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DIGITALLY VERIFIED RECORD

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 604/2024

ஆவண எண் : R/ படப்பை/ புத்தகம்-1/ 528 / 2024

திரு கோகுல் ஜெயந்த் அவர்களிடமிருந்து ₹ 7;88,410 (ரூபாய் ஏழு இலட்சத்து எண்பத்தெட்டாயிரத்து நானூற்று பத்து மட்டும்) [இணைய வழி: REG202401239500951 ₹ 788310,குறு பணப்பரிவர்த்தனை இயந்திரம்: 402415112086 ₹ 100] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	100
2	பதிவுக் கட்டணம்	7,86,200
3	கணினிக் கட்டணம்	2,000
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	7,88,410

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு கோகுல் ஜெயந்த் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

படப்பை அலுவலகம்

நாள்: 24/01/2024

9920776275

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
P.Janarthananlokesh (குடிமக்கள்)	Janarthanan	8248450428	22-01-24 04:05:20 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.

2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.

3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.

4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி

528/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

23.01.2024

V. Mohene

Pondicherry.

DL 178782

K. SARAVANAN (SV)
No.14, 2nd Cross Street, K.R. Puram,
Kizpadappai-601301.
L.No.6750/B2/CH(S)/2021. Dt.25.02.202
Cell: 8122811382.

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY executed at PADAPPAI, on this 24th day of JANUARY 2024 by Mr. **Mr.S.GOKUL JAYANTH, aged about 37 years, (PAN No. AKZPG0601J & Aadhaar No. 9389 7643 5906), son of Mr. C.B. Senthil Madhavan, residing at New No. 24, Old No. 4, Chandrappa Mudali, Street, Sowcarpet, Chennai- 600 079, hereinafter called the PRINICIPAL, do hereby appoint in my General power of Attorney Agent Mr. V.MOHENE, aged about 63 years, (PAN : ADMPM1875A & Aadhaar No. 2686 8547 4328) , son of Mr. Varadharaju,residing at No. 50A, Eswaran Koil Street, Pudhcherry Pondicherry- 605001,**herein called the as my General Power of Attorney Agent in my name on my behalf to execute or do all or any of the acts, or things hereinafter stated that is to say:

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Registering Officer

1. Whereas the land measuring an extent of 95 cents of land comprised in Survey No. 492/1, and measuring an extent of 1 Acre 47 cents, of land comprised in Survey No. 493, of Varadharajpuram Village, Sriperumbudur Tauk, Presently Kundrathur Taluk, Kancheepuram District, more fully described in part the Schedule hereunder, originally belonging to Mr. C. N. Bhaskaran son of Mr. C.N.Nagalingam, he having purchased the same from and out of his own funds by way of Sale deed registered as Document No. 6175/1988, Book I, in the office of the Sub-Registrar Tambaram.
2. Whereas the land measuring an extent of 1 Acre and 1 cent of land Comprised in Survey No. 494/1 of Varadharajpuram Village, Sriperumbudur Tauk, Presently Kundrathur Taluk, Kancheepuram District, more fully described in part the Schedule hereunder, originally belonging to Mr. C. N. Bhaskaran son of Mr. C.N.Nagalingam, he having purchased the same from and out of his own funds by way of Sale deed registered as Document No.6177/1988, Book I, in SRO Tambaram.
3. Whereas the land measuring an extent of 45 cents of land Comprised in Survey No. 492/1 of Varadharajpuram Village, Sriperumbudur Tauk, Presently Kundrathur Taluk, Kancheepuram District, more fully described in Part of the Schedule 'A' hereunder, originally belonging to Mr. C. N. Bhaskaran son of Mr. C.N.Nagalingam, he having purchased the same from and out of his own funds by way of Sale deed registered as Document No.2224/1989, Book I, in SRO Tambaram.
4. Whereas the land measuring an extent of 1 Acre (One Acre) cents of land Comprised in Survey No. 494/1 of Varadharajpuram Village, Sriperumbudur Tauk, Presently Kundrathur Taluk, Kancheepuram District, more fully described in Part of the Schedule hereunder, originally belonging to Mr. C. N. Bhaskaran son of Mr. C.N.Nagalingam, he having purchased the same from and out of his own funds by way of

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Sale deed registered as Document No.4662/1989, Book I, in SRO Tambaram.

5. Whereas the land measuring an extent of 2 Acre 1 cent of land Comprised in Survey No. 494/2 of Varadharajpuram Village, Sriperumbudur Tauk, Presently Kundrathur Taluk, Kancheepuram District, more fully described in Part of the Schedule hereunder, originally belonging to Mr. C. N. Bhaskaran son of Mr. C.N.Nagalingam, he having purchased the same from and out of his own funds by way of Sale deed registered as Document No.998/1990, Book I, in SRO Tambaram.
6. Whereas the land measuring an extent of 50 cents of land Comprised in Survey No. 492/1 of Varadharajpuram Village, Sriperumbudur Tauk, Presently Kundrathur Taluk, Kancheepuram District, more fully described in Part of the Schedule hereunder, originally belonging to Mr. C. N. Bhaskaran son of Mr. C.N.Nagalingam, he having purchased the same from and out of his own funds by way of Sale deed registered as Document No.2154/1990, Book I, in SRO Tambaram.

WHEREAS above said Mr. C.N. Bhaskaran executed a Settlement deed in favour of his son Mr. C.B. Senthil Madhavan, and said registered as Settlement Deed Document No. 1737/2016, Book I, dated. 04th day of April 2016, in the office of the Sub-Registrar Padappai, and he is in continuous an uninterrupted possession and peaceful enjoyment of the Schedule mentioned property as absolute owner thereof with rights of alienation .

WHEREAS above said Mr. C.B.Senthil Madhavan son of Mr.C.N. Bhaskaran settled the land measuring an extent of Ac. 0. 06 cents, out of Ac. 1. 90 cents, Comprised in Survey No. 492/1, Ac. Measuring an extent of Ac.1.47

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cents Comprised in Survey No. 493/2, and measuring an extent of Ac. 0. 32 cents, out of 2.01 cents Comprised in Survey No. 494/1, totally measuring an extent of Ac. 1. 85 cents, Under Patta No. 255, Situated in Old No. 111. New No. 62. VARADHARAJAPURAM VILLAGE, Sriperumbudur Taluk, Kancheepuram District, more fully described in part of the Schedule hereunder, he has settled the property in favour of his son Mr. S. GOKUL JAYANTH (The Principal herein) and said registered as Settlement Deed No. 3335/2017, Book I, dated. 07th day of July 2017, in the office of the Sub-Registrar Padappai.

WHEREAS the Principal herein is in continuous an uninterrupted possession and peaceful enjoyment of the Schedule mentioned property as absolute owner thereof with rights of alienation.

WHEREAS it has been decided to dispose of the Schedule mentioned i.e., measuring an extent of Ac.1.47 cents Comprised in Survey No. 493/2, Under Patta No. 255, and measuring an extent of Ac. 0. 32 cents, out of 2.01 cents Comprised in Survey No. 494/1, Under Patta No. 15551 as per patta Sub-Division Survey No. 494/1B, totally measuring an extent of Ac. 1. 79 cents, Situated in Old No. 111. New No. 62. VARADHARAJAPURAM VILLAGE, Sriperumbudur Taluk, Kancheepuram District, more fully described in the Schedule hereunder, and it may not be possible for me to be personally present to attend to all formalities of sale like negotiation, execution of sale deed/s, Gift Deed, Presentation of Documents etc., and thereof I do here by appoi9nt an retain Mr. **Mr. V.MOHENE, aged about 62 years, ((PAN : ADMPM1875A & Aadhaar No. 2686 8547 4328) , son of Mr. Varadharaju,residing at No. 50A, Eswaran Koil Street, Pudhcherry Pondicherry- 605001, as my lawfully constituted power of Attorney Agent empowering him to do the following acts on my behalf also.**

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NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS.

1. To negotiate for sale of the Property described in the Schedule 'B' hereunder pursuant to the agreement either in whole or in parts or in undivided share of shares to such purchaser(s) of flats and as individual plots in the proposed construction over the schedule property for such sale price or consideration as the Attorney may think if fit and proper.
2. To enter into Agreements, Agreement of Sale, Construction agreement, Memorandum of Understanding with intending Purchaser(s) to receive advance (full), full sale price in respect of the Schedule property from the Purchaser(s) and to give proper and expedient receipts thereof.
3. To enter into contract, Agreements with the proposed parties for the purpose of construction and development of the Schedule property, to sign and execute on my behalf any document or document of sale or otherwise dispose of the property described in the schedule hereunder, either with or without building in favour of the prospective purchaser(s) in one or more sale deed or sale deeds, either in divided or undivided share or shares in a lot and hand over possession thereof to the purchaser(s).
4. To execute necessary sale deed/deeds or any document or documents in favour of the prospective purchaser(s), his/her/their nominee(s), assignee(s) and to present the same before the Registrar of Assurance, Registering Officer, Concerned authorities and to admit execution and rectification thereof and to register the schedule property and to get the same registered after receiving the entire sale consideration and to receive, return of the documents duly registered back the from the Registering officer/Authorities.
5. To execute Gift Deed/s and Rectification Deed/s in respect of the Schedule Mentioned Property.

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6. To receive the entire amount and to invest in her Power Agent **Mr. V.MOHENE,,** name in various banks and other institutions in his name and receive interest.
7. And To sign other documents such as patta transfer forms, applications and other papers, forms needs thereof and to do all such acts, deeds and things as may be necessary and reasonably required for effectively concluding the registration of the document or documents.
8. To make, sign and verify all applications of objections and exemptions to appropriate Authorities for all and get any license permission or consent etc., required by law in connection with the development and management of the Schedule property.
9. To engage Architects, Contractors and such other technical persons as may be necessary for the effective completion of the proposed construction on the schedule property.
10. To apply and make application and obtain permission from the collector of Kancheepuram or the Thasildar or from any other Competent Authority to get permission for Cement, Iron and Steel or any other building materials for construction the Schedule property.
11. To deliver vacant possession of the Schedule property to the prospective buyer/s on receipt of the entire sale consideration and/or to develop flats or independent houses therein and/or enter into a contract for construction of flat with the prospective buyer/s. And generally to do all acts required to effect the transfer of schedule property/flat developed in favour of the prospective buyer/s fro and on my behalf.

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12. To effect mutations and incorporate the names of the purchaser(s) in the Revenue, Municipal Corporation Records, or Local Authorities, (in respect of water, drainage & sewerage, EB and properties tax transfer etc) and to give necessary statements, affidavits, objection etc in respect of the same and also to apply and make applications, proposals, and correspondence to get electricity Power Supply to the building or buildings to be constructed or for transfer of the existing supply of the Schedule property to the Tamil Nadu Electricity Board or any such other Competent authorities as desired by the purchaser(s).
13. To sign all forms, applications, affidavits, connected papers, letters, undertakings, indemnities, authorizations, corrections, deeds and declarations in connection with development of the schedule property and to enter into contract for any my behalf the Chennai Metropolitan Development Authority, Town panchayats, Collector or Kanchipuram and/or with Local Authorities, ULT, Tamil Nadu Electricity Board, Water & Sewerage Board, Drainage Board etc or any other necessary competent authorities of the respective department as the case may be for the purpose of obtaining necessary sanctions connected with the schedule property in respect of any or all of the following matters.

a. Sub-Division, Re-union, Consolidation, Amalgamation or Reclassification of the Plot.
b. To sign and receive all forms, applications, Completion Certificates, affidavits, connected papers, letters, undertakings, indemnities, authorizations, corrections, deeds and declarations in connection with development of the schedule property and to enter into for any on my behalf of the Tamilnadu Real Estate Regulatory Authority (TNRERA).

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c. Apply submit and obtain sanction of plan in respect of the proposed construction of the building or buildings.

d. Apply for additions, revisions and alterations to the existing building or buildings that may be constructed thereon.

e. To apply for demolition of the existing building / superstructures and obtain sanction thereof.

f. Intimate the Revenue Department for cancellation of the properties tax assessment in case of demolition and to obtain necessary tax exemption.

g. Apply and obtain Legal Heir ship Certificates, Patta from the Thasildar or any other competent Authorities.

h. To apply and obtain exemption and no objections from the Competent Authorities and also under the Urban Land Ceiling and Regulation Act, as and when required.

i. To effect publication in the dailies, newspapers (English & Tamil) for the sale of apartments and also for any act, statements, and deeds if any pertaining to the Schedule property in case of loss of documents, misplace of any important deeds.

j. To effect publication in newspapers calling for traders, tenders, negotiation, notices with respect to the schedule property.

14. To settle, adjust, compound, compromise, or submit to Arbitration all action, suits, accounts, claims, and disputes if any with the prospective purchaser(s), his/her/their nominees, assignees, Powers of Attorneys, and any other person or persons to compound and compromise the same and also to admit finalization of any business transaction with any party for schedule mentioned property.

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15. To appear, act and represent in all Courts, Civil, Criminal, Revenue, Labour Courts, Registering Authorities, Income tax authorities, Insurance authorities, and to engage Advocates, Sign Vakalat, execute, verify and present Plaints, Written Statements, Petitions, Counter, Claims, Objections, Appeals, Revisions and to accept services of all notices, summons, processes of law, orders and judgments.
16. The Principal hereby agrees to ratify and confirm all and whatever act or acts, the power agents shall lawfully execute or cause to be have done, executed or performed in connection with the sale of schedule property/flat/independent house developed in favour of the prospective buyer/s by virtue of this presents.
17. To accept bills, cheques, drafts, pay orders, money orders and to open account or accounts in the name and on my behalf for the schedule mentioned property.
18. The power of attorney holder shall however maintain true, proper and faithful account of all monies collected and expenses incurred by furnishing periodical income and expenditure account as may be directed from time to time.no received any amount of this deed

SCHEDULE OF PROPERTY

All that piece and parcel of the land measuring an extent of Ac.1.47 cents Comprised in Survey No. 493/2, Under Patta No. 255, and measuring an extent of Ac. 0. 32 cents, out of 2.01 cents Comprised in Survey No. 494/1, Under Patta No. 15551 as per patta Sub-Division Survey No. 494/1B, totally measuring an extent of Ac. 1. 79 centsSituated in Old No. 111. New No. 62. VARADHARAJAPURAM VILLAGE, Sriperumbudur Taluk, Kancheepuram District.

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Ac. 1.47 cents in Survey No. 493/2, BOUNDED ON THE

NORTH BY: Survey No. 492/1`,

SOUTH BY: Survey No. 495,

EAST BY: Survey No. 494/1

WEST BY: Survey No. 493/1A, 1B1, 1B2,and 1B3,

Ac. 0. 32 cents in Survey No. 494/1B, BOUNDED ON THE

NORTH BY: Survey No. 492/1 and 2 ,

SOUTH BY: Survey No. 495,

EAST BY: Survey No. 494/1,(Part),

WEST BY: Survey No. 493/2,

Within the limits of Kundrathur Panchayat Union and the Registration District of South Chennai Sub-Registration District of Padappai .

Market Value of the Property is Rs. **7,86,10,800/-**

IN WITNESS WHEREOF PRINCIPAL AND THE POWER AGENT HAVE EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSESS:

1. S/o C.N. BASKARAN
FLAT 18L, RUBY M TOWER
OLYMPIA, ARAVALUR- 603 103.

PRINCIPAL

2. S. Thangaman
S/o Subramani
12/1- IIST Indrabakkam
Chennai - 73

POWER AGENT

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Registering Officer



DRAFTED BY
P.JANARTHANAN, B.Com.
D.W.L. No: A/314/Ms (s)1993
Cell No: 9841246718.
Door No: 6/435, 1 st Cross Street
Asha Nagar, Padappai-601301

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.