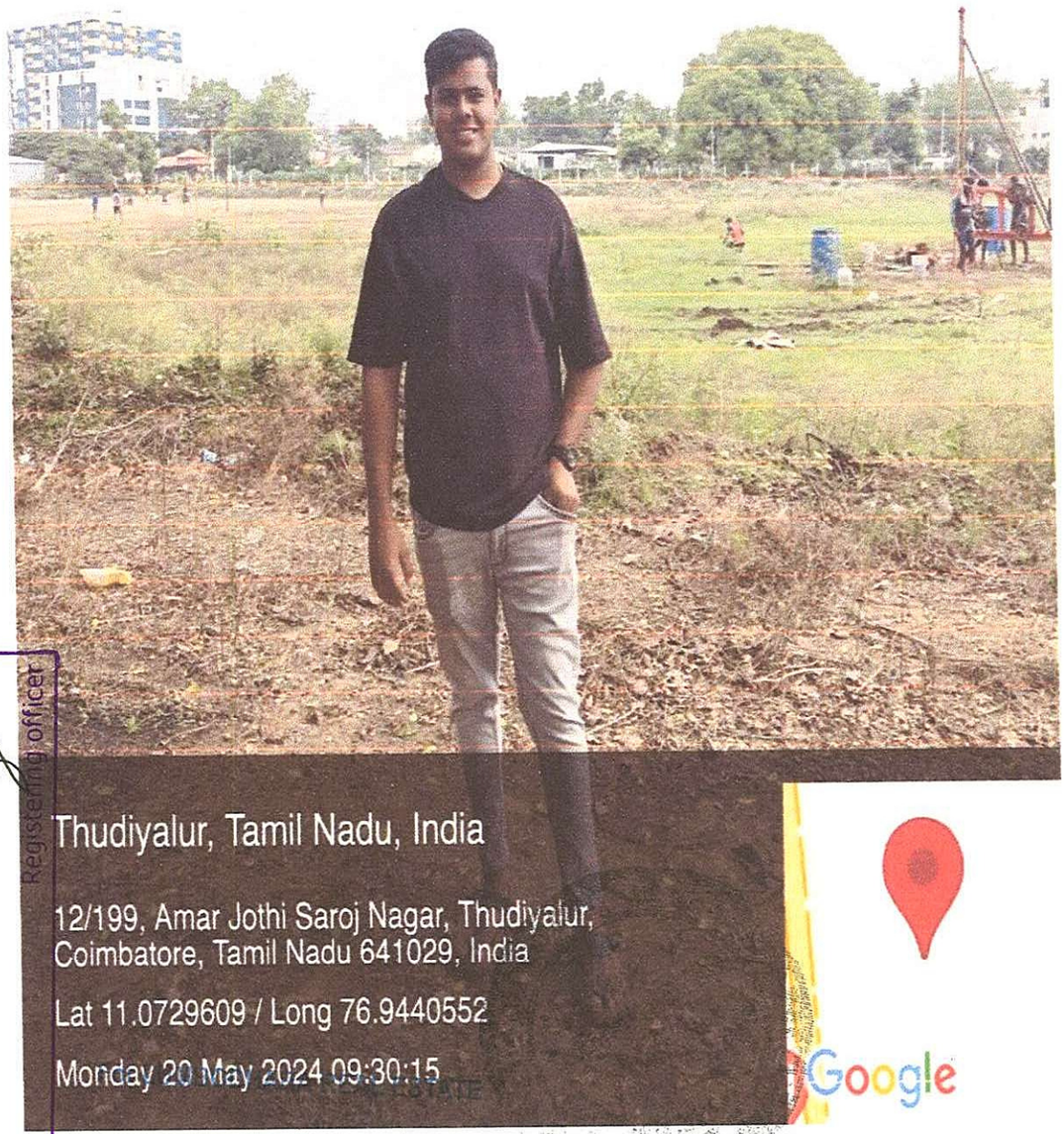
1. கதிர்வேல் மனைவி வித்யாவதி -

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	
322	2B2	0 - 40.46	1.69	--	--	--	--	2022/0105 /12/351282--2022 /12/02/000296SD -------- 21-12-2022
		0 - 40.46	1.69					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **12/02/020/05991/50034** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 18-05-2024 அன்று 06:54:33 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

10599
Document No. R162 of 2024 of Book 1 Contains 4+4 Sheets 8 Sheet
Registering officer



Document No 10599 of 2024 of Book 1 Contains 4 Sheets 9 Sheet

Registering officer

S.K. Mathews
Partner

K. Vidyanath.







K. Vidyavathi.

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Document No. P165 of 2024 of Book 1 Contains 141 Sheets 10 Sheet

Registering officer







S.K. Manickam

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Contains 4+1 Sheets 11 Sheet

Registering Officer

भारत सरकार
GOVERNMENT OF INDIA

आधार



ரத்தினவேல் நடராஜன்
Rathanavel Natarajan
பிறந்த நாள்/DOB: 06/05/1961
ஆண்/ MALE
Mobile No: 9364450855

4425 7156 1252

எனது ஆதார், எனது அடையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

முகவரி:
நடெ நடராஜன், எண் அ/எ பிளாட் எண்2D, உவது தளம் ஸ்ரீவாரி அம்ரித் அபார்ட்மென்ட், பாஷ்யகாரலு ரோடு, ஆர் எஸ் புரம், கோயம்புத்தூர் தெற்கு, ரத்தினசபாபதி புரம், கோயம்புத்தூர், தமிழ் நாடு - 641002
Address :
S/O NATARAJAN, NO 92/7 FLAT NO 2D, 2ND FLOOR SRIVARI AMRIT APARTMENT, BASHYAKARULU ROAD, R S PURAM, Coimbatore South, PO: Rathinasabapathy Puram, DIST: Coimbatore, Tamil Nadu - 641002

4425 7156 1252

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Rathnavel

भारत सरकार

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 1349/50444/19864

18/10/2013

To
Nikhil Kathirvel
நிகில் கதிர்வேல்
S/O: Kathirvel
9/78
NEHRU STREET
URUMANDAMPALAYAM
Vellakinar
Gnanambika Mills,Coimbatore
Tamil Nadu - 641029
9443342605

KL412625605FT

41262560

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5679 5463 0985

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

நிகில் கதிர்வேல்
Nikhil Kathirvel



பிறந்த நாள்/DOB: 06/11/2002
ஆண்பால் / Male

5679 5463 0985

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Nikhil K

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Contains 4+1 Sheets 12 Sheet

Registering officer

P/ Periyanayakkan Palayam/ 165 / 2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7645 of 2024

I hereby certify that a sum of ₹ 3,93,246/- (Rupees Three Lakh Ninty Three Thousand Two Hundred and Fourty Six only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. வித்யாவதி residing at 9/78, Nehru Street, Urumandampalayam, Vellakinar, Gnanambika Mills,, THUDIYALUR., Coimbatore North, Coimbatore, Tamil Nadu, India, 641029.

Sub Registrar: Periyanayakkan Palayam
Date: 20/05/2024

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

Presented in the office of the Sub Registrar of Periyanayakkan Palayam and fee of ₹ 3,93,956/- paid at 04:38 PM on the 20/05/2024 by

Left Thumb





K. vidyavathi

Additions as per recitals of document

Execution admitted by

Left Thumb





K. vidyavathi.

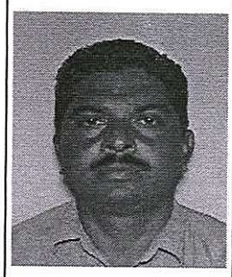
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:70235835b478907a984bd9a4a72c83b4ed67af **(Details from UIDAI : Kathirvel Vidyavathi W/O: Kathirvel, 17-10-1970, xxxxxxxx6056)**



10599

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Contains 4+1 Sheets 13 Sheet

Registering officer

Claim admitted by Left Thumb 	S.K. Manickam Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:524627cbc6054beb4644448193d6d9240fa2d1 (**Details from UIDAI : S K Manickam , 09-05-1966, xxxxxxxx0599**)	

20th day of May 2024

RAMESH S
Sub Registrar
Periyanayakkan Palayam

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

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Registering Officer

R/Periyanayakkan Palayam/Book-1/10599/2024

Registered as Number **R/Periyanayakkan Palayam/Book-1/10599/2024**.

Date: 30/05/2024
Periyanayakkan Palayam

RAMESH S
Sub Registrar

Document No. 10599 of 2024 of Book 1 Contains 15 Sheets 15 Sheet

Registering officer



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
www.verified.realestate