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

5739/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU - 9 JUN 2023

DA 334897

Bharatan,
Trichy.

அ. உமாநாத், பி.வி
தொழிலாளர் நீதி மன்றம்
மாவட்ட நீதி மன்ற வளாகம்
எண்: 2/2000, திருச்சி
செல் எண்: 93451 61811

GENERAL POWER OF ATTORNEY

This General Power of Attorney executed on the ***9th day of June 2023***

By

1.Mr.R.Bharatan, *S/o. Late.S.Ramanathan(Aadhaar No.* ***2128 0933 9591*** ***&*** *PAN No* ***AAHPB1908P)***

And

2. Mrs. UshaBharatan, *W/o.Mr.R.Bharatan,* ***(****Aadhaar No* ***7043 7091 8610*** *&*
PAN No ***AAKPU1357N)*** *both are residing at No. 14 Nachiyar Road, Woraiyur, Trichy – 620003. (Hereinafter called the* ***Principals)***

In favour of

M/s. Rohini Ramji *a registered Partnership firm, having office at No. 14 Nachiyar Road, Woraiyur, Trichy – 620003.*

Principals

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR

Power Agent

For ROHINI RAMJI

Managing Partner

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU - 9 JUN 2023

DA 334898

அ. ஹம்ஷாத்.
அ. ஹம்ஷாத், மு.எ.
தொழிலாளர் நீதி மன்றம்
மாவட்ட நீதி மன்ற வளாகம்
எண்: 2/2000, திருச்சி
செல் எண்: 93451 61811

Bharatan.
Trichy.

##2##

Rrepresented by its Managing Partner

Mr.M.Anand (PAN No.AACPA6785G) & (Aadhaar No.5517 8882 1498) *S/o.LateSri.V.Muruthachalam., residing at C-11, First Floor, 3rd Cross West Extension, Thillai Nagar, Trichy – 620018., (Hereinafter called the* ***Power Agent)***

Witnesseth:

Whereas we, the Principals, have jointly purchased an extent of ***20815 Sq.ft*** *in Old Ward 3, Old Block No.30 and Old T.S.No.2121 its* ***New Ward C, (Latest Ward L), New Block No.17 and New T.S.No.4*** *by way of a Registered Sale Deed dated 19.09.1985 bearing* ***Document No.6465/1985*** *executed by B.Ramakrishnan and P.B.SivaSubramaniam, the said document Registered in the office of the Sub Registrar,* ***Woraiyur****.*

Principals ***Power Agent***

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 2 Sheet

Registering Officer

For ROHINI RAMJI

Managing Partner

Whereas we have entered into a Partition Deed in respect of the said large extent of property by way of a Registered Partition Deed dated 10.03.2004 bearing ***Document No.1666/2004****. In the said Partition an extent of (****1406.25 Sq.ft., + 483.75 Sq.ft + 15640 Sq.ft.) 17530 Sq.ft*** *of landin Old Ward 3, Old Block No.30 and Old T.S.No.2121 its* ***New Ward C (Latest Ward L), New Block No.17 and New T.S.No.4*** *was allotted to* ***R.Bharatan*** *and is mentioned as* ***A Schedule*** *therein and an extent of* ***3285 Sq.ft****in Old Ward 3, Old Block No.30 and Old T.S.No.2121 its* ***New Ward C (Latest Ward L), New Block No.17 and New T.S.No.4*** *was allotted to* ***Mrs.UshaBharatan*** *and is mentionedas* ***B Schedule*** *therein, the said document Registered in the office of the Sub Registrar,* ***Woraiyur****.*

As per the Trichirappalli Corporation record the above property comprised in New Ward.L, New Block.17, New T.S.Nos.4/1, 4/2 and 4/3.

Whereas ever since the date of purchase and partition, we have been in possession and enjoyment of the properties described hereunder as absolute owners respectively;

Whereas due to our professional pre-occupation, we are not in a position to be personally present and look after the affairs of the properties more fully described hereunder, we are therefore desirous of appointing some fit and proper person to act on our behalf and to do all necessary acts and things in connection with the aforesaid activity.

Principals ***Power Agent***

For ROHINI RAMJI

Managing Partner

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 3 Sheet

Registering Officer

The **PRINCIPALS** do hereby nominate, constitute and appoint the **POWER AGENT viz., M/s. RohiniRamji**a registered partnership firm, represented by its Managing Partner Mr.M.Anand to be our lawful Agent for the purposes hereinafter expressed:

To look after, manage, develop and administer the below mentioned schedule property into that of a multi-dwelling house commercial complex or any other venture.

1. *To negotiate and fix sale consideration, to enter into sale agreement(s) / MOU's / contracts for the sale in the schedule property, as in parts or in undivided shares, with prospective purchaser/s, to approve draft sale deed/s, to execute sale deed/s with necessary covenants, assurances, indemnity clauses, etc. pertaining to the land in the Schedule Property, in favour of the purchaser's and also in favour of the Power Agent Cancel Sale Agreement/s entered with the prospective purchasers or get the land covered by the said sale deed/s in favour of any person of theirchoice or hold the land in the name of the Principals themselves.*

Principals

Usha Bhaskaran

Power Agent

For ROHINI RAMJI

Managing Partner

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 4 Sheet

Registering Officer

2. *Present the above said documents before the competent registering authority, admit execution thereof and to sign Patta forms and all other papers necessary for conveying the property to the purchaser/s in all respects, and to hand over possession of the property to the purchaser/s. To join as confirming party in the agreements that may be entered into between the prospective purchaser/s and their nominee/s.*

3. *To apply for copies of documents of any papers, etc. with any department, body, authority, court, tribunal, municipality, corporation, etc., relating to the Schedule Property, Pay necessary fees, and obtain the same and to issue receipt thereof.*

4. *To Prepare plans and estimates for the construction of apartments in the entire schedule "A" property and to submit them to the local bodies and all the authorities concerned for approval of plans of apartments to construct the apartment/s by employing contractors and labourers, to pay for them, to fix their wages, to complete the apartment, to submit report of completion to the authorities concerned, to get the apartments assessed to tax, to appeal against taxation, in case tax fixed is found to be excessive.*

Principals ***Power Agent***

For ROHINI RAMJI

Managing Partner

Document No. 5729 of 2023 of Book 1 contains 20 Sheets 5 Sheet

Registering Officer

5. *To execute and register construction agreement, ratification / rectification / reconstitution / gift / release/exchange deed/s or any other deed/s pertaining to the Schedule property, present the said documents before the competent registering authority, admit execution thereof for totally an extent of* ***20815 Sq.ft.,***
6. *To receive back the document/s from the registering authorities on completion of the registration formalities and to acknowledge receipt thereof.*
7. *To receive sale consideration, in full, part, advance or any other sum, from the prospective purchaser/s pertaining to Schedule Property in the name of the PowerAgent and to issue receipt thereof.*

8. *To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the construction of Schedule property.*

9. *To appear personally before any corporation, municipal authority, Local Body, Board, Department, TNEB, Water and Sewerage Board, any competent authority, institution for any purpose relating to the Schedule Property Where the Power Agent feels necessary, and to do all acts, deeds necessary for the purpose/s.*

Principals

Power Agent
For ROHINI RAMJI

Managing Partner

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 6 Sheet

Registering Officer

10. *To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authorities on behalf of the Principals, to receive the refund, acknowledge and issue receipt thereof.*

11. *To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule Property*

12. *To bring into the Schedule property such equipments, tools, implements machines and vehicles or other machinery or articles or items or things required for putting up Apartments and shops construction.*

13. *To pay taxes or fees pertaining to the Schedule property to the competent authority and to receive receipt thereof.*

14. *And generally to do all the acts, deeds and things necessary for all the aforesaid things.*

15. *To obtain necessary approval from the competent authority for the Demolition of the existing Building.*

Principals

Power Agent

For ROHINI RAMJI

Managing Partner

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 7 Sheet

Registering Officer

16. *The Power Agent shall maintain proper accounts and the same shall be rendered to the Principals as and when required. No consideration is passed on under this Power of Attorney.*

And the Principals both agree and undertake to ratify and confirm all and whatsoever the Power Agent shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

DESCRIPTION OF PROPERTY

Tiruchirapalli District, Trichirappalli West Taluk, Tiruchirapalli Registration District, ***Woraiyur Sub Registration District,*** *WoraiyurNachiyarammanKovil Street, Old Ward 3, Old Block No.30 and Old T.S.No.2121 its New Ward C, (Latest Ward L), New Block No.17 and New T.S.Nos.4/1, 4/2 and 4/3, Old Door No.56, New Door No.14 on the Northern side "Ramji Mahal" Bungalow lies within the following four boundaries:*

East by	:	*House belonging to Imam Rawther in Old T.S.No.2115, House belonging to Pachiyayee in Old T.S.No.2117, House belonging to MohideenRawther in Old T.S.Nos.2118 and 2119*
South by	:	*House in Door No.57 belonging to Abdul Ajeez in Old .S.No.2121*
West by	:	*Nachiyar Kovil Road,*
North by	:	*East to West Municipal Lane in Old T.S.No.2122*

Principals

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 8 Sheet

Registering Officer

Power Agent

For ROHINI RAMJI

Managing Partner

Within these boundaries admeasuring East to West on the Northern side 177 feet, on the Southern side 185 feet and South to North on the Eastern side 115 feet, on the Western side 115 feet totally measuring an extent of ***20815 Sq.ft. (1933.76 Sq.mtr.,)*** *of land and a building thereon and along with Well, Bore Well, 4 Motor Pumpset, 1HP Motor – 3, 1.5 HP Motor -1, Water Tap Connection, Southern side Compound Wall ½ share, East, North, West Compound Wall full share, Meter, Meter Deposit and all usual pathway and easementary rights related thereto.*

The above properties lies within the limits of Tiruchirappalli City Corporation in New Ward L, New Block No.17 and New T.S.Nos.4/1, 2 and 3.

Tax Old Assessment No.086/59000779, New Assessment No.086/059/00374, Old Assessment No.086/4/63217, New Assessment No.086/059/00771, Water Tap Old Connection No.086/59000779, Water Tap New Connection No.086/059/00374 and E.B Service Connection No.06-203-071-608.

The above measurements and all other particulars regarding the property are given as found in the Prior Title Deed. The AGENT is also empowered to adopt the latest boundaries, measurements, Survey Numbers and other particulars in the Sale Deeds to be executed, and in the plans to be prepared regarding the property.

Principals ***Power Agent***

For ROHINI RAMJI

Managing Partner

Document No. 5729 of 2022 of Book 1 contains 20 Sheets 9 Sheet

Registering Officer

In witness whereof the principals and the power agent have set their hands on the ***9th day of June 2023.***

Principals ***Power Agent***

For ROHINI RAMJ.

Managing Partner

Witnesses Details	***Witnesses Signature***
1) *B. MAHESH, S/o. Bharatan, Residing at No.14, Nachiyar Road,Woraiyur, Trichy – 620003* *(Aadhaar Card No.:- 7874 4173 7884)*	B. Mahesh
2) *Mr. J. RAJESH, S/o. Jayapal, Residing at No.42/11, North New Paikara street, Woraiyur, Trichy – 620003* *(Aadhaar Card No.:- 6877 5108 0183)*	



Document Prepared By:

(S.RAGHUNATHAN) State Licence No: A/614/TRY/1991.
Sastha Document Centre, 54C/15, New Colony, Trichy-3
Office :- 0431-2766004, Mobile:- 94431-26004 & 96550-26004.

Document No. 5729 of 2023 of Book 1 contains 20 Sheets 10 Sheet

Registering Officer

DECLARATION

Proof / Affidavit that the said property is not situated in water body area. (DECLARATION) (Judgment delivered in Justice Order No.22163/2018).

I/We certify that the property identified in this document is not bounded by water bodies, waterways or catchment areas.

I/We also understand that we may be subject to legal action if we are later found to have misrepresented or misrepresented them.

Principals

Power Agent

For ROHINI RA

Managing Partner

Document No. 5729 of 2023 of Book 1 contains 20 Sheets 11 to 2 Sheet

Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk : Tiruchirappalli West Town : Tiruchirappalli City Corp. -Ko.Abhisekapuram Zone Ward : L.WARD PUTHUR (P)

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 : 0017-உறையூர் ரோடு	4	1	4 -	57	ரயத்துவாரி	நத்தம் மனை	-	-	0-	-	0.00		0	0	26.0	-	0.00	-	பரதன் மனைவி உஷாபரதன், ராமநாதன் மகன் பரதன்	மாடி வீடு	2021/15 /01/000870SD DT. 2021-12-31 13:18:10.82 TR DT: 31-12-2021

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

Document No. 529 of 2023 of Book 1 contains 20 Sheets 12 Sheet
Registering Officer

மின் கையொப்பம் / Digital Signature : 31-12-2021
பெயர் / Name : Ramesh K
பதவி / Designation : Tahsildar
இடம் / Place : திருச்சிராப்பள்ளி மேற்கு வட்டம் / Tiruchirappalli West, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/15/01/001/012/0017/4/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/15/01/001/012/0017/4/1**
2. இத் தகவல்கள் 09-06-2023 அன்று 01:16:51 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 09-06-2023 at 01:16:51 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

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk : Tiruchirappalli West Town : Tiruchirappalli City Corp. -Ko.Abhisekapuram Zone Ward : L.WARD PUTHUR (P)

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 : 0017-உறையூர் ரோடு	4	2	4 -	57	ரயத்துவாரி	நத்தம் மனை	-	-	0-	-	0.00		0	3	5.0	-	0.00	-	பரதன் மனைவி உஷாபரதன்	மாடி வீடு	2021/15 /01/000860SD DT. 2021-12-29 19:05:56.93 TR DT: 29-12-2021

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

Document No. 5224 of 2023 of Book 2D contains 13 Sheets
Registering Officer

மின் கையொப்பம் / Digital Signature : 29-12-2021
பெயர் / Name : Ramesh K
பதவி / Designation : Tahsildar
இடம் / Place : திருச்சிராப்பள்ளி மேற்கு வட்டம் / Tiruchirappalli West, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/15/01/001/012/0017/4/2** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/15/01/001/012/0017/4/2**
2. இத் தகவல்கள் 09-06-2023 அன்று 01:18:24 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 09-06-2023 at 01:18:24 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

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk : Tiruchirappalli West Town : Tiruchirappalli City Corp. -Ko.Abhisekapuram Zone Ward : L.WARD PUTHUR (P)

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 : 0017-உறையூர் ரோடு	4	3	4 -	57	ரயித்துவாரி	நத்தம் மனை	-	-	0-	-	0.00		0	15	67.0	-	0.00	-	ராமநாதன் மகன் பரதன்	மாடி வீடு	2021/15 /01/000870SD DT. 2021-12-31 13:18:10.82 TR DT: 31-12-2021

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

Document No. 5239 of 2022 of Book 2 Sheets 14 Sheet Registering Officer

மின் கையொப்பம் / Digital Signature : 31-12-2021
பெயர் / Name : Ramesh K
பதவி / Designation : Tahsildar
இடம் / Place : திருச்சிராப்பள்ளி மேற்கு வட்டம் / Tiruchirappalli West, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/15/01/001/012/0017/4/3** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/15/01/001/012/0017/4/3**
2. இத் தகவல்கள் 09-06-2023 அன்று 01:18:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 09-06-2023 at 01:18:57 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

भारत सरकार
GOVERNMENT OF INDIA



பரதன் ராமநாதன்
Bharatan Ramanathan
பிறந்த ஆண்டு/YoB:1947
ஆண் Male

2128 0933 9591

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ராமநாதன், எண் 14,
நாச்சியார் ரோடு, உறையூர்
திருச்சிராப்பள்ளி,
உறையூர், திருச்சிராப்பள்ளி
தமிழ் நாடு, 620003

Address:
S/O: Ramanathan, NO 14, NACHIYAR ROAD, WORAIYUR
Tiruchirappalli, Woriur, Tiruchirappalli
Tamil Nadu, 620003

Aadhaar - Aam Aadmi ka Adhikar

R Bharatan
9443126723

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

R BHARATAN
SANKARAN RAMANATHAN
28/05/1947
Permanent Account Number
AAHPB1908P
Signature





Document No. 5739 of 2023 of Book
1 contains 20 Sheets 15 Sheet
Registering Officer

भारत सरकार
GOVERNMENT OF INDIA



உஉஷா பரதன்
Usha Bharatan
பிறந்த ஆண்டு/YoB:1951
பெண் Female

7043 7091 8610

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
W/O: பரதன், எண் 14,
நாச்சியார் ரோடு,
உறையூர்
திருச்சிராப்பள்ளி,
உறையூர், திருச்சிராப்பள்ளி
தமிழ் நாடு, 620003

Address:
W/O: Bharatan, NO 14,
NACHIYAR ROAD,
WORAIYUR
Tiruchirappalli, Woriur,
Tiruchirappalli
Tamil Nadu, 620003

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
USHA BHARATAN
KRISHNASWAMY
24/05/1951
Permanent Account Number
AAKPU1357N
Signature

भारत सरकार
GOVT. OF INDIA





Usha Bharatan

9345105312.

Document No. 5239 of 2023 of Book 1 contains 20 Sheets 1b Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



ஆனந்த் மருதாசலம்
Anand Maruthachalam
பிறந்த நாள்/DOB: 16/09/1972
ஆண்/ MALE

5517 8882 1498

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: மருதாசலம், ரோகினி கிராண்ட் பிளாட் எண் டி 1, ஏஏ26 சிவபிரகாசம் தெரு, அன்னாநகர், திருச்சிராப்பள்ளி, திருச்சிராப்பள்ளி, தமிழ் நாடு - 620017

Address:
S/O: Maruthachalam, ROHINI GRAND FLAT NO T1, AA26 SIVAPRAKASAM STREET, ANNANAGAR, Tiruchirappalli, Tiruchirappalli, Tamil Nadu - 620017

QR Code with Photograph

5517 8882 1498

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

M ANAND

VELAYUTHAM MARUTHACHALAM

16/09/1972
Permanent Account Number
AACPA6785G

Signature



09022005

For ROHINI RAMJI

99655 20661
Managing Partner

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 17 Sheet 3

Registering Officer

भारत सरकार
GOVERNMENT OF INDIA



மகேஷ் பரதன்
Mahesh Bharatan
பிறந்த ஆண்டு/YoB:1981
ஆண் Male

7874 4173 7884

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

B. Mahesh

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: பரதன், எண் 14,
நாச்சியார் ரோடு,
உறையூர்
திருச்சிராப்பள்ளி,
உறையூர், திருச்சிராப்பள்ளி
தமிழ் நாடு, 620003

Address:
S/O: Bharatan, NO 14,
NACHIYAR ROAD,
WORAIYUR
Tiruchirappalli, Woriur,
Tiruchirappalli
Tamil Nadu, 620003

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA



ராஜேஸ் ஜெயபால்
Rajesh Jayapal
பிறந்த ஆண்டு/ YoB: 1979
ஆண் / MALE

6877 5108 0183

ஆதார் -சாதாரண மனிதனின் அதிகாரம்

99655-60661

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ஜெயபால், 42/11,
வடக்கு
புதுப்பாய்க்காரத்தெரு,
உறையூர், திருச்சிராப்பள்ளி,
திருச்சிராப்பள்ளி,
தமிழ் நாடு - 620003

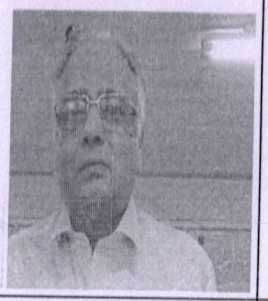
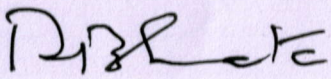
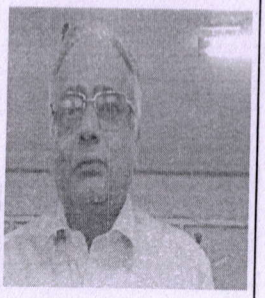
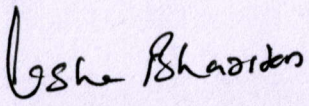
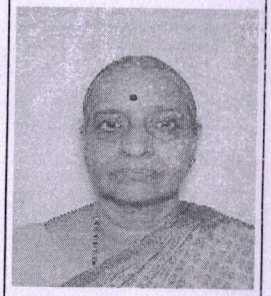
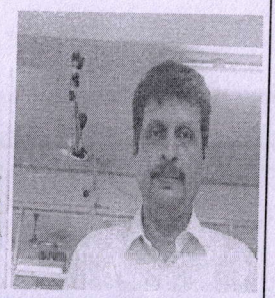
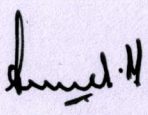
Address:
S/O: Jayapal, 42/11, NORTH NEW
PAIKARA STREET, WORAIYUR,
Tiruchirappalli, Tiruchirappalli,
Tamil Nadu - 620003

Aadhaar-Aam Admi ka Adhikar

Document No. 5729 of 2023 of Book
-1 contains 20 Sheets 16 Sheet
Registering Officer

R/Urayur/Book-1/5739/2023

Presented in the office of the Sub Registrar of Urayur and fee of ₹ 20,360/- paid at 05:11 PM on the 09/06/2023 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:022464c809152785ef433ea55bbafaac7da6b2 (**Details from UIDAI : Bharatan Ramanathan S/O: Ramanathan, 28-05-1947, xxxxxxxx9591**)	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:530314bc849796aa094df2b7e814a808f2837c (**Details from UIDAI : Usha Bharatan W/O: Bharatan, 24-05-1951, xxxxxxxx8610**)	
Claim admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6994879a6bf5b0e46d42d9b1eac467d832f133 (**Details from UIDAI : Anand Maruthachalam S/O: Maruthachalam, 16-07-19[illegible]**)	

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 19 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF URAYUR

9th of June 2023

umadevi A
Sub Registrar
Urayur

Registered as Number **R/Urayur/Book-1/5739/2023**.

Date: 09/06/2023
Urayur

umadevi A
Sub Registrar

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

52179067

Document No. 5739 of 2023 of Book 1 contains 20 Sheets 20 Sheet 3

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

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.