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GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed on this the 04 day of October 2021 at UPS Store 43330, JUNCTION PLAZA, # 164, ASHBURN, VA-20147, USA.

BY

Mr. P.PERIYASAMY (Age 67) (Passport No. 651071558 (USA) (Cell- +1 (571) 528-3902 Son of Mr. Palaniappa Gounder, Permanent resident of Sukkan Thottam, E.V.Pudur, Easanatham (po), Karur Dist, Pin Code-639203. Presently residing at 21297 Park Grove Ter, Ashburn, VA 20147, USA. (Hereinafter called the **"PRINCIPAL"**)

TO AND IN FAVOUR OF

Mr. S.KUMARASAMY (Age 60) (Aadhaar No. 9853 8466 6094) (Cell : 8825893807) Son of Mr. Shellappan, residing at No. 5,2A, Poongothai Nagar, Extension, Civil Aerodrome Post, Coimbatore- 641 014. (Hereinafter called the **"ATTORNEY"**).

WHEREAS the schedule mention property is originally belongs to the principal by virtue of the sale deed executed by Mr.P.Rajagopalan, on 24.05.1996 and Registered in the office of the Gandhipuram Sub Registrar Office in Book No. 1, Volume No.1413, Pages from 97 to 99, as Document No. 3016 of 1996 and the Principal is in actual possession and enjoyment of the same.

WHEREAS THE PRINCIPAL is the absolute owner in possession and enjoyment morefully described in the schedule hereunder and hereafter called the **"SCHEDULE PROPERTY"**.

Whereas the principal is not able to maintain the property in person and desirous of appointing the Attorney to do the following acts and deeds.

1. To look after the immovable property of the PRINCIPAL with authority to alienate by way of sale, lease, mortgage, charge, settlement, gift, release, rectification or any other form of transfer of conveyance etc. and for that purpose execute deeds, instruments, documents and sign on behalf of and in the name of the Principal.

2. To present documents executed on behalf of and in the name of the Principal before the authorities constituted under the Indian Registration Act for the purpose of registration and to admit execution thereof on their behalf.

THE SEAL OF THE SUB REGISTRAR OF GANDHIPURAM

Document No. 4015289 of 2021 Book 1 Sheet 2 Registering officer
contains 4 Sheets

Stephen Henninger NOTARY PUBLIC 7856399 COMMISSION EXPIRES DECEMBER 31, 2023 COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN, COMMONWEALTH OF VIRGINIA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 04 DAY OF October ,2021

BY: _____
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

_____
NOTARY PUBLIC

COMMISSION EXP. 12/31/2023 NOTARY REG.# 7856399

3. To sign and every returns under the Urban Land Tax, Urban Land Ceiling Act and other acts of State and Central Government to produce evidence and documents in support of the plea of the Principal before the authorities under the Acts and obtain returns from the authorities and issue receipts thereof on my behalf.

4. To negotiate and sell my properties to any purchaser at such price and at such time as my said Attorney may in his absolute discretion think proper to agree upon and for such purpose to execute any document, deed or other papers and to present the same for registration and to admit the execution thereof;

5. To receive from the purchaser the consideration money for the Principal's properties sold and to give receipt and discharge there for as may be required;

6. Upon such receipt as aforesaid in my name and on my behalf, to sign and execute any conveyance deed of the said property in favour of the said purchaser or their nominees;

7. To sign and execute all other deeds instruments and assurances which they shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying my properties;

8. To present such conveyance for registration, to admit execution and receipt of consideration before the Sub Registrar having authority for and have the said conveyance registered and to do all acts and deeds and things which the said attorney shall consider necessary for conveying my property;

9. To deliver vacant possession of my property to the purchaser to sign all application forms etc. for transferring the said property in favour of the purchaser.

10. To execute any rectification deeds if there is any mistake, crept in the sale deed executed by my power of attorney, and to execute settlement deeds on behalf of me.

11. To engage Advocates for conducting any proceedings before Civil or Criminal Courts in respect of Principal's properties, to sign Vakalath, plaint, written statements, petitions, affidavits, appeals and other documents, to give evidence which are required for defending or prosecuting the above cases;

12. To appear and present necessary applications before any Government Offices, Local Bodies and others in Principal's name etc.

THE SEAL OF THE SUB REGISTRAR OF GANDHINAGAR

Document No. 4012 of 2021 Book 4
contains 11 Sheets 2 Sheet 12
Registering officer

Stephen Henninger
NOTARY PUBLIC
7855369
COMMISSION EXPIRES DECEMBER 31, 2023
COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN, COMMONWEALTH OF VIRGINIA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 04 DAY OF October ,2021
BY: _____
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
_____
NOTARY PUBLIC
COMMISSION EXP. 12/31/2023 NOTARY REG.# 7855639

13. To let out and collect rents and terminate tenancy and evict or eject the tenant from properties belonging to the Principal.

14. To receive rental advance, rent, damages, for the use and occupation and all monies payable to the Principal and issue receipts, acquaintances there for.

15. To represent the Principal before all public Municipal, Corporation Authorities, State or Central Government Authorities in relation to the construction of building approval of plans, tax assessment in which the appearance of the Principal is necessary and to make all representations before such authorities for and on behalf of the Principal.

16. Generally to do all such acts, deeds or things that may be necessary and incidental to any of the powers setout above.

17. In general to do all acts and deeds in respect of my properties.

18. Principal has not received any consideration for executing this Power of Attorney. The said attorney to submit to the connected authorities in respect of Principal's properties towards obtaining electricity and water connection amenities and also for getting the property assessed for property tax accounts as and when required by me; No Consideration has been received for executing this power. Proper account should be maintained by the attorney and it should be submitted to the Principal.

19. I hereby agree and undertake to ratify all acts, deeds, assurances, done, given, executed or made by said attorney under the powers conferred by this Power of Attorney as if the same were done or made by the Principal personally.

SCHEDULE OF PROPERTY

In the Registration District of Coimbatore in the Registration Sub District of Gandhipuram, Coimbatore Taluk, Kalapatti West Village, S.F.Nos. 363/3/ 364/1 part, 368/part, 369/part, 375, 376, 377 & 378, whose total acrage is 28.74 formed as layout in the name of "SESI AVENUE EAST" and approved by the Director of Town & Country Planning, madras vide Ref. No. LPDM/DTP 616/96 in which the Site Nos. 185, 186, 187 & 188 with following boundaries and measurements:-

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contains 11 Sheets 3 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF GANDHIPURAM

COUNTY OF LOUDOUN, COMMONWEALTH OF VIRGINIA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 04 DAY OF October ,2021
BY:
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
NOTARY PUBLIC
COMMISSION EXP. 12/31/2023 NOTARY REG.# 7856399

NOTARY PUBLIC 7856399 COMMISSION EXPIRES DECEMBER 31, 2023 COMMONWEALTH OF VIRGINIA

On North by - 30 ft. East-West Road

On East by - 40 ft. South-North Road

On South by - S.F.No. 379

On west by - Site Nos. 189, 191, 192

In the middle measuring

East-West on North Side - 75 ft.

East-West on South side - 80 ft.

South- North on East side - 132 ft.

South –North on west side- 142 ft.

North-East corner sply - 7 ft.

And ad measuring an area of **11148 sq.ft. or 25 cents 257 sq.ft.** of vacant land and all common rights in the layout roads and reserve sites. The above mentioned sites are in Sub Division S.F.No. 378/1, Patta No. 141. The Property is situated in Coimbatore Corporation Limit.

IN WITNESS WHEREOF THE PRINCIPAL HERETO HAS EXECUTED THIS INSTRUMENT THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

Signature





Witnesses:-

1. KALARANI PERIYASAMY Passport Number 651071559 (USA) Expire Date Aug 14th, 2029. Kalarani

Address : 21297 Park Grover Ter, Ashburn, VA 20147, USA.

2.PREMKUMAR PERIYASAMY Passport Number 489834477 (USA) Expire date Feb, 1st, 2022

Address : 21297 Park Grover Ter, Ashburn, VA 20147, USA

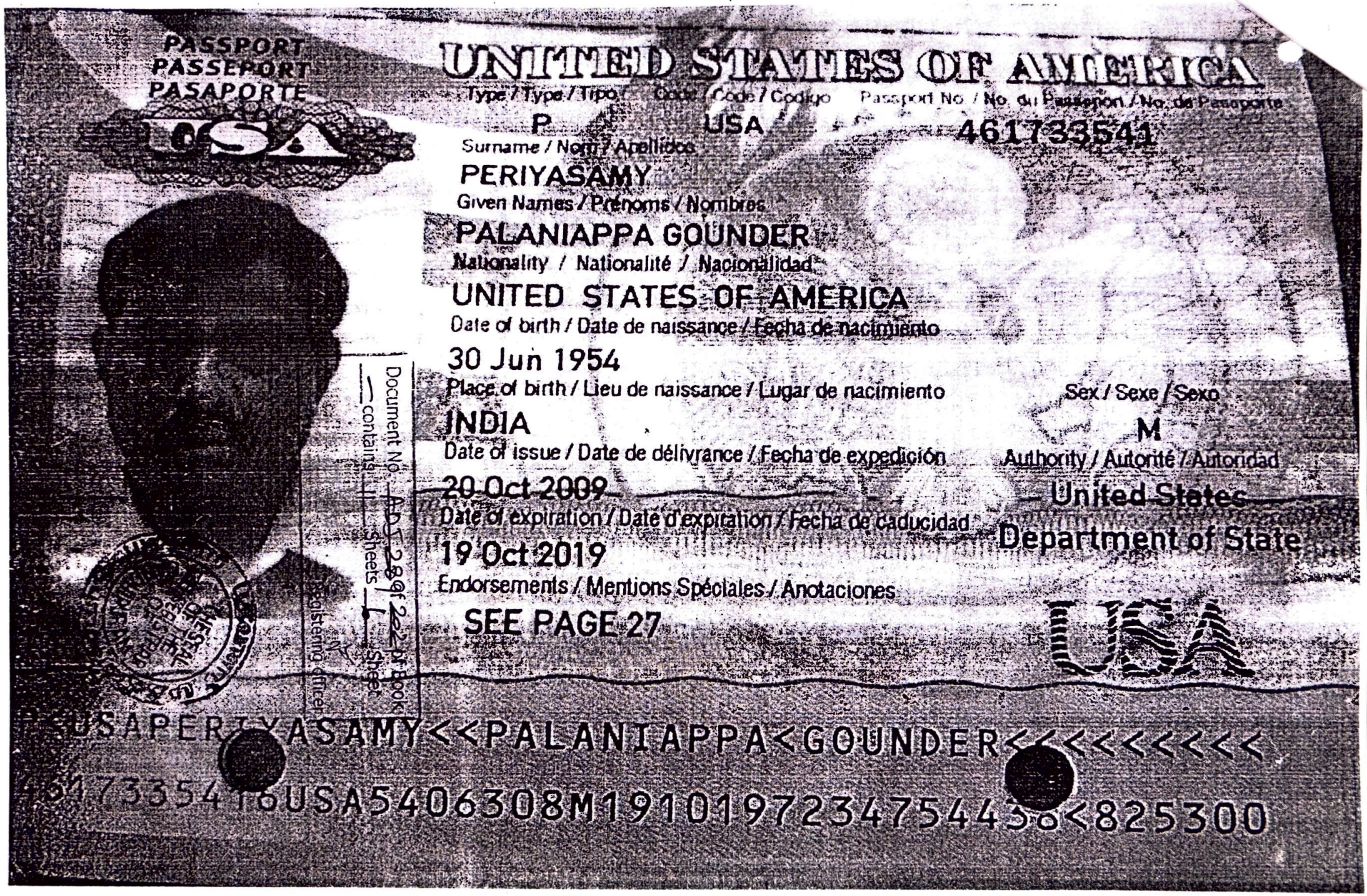
THE SEAL OF THE SUB-REGISTRAR OF GANDHIPURAM

Document No. 4012802021 of Book
contains 11 Sheets 4 Sheet
Registering officer

COUNTY OF LOUDOUN, COMMONWEALTH OF VIRGINIA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 04 DAY OF October ,2021
BY:
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
NOTARY PUBLIC
COMMISSION EXP. 12/31/2023 NOTARY REG.# 7656399

Document No. ADJ289 of 2021 of Book
I contains 11 Sheets 5 Sheet
Registering officer

THE SEAL OF THE REGISTRAR OF


PASSPORT
PASSEPORT
PASAPORTE
USA
UNITED STATES OF AMERICA
Type / Type / Tipo
Code / Code / Código
Passport No / No. du Passeport / No. de Pasaporte
P
USA
461733541
Surname / Nom / Apellidos
PERIYASAMY
Given Names / Prénoms / Nombres
PALANIAPPA GOUNDER
Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA
Date of birth / Date de naissance / Fecha de nacimiento
30 Jun 1954
Place of birth / Lieu de naissance / Lugar de nacimiento
INDIA
Sex / Sexe / Sexo
M
Date of issue / Date de délivrance / Fecha de expedición
20 Oct 2009
Authority / Autorité / Autoridad
United States
Department of State
Date of expiration / Date d'expiration / Fecha de caducidad
19 Oct 2019
Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27
Document No. ADJ 289 of 202_ by Book
— contains 1 Sheet
Registering officer
P<USAPERIYASAMY<<PALANIAPPA<GOUNDER<<<<<<<<<<
4617335416USA5406308M1910197234754436<825300


भारत गणराज्य REPUBLIC OF INDIA
VISA FOR OVERSEAS CITIZEN OF INDIA
PERIYASAMY PALANIAPPA GOUNDER
U 527669
'U' 23/12/2009
LIFELONG
MULTIPLE
461733541
A527669
WASHINGTON
Document No. 89 of 22 of Book
contains 1 Sheets 7 Sheet
Registering official
P<INDPERIYASAMY<<PALANIAPPA<GOUNDER<<<<<<<<<<<<
U527669<<3USA5406308M5406294<<<<<<<<<<<<<<

[redacted] सरकार



குமாரசாமி செ
Kumarasamy S
பிறந்த நாள்/DOB: 01/04/1961
ஆண்/ MALE
Mobile No: 9842253440

9853 8466 6094

[redacted] प्राधिकरण
[redacted] OF INDIA

आधार
முகவரி:
கோ ஆப்: செல்லப்பன், 5, 2ஏ, பூங்கோதை நகர் விரிவாக்கம், சிவில் விமான நிலையம் அருகில், கோயம்புத்தூர் தெற்கு,
கோயம்புத்தூர்,
தமிழ் நாடு - 641014
Address :
C/O: Shellappan, 5, 2A, Poongothai Nagar Extension, Civil Aerodrome Post, Coimbatore South, Coimbatore,
Tamil Nadu - 641014

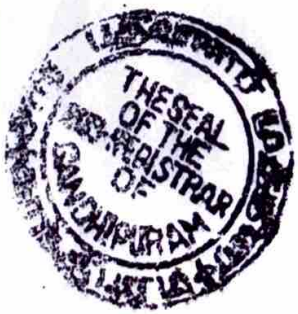


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P.O. Box No. 1947, Bengaluru-560 001

எனது ஆதார், எனது அடையாளம்

Document No. ADJ289of202 of Book
1 contains 11 Sheets 8 Sheet

Registering officer





குமாரசாமி கா
Kumaraswamy K
பிறந்த நாள்/DOB: 26/05/1966
ஆண்/ MALE

3742 6310 9853

எனது ஆதார், எனது அடையாளம்

Download Date: 24/08/2017

முகவரி:
S/O காளியப்பன், 10 ஏ, பிளாக் லேஅவுட், கோல்ட் வின்ஸ், கோயம்புத்தூர் தெற்கு, கோயம்புத்தூர், தமிழ் நாடு - 641014

Address :
S/O Kaliappan, 10 A, PMR LAYOUT, GOLD WINS, Coimbatore South, Coimbatore, Tamil Nadu - 641014

Generation Date: 14/08/2017

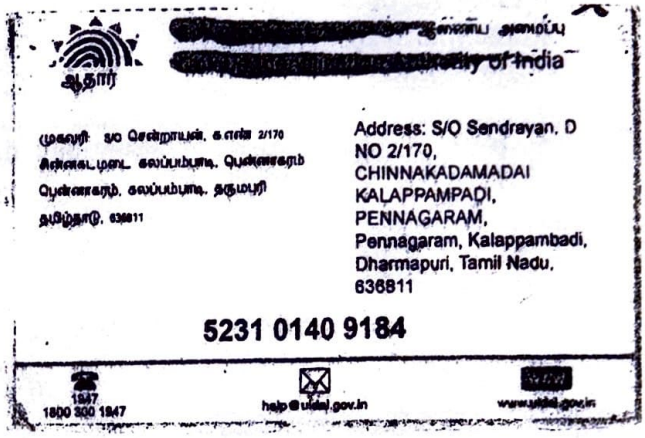
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Document No. 1071289 of 22 of Book
1 contains 11 Sheets 9 Sheet
Registering officer

THE SEAL OF THE REGISTRAR





8.

Document No. AOJ2 89 of 202 of Book
1 contains 11 Sheets 10 Sheet

Registering officer

THE SEAL OF THE SUB-REGISTRAR OF GANDHIPURAM

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திரு/திருமதி/செல்வி. குமாரசாமி அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

வீ. செல்வக்குமாரி
சார்பதிவாளர்
(மா.ப.நிலை)
காந்திபுரம்

சார்பதிவாளர் : காந்திபுரம்
நாள் : 12/10/2021

2021 ஆம் ஆண்டு அக்டோபர் மாதம் 12ம் நாள் காந்திபுரம் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு தங்கராஜ் த/பெ சென்றாயன் 2/170 CHINNAKADAMADAI KALAPPAMPADI PENNAGARAM , தர்மபுரி, தமிழ்நாடு, இந்தியா, 636811

2. திரு குமாரசாமி த/பெ காளியப்பன் 10a PMR LAYOUT GOLD WINS , கோயம்புத்தூர், தமிழ்நாடு, இந்தியா, 641014

2021 ஆம் ஆண்டு அக்டோபர் மாதம் 12ம் நாள்

selvakumari v
சார்பதிவாளர்
காந்திபுரம்

ADJ/Gandhipuram/289/2021 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 12/10/2021
காந்திபுரம்

Document No ADJ289 of 2021 of Book 1
contains 11 Sheets 11 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF GANDHIPURAM

selvakumari v
சார்பதிவாளர்

CARPET AREA STATEMENT

SL.No	Floor	Flat No	Type	RERA Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandhah/Utility/ Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS Land Area (sq.m)	COVERED PARKING		REMARKS
										CAR	Two Wheeler	
1.00	STILT FLOOR											
2.00	FIRST FLOOR	FLAT- A1	3BHK	129.38	0.00	0.00	18.39	147.77	74.93	1.00	2.00	
		FLAT- A2	3BHK	132.07	0.00	0.00	18.78	150.85	76.49	2.00	1.00	
		FLAT- A3	2BHK	92.80	0.00	0.00	13.19	105.99	53.75	1.00	1.00	
		FLAT- A4	2BHK	92.95	0.00	0.00	13.22	106.17	53.83	1.00	2.00	
3.00	SECOND FLOOR	FLAT- B1	3BHK	129.38	0.00	0.00	18.39	147.77	74.93	1.00	2.00	
		FLAT- B2	3BHK	132.07	0.00	0.00	18.78	150.85	76.49	2.00	1.00	
		FLAT- B3	2BHK	92.80	0.00	0.00	13.19	105.99	53.75	1.00	1.00	
		FLAT- B4	2BHK	92.95	0.00	0.00	13.22	106.17	53.83	1.00	1.00	
4.00	THIRD FLOOR	FLAT- C1	3BHK	129.38	0.00	0.00	18.39	147.77	74.93	1.00	2.00	
		FLAT- C2	3BHK	132.07	0.00	0.00	18.78	150.85	76.49	2.00	1.00	
		FLAT- C3 (Duplex)	4BHK Duplex	185.60	0.00	0.00	26.39	211.99	107.49	2.00	2.00	Duplex
		FLAT- C4	2BHK	92.95	0.00	0.00	13.22	106.17	53.83	1.00	1.00	
5.00	FOURTH FLOOR	FLAT - D1	3BHK	129.38	0.00	0.00	18.39	147.77	74.93	1.00	2.00	
		FLAT - D2	3BHK	132.07	0.00	0.00	18.78	150.85	76.49	2.00	1.00	
		FLAT - D4	2BHK	92.95	0.00	0.00	13.22	106.17	53.83	1.00	1.00	
Total		**15 No's**		**1788.80**			**254.32**	**2043.12**	**1036.00**	20.00	21.00	

REMARKS NOTE : **Though the FLAT - C3 is Duplex in 3rd & 4th Floor. So the Total No of Dwelling is 15 No's.**	**CHECK TOTAL SITE AREA**	**1036.00**	**Sq.m**

Dr.A.Sudhahar B.E (Civil),M.E (Struct), Ph.D,
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / GR - I / 19/03/009
#57,Krishnasamy Mudhaliyar Street,
R.S.Puram, Coimbatore – 641 002.

MANIVANDAN ILANGO B ARCH
MCoA No: CA/2006/39059

For Sree Sukktha Property Developers

Managing Partner

Sl.No	FORMULAS						
i)	Proportionate Common Area (sq.m)	One Flat Area x That Floor Common Area / That Floor Building Area					
ii)	UDS Land Area (sq.m)	Total Area of That Flat x Total site Boundary Area / Sum of All floor Built up Area					
CALCULATION							
1st Floor		**One Flat Area**	**UOM**	**Floor Common Area**	**Total Floor FSI Area**	**Total Floor Built up Area**	**UOM**
a)	Area of Flat A1	129.38	Sq.m	74.12	447.21	521.33	Sq.m
b)	Area of Flat A2	132.07	Sq.m				
c)	Area of Flat A3	92.80	Sq.m				
d)	Area of Flat A4	92.95	Sq.m				
2nd Floor							
a)	Area of Flat B1	129.38	Sq.m	74.12	447.21	521.33	Sq.m
b)	Area of Flat B2	132.07	Sq.m				
c)	Area of Flat B3	92.80	Sq.m				
d)	Area of Flat B4	92.95	Sq.m				
3rd Floor							
a)	Area of Flat C1	129.38	Sq.m	74.12	447.21	521.33	Sq.m
b)	Area of Flat C2	132.07	Sq.m				
c)	Area of Flat C3 (Duplex)	92.80	Sq.m				
d)	Area of Flat C4	92.95	Sq.m				
4th Floor							
a)	Area of Flat D1	129.38	Sq.m	74.12	447.21	521.33	Sq.m
b)	Area of Flat D2	132.07	Sq.m				
c)	Area of Flat C3 (Duplex)	92.80	Sq.m				
d)	Area of Flat D4	92.95	Sq.m				
1.00	Common Area	910.53	Sq.m		Stilt Floor	581.99	Sq.m
2.00	**Total Site Area**	**1036.00**	**Sq.m**		Terrace Floor	32.06	Sq.m
3.00	**Total Flat Area**	**1788.80**	**Sq.m**				
CHECK							
I)	Total Flat Area	**2699.29**	**Sq.m**			**2699.37**	**Sq.m**

MANIVANDAN ILANGO B ARCH
COA No: CA/2006/39059

Dr.A.Sudhahar B.E (Civil),M.E (Struct), Ph.D,
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / GR - I / 19/03/009
#57,Krishnasamy Mudhaliyar Street,
R.S.Puram, Coimbatore – 641 002.

For Sree Sukktha Property Developers

Managing Partner



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

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