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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

15716/2023

TP/162332898/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

CV 904549

18.10.2023 V. Manohar.
Chennai 119
K. Govindasamy
Kayarambedu.

சி. சந்தீரசேகரன்
முத்திரைத்தாள் விற்பனையாளர்
L.No. 28/CGL/08.31.10.08
காஞ்சிபுரம் பை ரோடு,
செங்கல்பட்டு

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENGALPATTU ON THIS THE 19th DAY OF OCTOBER 2023.

Mr.NISHANK SAKARIYA, (PAN:AEFPN8248A/AADHAAR No. 8379 5881 6588) Son of Mr.Narendra Sakariya, aged about 36 years, residing at No.36, Thambusami Road, Kilpauk, Chennai-600010, (hereinafter called and referred to as "**PRINCIPAL**" which term shall, wherever the context so requires or admits, mean and include, his legal heirs and assigns);

POWER AGENTS ***PRINCIPAL***

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Registering Officer

DO HEREBY APPOINT, CONSTITUTE AND NOMINATE

Mr.V.MANOHAR (PAN:ALHPM3534D/AADHAAR No.2695 0190 4458, Mobile No.9710189293) son of Mr.M.P.Varathappa Naicker, aged about 52 years, residing at No.19, Dharmaraja Kovil Street, Sholinganallur, Chennai-600119, and **Mr.K.GOVINDASAMY** (PAN:AWSPG2182R/AADHAAR No.7579 8254 2243, Mobile No.9941278900)son of Mr.Kuppusamy, aged about 41 years, residing at No.42, Bajanai Kovil Street, Kayarambedu Village, Chengalpattu Taluk, Chengalpattu District-603202, (hereinafter called and referred to as the **"POWER AGENTS"**, which expression shall, wherever the context so requires or admits, mean and include, their successors and assigns).

WHEREAS the **PRINCIPAL**is the absolute owner of the Agricultural Lands measuring an extent of **32 Cents** comprised in **Survey No.328/1A1A,** measuring an extent of **35 Cents** comprised in **Survey No.347/1G1,** totally measuring an extent of **67 Cents,**and other lands,situated at **THIRUKKATCHUR VILLAGE**, Chengalpattu Taluk, Chengalpattu District, which is more fully described in the **SCHEDULE** hereunder, he had purchased out of his own funds from Mr.Khimraj Sakariya, son of Late H.Misrimal Sakariya, under a Registered Sale Deed **Document No.4201/2009**, Dated 20.08.2009, at the office of the Sub Registrar Chengalpattu Joint-II.

The separate Patta was issued in favour of **PRINCIPAL**, **Patta No.6400,** issued by Tahsildar of Chengalpattu.

WHEREAS I am the absolute owner and in exclusive possession and enjoyment of the Schedule Property and the same is free from all encumbrances.

WHEREAS I am propose to sell the Schedule Property as whole or part or to develop the said property as approved plots and construct thereon residential flats/duplexes/commercial/IT Park/SEZ buildings on the Schedule Property;

POWER AGENTS ***PRINCIPAL***

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AND WHEREASdue to my personal preoccupations, it is very tough for me to carry out the process of the sale and/or development of the Schedule Property personally and for this purpose, I wish to constitute and appoint, **Mr.V.MANOHAR** son of Mr.M.P.Varathappa Naicker and **Mr.K.GOVINDASAMY** son of Mr.Kuppusamy, as my lawful attorney to execute the following acts in respect of the Schedule Property.

KNOW ALL MEN BY THESE PRESENTS

That I, **Mr.NISHANK SAKARIYA,** Son of Mr.Narendra Sakariya, the **PRINCIPAL,** do hereby constitute, appoint and retain the aforesaid **Mr.V.MANOHAR** son of Mr.M.P.Varathappa Naicker and **Mr.K.GOVINDASAMY** son of Mr.Kuppusamy, as my true and lawful attorney for me, in my name and on my behalf to do all or any of the following acts, deeds, things and execute the same in respect of the Schedule Property:-

1. To generally manage the above properties.
2. To enter into any agreement(s) for reconstitution of land with owner(s) of the adjoining lands whether continuous or not for the purpose of consolidating the said lands and layout the same.
3. To form a layout consisting of farm plots and to sell the said farm plots to various intending buyers either as developed or undeveloped farm plots,
4. To form a layout and draw the plan accordingly through the concerned persons.
5. To measure and fix the areas for each plot and fix the boundary stones thereof and form ditches, pathways etc., and mark the same form the appropriate approved layouts.
6. To submit the same together with necessary applications and forms and with necessary copies to the concerned local authority / Panchayat / Panchayat Union/Chennai Metropolitan Development Authority/ Director

POWER AGENTS ***PRINCIPAL***

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of Town and Country Planning Office and any other appropriate authority and represent the PRINCIPALin person to process the same at every stage and also to enter into all and further correspondence with all the concerned and connected authority / officials/ officers etc.

7. To sign all letters, applications, forms, affidavits, and other necessary correspondences and records in connection with the approval and sanction of the schedule mentioned properties and to sign appeals, petitions, complaints and sign Vakkalat in connection with the same.
8. To swear, affirm, execute and sign all necessary forms, applications, affidavits, declarations, statements, pleadings, evidence and papers, before all and every authority on matters pertaining to the said properties and purposes mentioned thereof.
9. To accept, to pay and to remit and pay the necessary charges, fees or make other payments in connection with the same as required by the concerned authorities and sign such challans, payment slips etc., on behalf of the PRINCIPAL.
10. To receive any orders or letters and to represent the PRINCIPALin all meetings, interviews, enquires, inspection etc. and sign in such registers of minutes etc., as required under such circumstances.
11. To act and do all things necessary for obtaining sanction and approval of the layout plan submitted.
12. To represent on behalf of PRINCIPALand submit application for the purposes of conversion of the said properties from the present classification into any other classification as required for the purpose of getting approval of the said layout and obtain requisite approvals / registrations for the purpose of selling the plots / farm plots from the Competent Authorities.
13. To enter into Agreements with the Panchayat, Panchayat Union or Local Authority for handing over the roads, park/s etc., which are to be handed

POWER AGENTS ***PRINCIPAL***

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over to the Government / Local Authority etc., on behalf of the PRINCIPALand execute, present and register such documents and Gift Deeds which are prepared on behalf of the PRINCIPALin the appropriate Register's office.

14. To execute any gift deed wherever required for the purpose of layout on behalf of the PRINCIPALin favour of the local authority, Panchayat Union and Chennai Metropolitan Development Authorities/ Director of Town and Country Planning Office.
15. To handover possession of schedule portion of properties, which is given as gift and set apart for public place on behalf of the PRINCIPALto the concerned authorities.
16. To negotiate terms for and to agree to sell the Schedule mentioned properties either in whole or in part or as house-sites or farm plots to any Purchaser or Purchasers at such price in absolute discretion of Attorney, and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same.
17. To receive from the intending Purchaser any earnest money and/or advance or advances and also the balance of purchase money and to give good, valid receipts for the same.
18. Upon receipt as aforesaid in the name and on behalf of the PRINCIPAL to act, and to sign the deed/deeds execute and deliver any conveyance or conveyances of the Schedule mentioned properties in favour of the said Purchaser or Purchasers or nominees or assignee.
19. To sign and execute Sale Deed and all other deeds, instruments and assurances and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Schedule mentioned properties.
20. To present any such conveyance or conveyances for registration to admit, execution and receipt of consideration before the concerned Sub-Registrar

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or Registrar having authority and to have the said conveyance registered and to do all acts, deeds and things which they said Attorneyshall consider necessary for conveying the Schedule mentioned properties to the said Purchaser or Purchasers fully and effectually in all respects.

21. To execute and register before the concerned Sub-Registrar Office, the deeds of sale, rectification, cancellation, ratification and confirmation of the deeds executed by the Agent on behalf of the PRINCIPAL in respect of the Schedule mentioned properties.
22. To enforce agreements, contracts and undertaking specifically in respect of the sale of the said properties.
23. To mortgage, ease or pledge the Schedule mentioned properties in favour of Bank, Financial Institutions and Third Parties and to redeem the same.
24. To receive back the registered documents and to deliver the same to Purchaser or Purchasers as the case may be.
25. To pay, tender and discharge all taxes, rents, levies, assessments, rates, ceases, kists, charges, deductions and expenses whatsoever due and payable in respect of the said properties.
26. To enter upon and hand over, deliver the possession of the said properties or any part of the same to the intending purchaser or purchasers.
27. To appear, be present and do and perform all acts, deeds and things, in all courts, tribunals and commissions (Civil, Revenue or Criminal) both original and appellate side and also in all registration offices and other offices of the Government, District, Board, Municipality and/or any other local or public authority.
28. To sign and verify plaints, written statements, petitions, affidavits, applications, memorandum of appeals of all kind vakalats.
29. To prosecute, defend, conduct all cases, suits, proceedings, appeals, revisions in all courts.

POWER AGENTS ***PRINCIPAL***

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30. To appoint any advocate, vakil, pleaders, revenue agent or any other legal practitioner and authorise them to represent in any case, suit or legal action or proceedings, to compromise, compounds or withdraw suits, cases and proceedings, to apply for and obtain refund of stamp and court fee, return of documents or orders, judgments etc., and to do all acts whatsoever for the purpose including receipt of notices or summons etc.
31. To do generally all acts, deeds and things as are incidental to and pertaining to the afore-mentioned purposes and objects in so far as and to the extent such objects, purposes and acts relate to and pertain to the sale, management and possession of the said properties herein referred to as full and effectual in all respects as the PRINCIPAL could do the same if personally present.
32. The PRINCIPAL further declare that all acts, deeds and things lawfully done by her Attorney shall be constructed as acts, done by the PRINCIPAL as if done by them personally.
33. To deal all such further acts and deeds incidental to and or necessary for the proper execution of the acts, deeds and power mentioned herein above.
34. This Power of Attorney shall be in force till the completion of all the acts, deeds and things are fully discharged by the Attorney.
35. To execute any deeds, modifying, rectifying or cancelling any deeds of conveyances or other documents or instruments already executed if the Attorney deem it necessary.

The PRINCIPAL hereby undertakes to ratify and confirm all acts, deeds and things that the above said Attorney shall lawfully do or cause to be done for his by virtue of the Power of Attorney hereby given in respect of the schedule mentioned properties.

POWER AGENTS ***PRINCIPAL***

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SCHEDULE

All that piece and parcel of the Agricultural Lands measuring an extent of **32 Cents** comprised in **Survey No.328/1A1A,** measuring an extent of **35 Cents** comprised in **Survey No.347/1G1,** under **Patta No.6400,**

Totally measuring an extent of **67Cents,**situated at **THIRUKKATCHUR VILLAGE**, Chengalpattu Taluk, Chengalpattu District,

There is no building.

The Property is lying within the Maraimalai Nagar Municipality limits and Registration District of Chengalpattu and Sub-Registration District of Joint-II, Chengalpattu.

This PropertiesMarket Value is **Rs.1,70,00,000/-**

IN WITNESS WHEREOF, THE ABOVE-MENTIONED PARTIES HAVE SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

POWER AGENTS ***PRINCIPAL***

WITNESSES:-

1.

Mr.S.ANTHONYSWAMY (AADHAAR No.5324 9629 3275) son of Mr.Susaimuthu, aged about 57 years, residing at No.17A, Thandavarayan Street, Gandhi Nagar, Ekkattuthangal, Chennai-600032.

2.

Mr.K.RAVICHANDRAN (AADHAAR No.7899 6923 3314, Mobile No.9841133933) son of Mr.Kasi, aged about 44 years, residing at No.18, North Mada Street, Thirukkachur Village, Chengalpattu Taluk, Chengalpattu District-603204.

Drafted by:-



J.Rajendran,
State Document writer,
Lic No.A/96/CGL/98,
Omsakthi Documentation Centre,
Chengalpattu, Mobile No.9380469928,
Mail ID:-'omsakthidoc@gmail.com'.

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-8-
Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : திருக்கச்சூர் பட்டா எண் : 6400

உரிமையாளர்கள் பெயர்

1. நரேந்திர சக்கரியா மகன் நிஷாங்க் சக்கரியா -

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	
347	1G1	0 - 14.00	0.26	--	--	--	--	2023/0103 /35/341058--- -- 13-10-2023
328	1A1A	--	--	0 - 13.00	1.28	--	--	2023/0103 /35/341058--- -- 13-10-2023
		0 - 14.00	0.26	0 - 13.00	1.28			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/04/074/06400/90440** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 18-10-2023 அன்று 06:38:14 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer

இந்திய அரசாங்கம்
Government of India

நிஷாங் சாகரியா
Nishank Sakariya
பிறந்த நாள் / DOB : 04/05/1997
ஆண்பால் / Male



8379 5881 6588

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி:
தந்தை : தாய் பெயர் நரேந்திர சாகரியா, 36, தம்புசாமி சாலை, கிழ்பாக்கம், சென்னை, கிழ்பாக்கம், தமிழ் நாடு, 600010

Address:
S/O: Narendra Sakariya, 36, THAMBUSAMY ROAD, Kilpauk, Chennai, Kilpauk, Tamil Nadu, 600010

8379 5881 6588

1947
1800 300 1947

help@uidai.gov.in

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Registering Officer

இந்திய அரசாங்கம்
Government of India



மனோகர் வ
Manohar V
பிறந்த நாள் / DOB : 07/12/1969
ஆண்பால் / Male

2695 0190 4458

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: வரதப்பன்,
எண் 19, தர்மராஜா கோவில்
தெரு, சோழிங்கநல்லூர்,
காஞ்சிபுரம், சோழிங்கநல்லூர்,
தமிழ் நாடு, 600119

Address:
S/O: Varadhappan, NO 19,
DHARMARAJA KOVIL STREET,
Sholinganallur, Kancheepuram,
Sholinganallur, Tamil Nadu,
600119

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1947
1800 300 1947

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Registering Officer


இந்திய அரசாங்கம்
Government of India
Govindasamy Kuppusamy
Father : SEENUVASAN KUPPUSAI
Year of Birth: 1980
Male
7579 8254 2243
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
Address: S/O Kuppusamy,
NO 46, BAJANAI KOVIL,
KAYARAMPEDU,
CHENGALPATTU,
Kayarambedu,
Kayarambedu:,
Kancheepuram, Tamil Nadu,
603202
7579 8254 2243
1947
1800 300 1947
help@uidai.gov.in
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இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00406/58898

To
Ravichandran Kasi
S/O: Kasi
18
NORTHMADA STREET
THIRUKKACHUR
Maraimalainagar
Kancheepuram Tamil Nadu - 603204
9841133933

உங்கள் ஆதார் எண் / Your Aadhaar No. :
7899 6923 3314
VID : 9161 8086 4047 4941

எனது ஆதார், எனது அடையாளம்

Government of India

Ravichandran Kasi
பிறந்த நாள்/DOB: 31/07/1979
ஆண் / MALE

7899 6923 3314
VID : 9161 8086 4047 4941

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்:

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

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Unique Identification Authority of India

முகவரி:
S/O: கசி, 18, [illegible], திருக்கச்சூர், மறைமலைநகர், காஞ்சிபுரம், தமிழ் நாடு - 603204

Address:
S/O: Kasi, 18, NORTHMADA STREET, THIRUKKACHUR, Maraimalainagar, Kancheepuram, Tamil Nadu - 603204

7899 6923 3314
VID : 9161 8086 4047 4941

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Registering Officer

R/Chengleput Joint II/Book-1/15716/2023

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 1,70,910/- paid at 03:56 PM on the 19/10/2023 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:846084b30af2d509a94f42b9ea215351a3ff1a **(Details from UIDAI : Nishank Sakariya S/O: Narendra Sakariya, 04-09-1987, xxxxxxxx6588)**	
Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5176842330aa9440d94c01948b3ca6737bba80 **(Details from UIDAI : Manohar V S/O: Varadhappan, 07-12-1969, xxxxxxxx4458)**	
Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1160786fa3632d75e0475b93039b72f7df1fa1 **(Details from UIDAI : Govindasamy Kuppusamy S/O Kuppusamy, 17-10-1980, xxxxxxxx2243)**	

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Registering Officer

19th day of October 2023

Sathyapriya R
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/15716/2023**.

Date: 19/10/2023
Chengleput Joint II

Sathyapriya R
Sub Registrar

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



தமிழ்நாடு तमिलनाडु TAMILNADU

Nishank Sakariya
Chennai

342970

M.R. GUNDACHAR
STAMP - VENDOR

1027
19-8-09

SALE DEED

This SALE DEED is executed at Chennai on this 20th day of August 2009

BY

Mr. KHIMRAJ SAKARIYA, S/o. Late. H. Misrimal Sakariya, Hindu, aged about 43 years and residing at 'Misri Villa', No.10/4, Barnaby Road, Kilpauk, Chennai 600 010, [PAN: AAXPS – 4614 – D] hereinafter called the "VENDOR" which term wherever the context so requires shall mean and include his heirs, executors, legal representatives, administrators and assigns of the ONE PART.

ஆவண எண் : 4201/2009

15717/2023

TP/162328784/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

CV 904548

18.10.23

V. Manohar
Chennai-119

M. Govindasamy
Kayarambedu.

சி. சந்திரசேகரன்
முத்திரைத்தாள் விற்பனையாளர்
L.No. 28/CGL/08.31.10.08
காஞ்சிபுரம் ஹை ரோடு,
செங்கல்பட்டு

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENGALPATTU ON THIS THE 19th DAY OF OCTOBER 2023.

Mr.KHIMRAJ SAKARIYA,(PAN:AAXPS4614D/AADHAAR No.5750 9787 4163) Son of Mr.H.Misrimal Sakariya, aged about 58 years, residing at Old No.10/4, New No.6, Barnaby Road (lane), Kilpauk, Chennai-600010, (hereinafter called and referred to as **"PRINCIPAL"** which term shall, wherever the context so requires or admits, mean and include, his legal heirs and assigns);

POWER AGENTS ***PRINCIPAL***

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Registering Officer

DO HEREBY APPOINT, CONSTITUTE AND NOMINATE

Mr.V.MANOHAR (PAN:ALHPM3534D/AADHAAR No.2695 0190 4458, Mobile No.9710189293) son of Mr.M.P.Varathappa Naicker, aged about 52 years, residing at No.19, Dharmaraja Kovil Street, Sholinganallur, Chennai-600119, and **Mr.K.GOVINDASAMY** (PAN:AWSPG2182R/AADHAAR No.7579 8254 2243, Mobile No.9941278900) son of Mr.Kuppusamy, aged about 41 years, residing at No.42, BajanaiKovil Street, Kayarambedu Village, Chengalpattu Taluk, Chengalpattu District-603202, (hereinafter called and referred to as the **"POWER AGENTS"**, which expression shall, wherever the context so requires or admits, mean and include, their successors and assigns).

WHEREAS the **PRINCIPAL** is the absolute owner of the Agricultural Lands measuring an extent of **32 Cents** comprised in **Survey No.328/1A1B,** and other lands, situated at **THIRUKKATCHUR VILLAGE**, Chengalpattu Taluk, Chengalpattu District, which is more fully described in the **SCHEDULE** hereunder, he had purchased out of his own funds from Mr.M.Varadharaja Naicker and 36 Members represented by their General Power Agent M/s Aysha Real Estate represented by its Proprietor Mr.V.M.Sulthan Mohideen, son of Mr.V.Mohamed Hussain, and Mrs.A.Dhanalakshmi and 54 Members represented by their General Power Agent Mr.A.M.Jamal Mohamed, son of Mr.A.M.Mohamed Hussain, under a Registered Sale Deed **Document No.7910/2007**, Dated 07.06.2007,at the office of the Sub Registrar Chengalpattu Joint-II.

WHEREAS some typing mistakes in reference of Parent Power Document Numbers had crept in the aforesaid Sale Deed **Document No.7910 of 2007** and the same were corrected under a Deed of Rectification dated 27.07.2009, registered as **Document No.3877 of 2009** at the office of the Sub Registrar Chengalpattu Joint-II.

POWER AGENTS ***PRINCIPAL***

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The separate Patta was issued in favour of **PRINCIPAL, Patta No.1821,** issued by Tahsildar of Chengalpattu.

WHEREAS I am the absolute owner and in exclusive possession and enjoyment of the Schedule Property and the same is free from all encumbrances.

WHEREAS I am propose to sell the Schedule Property as whole or part or to develop the said property as approved plots and construct thereon residential flats/duplexes/commercial/IT Park/SEZ buildings on the Schedule Property;

AND WHEREAS due to my personal preoccupations, it is very tough for me to carry out the process of the sale and/or development of the Schedule Property personally and for this purpose, I wish to constitute and appoint, **Mr.V.MANOHAR** son of Mr.M.P.Varathappa Naicker and **Mr.K.GOVINDASAMY** son of Mr.Kuppusamy, as my lawful attorney to execute the following acts in respect of the Schedule Property.

KNOW ALL MEN BY THESE PRESENTS

That I, **Mr.KHIMRAJ SAKARIYA,** Son of Mr.H.Misrimal Sakariya, the **PRINCIPAL,** do hereby constitute, appoint and retain the aforesaid **Mr.V.MANOHAR** son of Mr.M.P.Varathappa Naicker and **Mr.K.GOVINDASAMY** son of Mr.Kuppusamy, as my true and lawful attorney for me, in my name and on my behalf to do all or any of the following acts, deeds, things and execute the same in respect of the Schedule Property:-

1. To generally manage the above properties.
2. To enter into any agreement(s) for reconstitution of land with owner(s) of the adjoining lands whether continuous or not for the purpose of consolidating the said lands and layout the same.

POWER AGENTS ***PRINCIPAL***

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3. To form a layout consisting of farm plots and to sell the said farm plots to various intending buyers either as developed or undeveloped farm plots,
4. To form a layout and draw the plan accordingly through the concerned persons.
5. To measure and fix the areas for each plot and fix the boundary stones thereof and form ditches, pathways etc., and mark the same form the appropriate approved layouts.
6. To submit the same together with necessary applications and forms and with necessary copies to the concerned local authority / Panchayat / Panchayat Union/Chennai Metropolitan Development Authority/ Director of Town and Country Planning Office and any other appropriate authority and represent the PRINCIPAL in person to process the same at every stage and also to enter into all and further correspondence with all the concerned and connected authority / officials/ officers etc.
7. To sign all letters, applications, forms, affidavits, and other necessary correspondences and records in connection with the approval and sanction of the schedule mentioned properties and to sign appeals, petitions, complaints and sign Vakkalat in connection with the same.
8. To swear, affirm, execute and sign all necessary forms, applications, affidavits, declarations, statements, pleadings, evidence and papers, before all and every authority on matters pertaining to the said properties and purposes mentioned thereof.
9. To accept, to pay and to remit and pay the necessary charges, fees or make other payments in connection with the same as required by the concerned authorities and sign such challans, payment slips etc., on behalf of the PRINCIPAL.

POWER AGENTS ***PRINCIPAL***

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Registering Officer

10. To receive any orders or letters and to represent the PRINCIPAL in all meetings, interviews, enquires, inspection etc. and sign in such registers of minutes etc., as required under such circumstances.
11. To act and do all things necessary for obtaining sanction and approval of the layout plan submitted.
12. To represent on behalf of PRINCIPAL and submit application for the purposes of conversion of the said properties from the present classification into any other classification as required for the purpose of getting approval of the said layout and obtain requisite approvals / registrations for the purpose of selling the plots / farm plots from the Competent Authorities.
13. To enter into Agreements with the Panchayat, Panchayat Union or Local Authority for handing over the roads, park/s etc., which are to be handed over to the Government / Local Authority etc., on behalf of the PRINCIPAL and execute, present and register such documents and Gift Deeds which are prepared on behalf of the PRINCIPAL in the appropriate Register's office.
14. To execute any gift deed wherever required for the purpose of layout on behalf of the PRINCIPAL in favour of the local authority, Panchayat Union and Chennai Metropolitan Development Authorities/ Director of Town and Country Planning Office.
15. To handover possession of schedule portion of properties, which is given as gift and set apart for public place on behalf of the PRINCIPAL to the concerned authorities.

POWER AGENTS ***PRINCIPAL***

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16. To negotiate terms for and to agree to sell the Schedule mentioned properties either in whole or in part or as house-sites or farm plots to any Purchaser or Purchasers at such price in absolute discretion of Attorney, and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same.
17. To receive from the intending Purchaser any earnest money and/or advance or advances and also the balance of purchase money and to give good, valid receipts for the same.
18. Upon receipt as aforesaid in the name and on behalf of the PRINCIPAL to act, and to sign the deed/deeds execute and deliver any conveyance or conveyances of the Schedule mentioned properties in favour of the said Purchaser or Purchasers or nominees or assignee.
19. To sign and execute Sale Deed and all other deeds, instruments and assurances and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Schedule mentioned properties.
20. To present any such conveyance or conveyances for registration to admit, execution and receipt of consideration before the concerned Sub-Registrar or Registrar having authority and to have the said conveyance registered and to do all acts, deeds and things which they said Attorney shall consider necessary for conveying the Schedule mentioned properties to the said Purchaser or Purchasers fully and effectually in all respects.
21. To execute and register before the concerned Sub-Registrar Office, the deeds of sale, rectification, cancellation, ratification and confirmation of the deeds executed by the Agent on behalf of the PRINCIPAL in respect of the Schedule mentioned properties.

POWER AGENTS ***PRINCIPAL***

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Registering Officer

22. To enforce agreements, contracts and undertaking specifically in respect of the sale of the said properties.
23. To mortgage, ease or pledge the Schedule mentioned properties in favour of Bank, Financial Institutions and Third Parties and to redeem the same.
24. To receive back the registered documents and to deliver the same to Purchaser or Purchasers as the case may be.
25. To pay, tender and discharge all taxes, rents, levies, assessments, rates, ceases, kists, charges, deductions and expenses whatsoever due and payable in respect of the said properties.
26. To enter upon and hand over, deliver the possession of the said properties or any part of the same to the intending purchaser or purchasers.
27. To appear, be present and do and perform all acts, deeds and things, in all courts, tribunals and commissions (Civil, Revenue or Criminal) both original and appellate side and also in all registration offices and other offices of the Government, District, Board, Municipality and/or any other local or public authority.
28. To sign and verify plaints, written statements, petitions, affidavits, applications, memorandum of appeals of all kind vakalats.
29. To prosecute, defend, conduct all cases, suits, proceedings, appeals, revisions in all courts.
30. To appoint any advocate, vakil, pleaders, revenue agent or any other legal practitioner and authorise them to represent in any case, suit or legal action or proceedings, to compromise, compounds or withdraw suits, cases and proceedings, to apply for and obtain refund of stamp and court fee, return of documents or orders, judgments etc., and to do all acts whatsoever for the purpose including receipt of notices or summons etc.

POWER AGENTS ***PRINCIPAL***

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31. To do generally all acts, deeds and things as are incidental to and pertaining to the afore-mentioned purposes and objects in so far as and to the extent such objects, purposes and acts relate to and pertain to the sale, management and possession of the said properties herein referred to as full and effectual in all respects as the PRINCIPAL could do the same if personally present.

32. The PRINCIPAL further declare that all acts, deeds and things lawfully done by her Attorney shall be constructed as acts, done by the PRINCIPAL as if done by them personally.

33. To deal all such further acts and deeds incidental to and or necessary for the proper execution of the acts, deeds and power mentioned herein above.

34. This Power of Attorney shall be in force till the completion of all the acts, deeds and things are fully discharged by the Attorney.

35. To execute any deeds, modifying, rectifying or cancelling any deeds of conveyances or other documents or instruments already executed if the Attorney deem it necessary.

The PRINCIPAL hereby undertakes to ratify and confirm all acts, deeds and things that the above said Attorney shall lawfully do or cause to be done for his by virtue of the Power of Attorney hereby given in respect of the schedule mentioned properties.

SCHEDULE

All that piece and parcel of the Agricultural Lands measuring an extent of **32 Cents** comprised in **Survey No.328/1A1B,** under **Patta No.1821,** situated at **THIRUKKATCHUR VILLAGE**, Chengalpattu Taluk, Chengalpattu District,

There is no building.

POWER AGENTS ***PRINCIPAL***

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Registering Officer

The Property is lying within the Maraimalai Nagar Municipality limits and Registration District of Chengalpattu and Sub-Registration District of Joint-II, Chengalpattu.

This Property Market Value is **Rs.80,00,000/-**

IN WITNESS WHEREOF, THE ABOVE-MENTIONED PARTIES HAVE SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

POWER AGENTS ***PRINCIPAL***

WITNESSES:-

1.

Mr.S.ANTHONYSWAMY (AADHAAR No.5324 9629 3275) son of Mr.Susaimuthu, aged about 57 years, residing at No.17A, Thandavarayan Street, Gandhi Nagar, Ekkattuthangal, Chennai-600032.

2.

Mr.K.RAVICHANDRAN (AADHAAR No.7899 6923 3314, Mobile No.9841133933) son of Mr.Kasi, aged about 44 years, residing at No.18, North Mada Street, Thirukkachur Village, Chengalpattu Taluk, Chengalpattu District-603204.

Drafted by:-



J.Rajendran,
State Document writer,
Lic No.A/96/CGL/98,
Omsakthi Documentation Centre,
Chengalpattu, Mobile No.9380469928,
Mail ID:-'omsakthidoc@gmail.com'.

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Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : திருக்கச்சூர்

பட்டா எண் : 1821

உரிமையாளர்கள் பெயர்

1. மிஸ்ரிமல் சக்காரியா மகன் கிம்ராஜ் சக்காரியா

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	
235	1	--	--	0 - 13.50	1.89	--	--	---- -- 26-01-2016
252	2	--	--	0 - 13.50	2.37	--	--	---- -- 26-01-2016
260	1B	--	--	0 - 9.00	1.26	--	--	---- -- 27-01-2016
263	2	--	--	0 - 4.50	0.63	--	--	---- -- 27-01-2016
265	2B	--	--	0 - 8.00	1.15	--	--	---- -- 27-01-2016
266	-	--	--	0 - 4.00	0.45	--	--	---- -- 27-01-2016
280	1A	--	--	0 - 3.50	0.42	--	--	---- -- 27-01-2016
290	3	--	--	0 - 14.00	2.03	--	--	---- -- 08-02-2016
300	5A	--	--	0 - 8.50	0.97	--	--	---- -- 08-02-2016
300	5C	--	--	0 - 7.00	0.79	--	--	---- -- 08-02-2016
303	1A	--	--	0 - 5.50	0.56	--	--	2017/0103 /03/035869--- -- 02-05-2017
307	1A	--	--	0 - 11.50	1.12	--	--	---- -- 08-02-2016
307	1B	--	--	0 - 15.50	1.56	--	--	---- -- 08-02-2016
307	1D	--	--	0 - 11.00	1.08	--	--	---- -- 08-02-2016
307	2A	--	--	0 - 1.00	0.10	--	--	---- -- 08-02-2016
307	2C	--	--	0 - 11.50	1.20	--	--	---- -- 08-02-2016
307	4B	--	--	0 - 7.00	0.68	--	--	---- -- 08-02-2016
308	1	--	--	0 - 3.00	0.46	--	--	---- -- 08-02-2016

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308	2	--	--	0 - 47.00	6.67	--	--	---- -- 08-02-2016
310	4A	--	--	0 - 2.00	0.29	--	--	---- -- 08-02-2016
310	4B	--	--	0 - 2.00	0.29	--	--	---- -- 08-02-2016
312	2A	--	--	0 - 4.50	0.63	--	--	---- -- 08-02-2016
312	2B	--	--	0 - 4.00	0.58	--	--	---- -- 08-02-2016
312	3	--	--	0 - 14.50	1.95	--	--	---- -- 08-02-2016
312	4	--	--	0 - 3.50	0.52	--	--	---- -- 08-02-2016
312	5	--	--	0 - 3.00	0.46	--	--	---- -- 08-02-2016
312	7	--	--	0 - 7.50	1.12	--	--	---- -- 08-02-2016
312	8	--	--	0 - 7.50	1.12	--	--	---- -- 08-02-2016
312	9A	--	--	0 - 4.00	0.58	--	--	---- -- 08-02-2016
313	1A1	--	--	0 - 5.00	0.71	--	--	---- -- 08-02-2016
313	1A2	--	--	0 - 10.00	1.42	--	--	---- -- 08-02-2016
313	1A3	--	--	0 - 5.00	0.74	--	--	---- -- 08-02-2016
313	1B	--	--	0 - 20.50	2.87	--	--	---- -- 08-02-2016
319	-	--	--	0 - 18.00	1.76	--	--	---- -- 08-02-2016
324	4	--	--	0 - 8.00	0.80	--	--	---- -- 08-02-2016
324	5	--	--	0 - 7.50	0.72	--	--	---- -- 08-02-2016
325	-	--	--	0 - 4.00	0.40	--	--	---- -- 08-02-2016
327	1A	--	--	0 - 4.00	0.40	--	--	---- -- 08-02-2016
328	1A1B	--	--	0 - 13.00	1.28	--	--	---- -- 08-02-2016
328	2A	--	--	0 - 1.50	0.16	--	--	---- -- 08-02-2016
329	3A	--	--	0 - 7.50	0.72	--	--	---- -- 08-02-2016
329	9	--	--	0 - 5.00	0.50	--	--	---- -- 08-02-2016
331	4	--	--	0 - 3.50	0.36	--	--	---- -- 08-02-2016
331	5	--	--	0 - 16.00	1.60	--	--	---- -- 08-02-2016
331	6	--	--	0 - 10.50	1.04	--	--	---- -- 08-02-2016
337	-	--	--	0 - 3.50	0.36	--	--	---- -- 08-02-2016
339	-	--	--	0 - 1.50	0.16	--	--	---- -- 08-02-2016

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340	5	--	--	0 - 4.00	0.40	--	--	---- -- 08-02-2016
341	1A	--	--	0 - 5.00	0.48	--	--	---- -- 08-02-2016
341	1B	--	--	0 - 5.50	0.56	--	--	---- -- 08-02-2016
341	2	--	--	0 - 5.50	0.56	--	--	11132/08--- -- 10-04-2001
341	3	--	--	0 - 16.00	1.60	--	--	---- -- 08-02-2016
341	5	--	--	0 - 15.50	1.52	--	--	---- -- 08-02-2016
341	7	--	--	0 - 4.00	0.40	--	--	---- -- 08-02-2016
341	7B	--	--	0 - 4.00	0.40	--	--	---- -- 08-02-2016
342	3	--	--	0 - 10.00	1.00	--	--	---- -- 08-02-2016
343	2	--	--	0 - 14.50	1.44	--	--	---- -- 08-02-2016
343	3	--	--	0 - 16.50	1.60	--	--	---- -- 08-02-2016
344	1A	--	--	0 - 2.50	0.25	--	--	---- -- 08-02-2016
344	1D	--	--	0 - 9.50	0.94	--	--	---- -- 08-02-2016
344	1G	--	--	0 - 0.50	0.06	--	--	---- -- 08-02-2016
344	1J	--	--	0 - 12.50	1.24	--	--	---- -- 08-02-2016
344	2A	--	--	0 - 3.50	0.35	--	--	---- -- 08-02-2016
				5 - 24.50	61.71			

குறிப்பு2 :

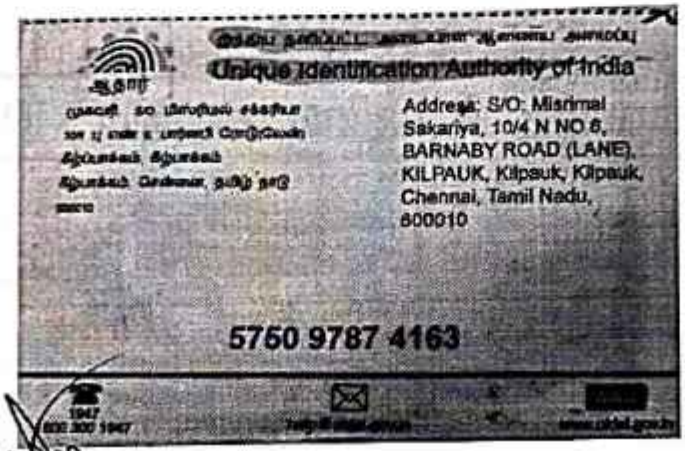
1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/04/074/01821/40452** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 18-10-2023 அன்று 06:37:21 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

1 5 717

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Registering Officer


இந்திய அரசாங்கம்
Government of India
Khimraj Sakariya
5750 9787 4163
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
Address: S/O: Mishimal Sakariya, 10/4 N NO.6, BARNABY ROAD (LANE), KILPAUK, Kilpauk, Kilpauk, Chennai, Tamil Nadu, 600010
5750 9787 4163

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Registering Officer

இந்திய அரசாங்கம்
Government of India



மனோகர் வ
Manohar V
பிறந்த நாள் / DOB : 07/12/1969
ஆண்பால் / Male

2695 0190 4458

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:
தந்தை / தாய் பெயர்: வரதப்பன்,
எண் 19, தர்மராஜா கோவில்
தெரு, சோழிங்கநல்லூர்,
காஞ்சிபுரம், சோழிங்கநல்லூர்,
தமிழ் நாடு, 600119

Address:
S/O: Varadhappan, NO 19,
DHARMARAJA KOVIL STREET,
Sholinganallur, Kancheepuram,
Sholinganallur, Tamil Nadu,
600119

2695 0190 4458

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Document No ..... 15217 of ...I..... of Book
2023. Contains 19 ..... Sheets 1.4... Sheet

Registering Officer



இந்திய அரசாங்கம்
Government of India

Govindasamy Kuppusamy
Father : SEENUVASAN KUPPUSAMY

Year of Birth: 1990
Male

7579 8254 2243

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

முகவரி: S/O குப்புசாமி, எண் 46
பஜனை கோவில், காயரம்பேடு
செங்கல்பட்டு, காயரம்பேடு, காயரம்பேடு
காஞ்சிபுரம், தமிழ்நாடு, 603202

Address: S/O Kuppusamy,
NO 46, BAJANAI KOVIL,
KAYARAMPEDU,
CHENGALPATTU,
Kayarambedu,
Kayarambedu;,
Kancheepuram, Tamil Nadu,
603202

7579 8254 2243

1947
1800 300 1947

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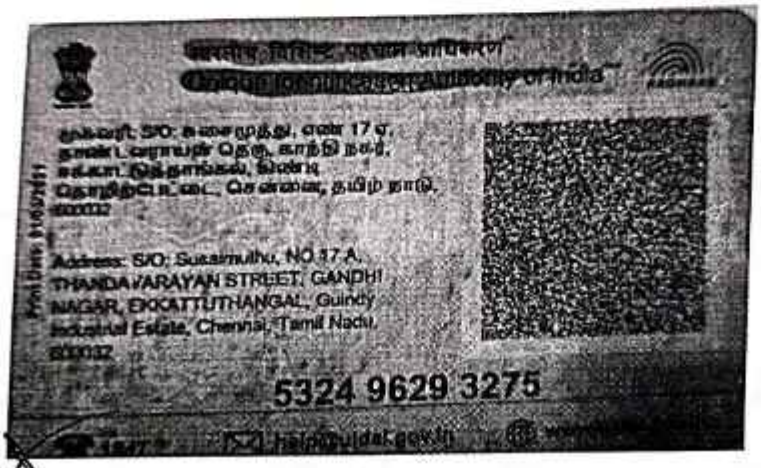
www.uidai.gov.in

15717

Document No ..... of ...I..... of Book
2023. Contains ...07... Sheets ...05.. Sheet

Registering Officer





15717

Document No ..... of ...I..... of Book
2023. Contains ..19.... Sheets ..16.... Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்தட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00406/58898

To
ரவிசந்திரன் காசி
Ravichandran Kasi
S/O: Kasi
18
NORTHMADA STREET
THIRUKKACHUR
Maraimalainagar
Kancheepuram Tamil Nadu - 603204
9841133933

உங்கள் ஆதார் எண் / Your Aadhaar No. :
7899 6923 3314
VID : 9161 8086 4047 4941

எனது ஆதார், எனது அடையாளம்

Government of India

ரவிசந்திரன் காசி
Ravichandran Kasi
பிறந்த நாள்/DOB: 31/07/1979
ஆண்/ MALE

Issue Date: 24/12/2013

7899 6923 3314
VID : 9161 8086 4047 4941

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
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Unique Identification Authority of India

முகவரி:
S/O: காசி, 18, வடக்குமாட வீதி, திருக்கச்சூர், மறைமலைநகர், காஞ்சிபுரம், தமிழ் நாடு - 603204

Address:
S/O: Kasi, 18, NORTHMADA STREET, THIRUKKACHUR, Maraimalainagar, Kancheepuram, Tamil Nadu - 603204

Download Date: 24/12/2022

7899 6923 3314
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15217

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2023. Contains 19..... Sheets 17... Sheet

Registering Officer

R/Chengleput Joint II/Book-1/15717/2023

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 81,010/- paid at 03:50 PM on the 19/10/2023 by

Left Thumb  	9884042201 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:745673eb2bcca94d514d93b6911fbb328d267e **(Details from UIDAI : Khimraj Sakarlya S/O: Misrimal Sakarlya, 31-01-1965, xxxxxxxx4163)**	
Claim admitted by Left Thumb  	9710189293 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:566763adb6d8ba45f74cada56c368a19311f4b **(Details from UIDAI : Manohar V S/O: Varadhappan, 07-12-1969, xxxxxxxx4458)**	
Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:998119d6558a0530254f948d19a7c310a6cd2e **(Details from UIDAI : Govindasamy Kuppusamy S/O Kuppusamy, 17-10-1980, xxxxxxxx2248)**	

Document No 15717 of ...I..... of Book 2023. Contains ...19... Sheets ...01... Sheet

Registering Officer

19th day of October 2023

Sathyapriya R
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/15717/2023.**

Date: 19/10/2023
Chengleput Joint II

Sathyapriya R
Sub Registrar

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

15717

Document No ..... of ...I..... of Book 2023. Contains ....19.. Sheets ..19.. Sheet

Registering Officer

RECTIFICATION DEED

This **RECTIFICATION DEED** is executed at Chennai on this 27th day of July 2009

BY

1. **Mr. M. VARADHARAJA NAICKER**, S/o. Mr. Munuswamy Naicker, Hindu,

2. **Mrs. V. VALLIAMMAL**, W/o. Mr. M. Varadharaja Naicker, Hindu, and both are residing at Shanthi Street, Thirukkachur Village, Chingleput Taluk, Kancheepuram District, [Power of attorney dated 28-03-2005 - Doc. No.87 of 2005 - D.R. Chingleput]

3. **Mr. A. SANKARALINGAM,** S/o. Late Appu Naicker, Hindu,

4. **Mr. S. VIJAYAN,** S/o. Mr. A. Sankaralingam, Hindu, and both (3 & 4) are residing at No.2, West Mada Street, Thirukkachur Post and Village, Chingleput Taluk, Kancheepuram District,

5. **Mr. R. RAJENDRAN,** S/o. Late Ramalinga Naicker, Hindu, and residing at Vengallur Street, Palichal Post, Vedivechaan Kovil Street, Trivandrum 695 020, Kerala,

6. **Mr. MANI,** S/o. Mr. Sankaralingam, Hindu and residing at Thirukkachur Village, Chingleput Taluk, Kancheepuram District, [Two power of attorneys dated (i) 05-04-2005 – Doc. No.421 of 2005 and (ii) 12-02-2007 - Doc. No.208 of 2007 – SRO T. Nagar]

7. **Mrs. K. VEDAVALLI AMMAL,** W/o. Mr. Kumaraswamy Naicker, Hindu and residing at No.15, V.O.C. Street, Thirukkachur Village, Chingleput Taluk, Kancheepuram District, [Power of attorney dated 03-05-2005 - Doc. No.585 of 2005 - S.R.O. T. Nagar]

8. **Mrs. K. ALAMELU,** W/o. Late K.R. Kollapuri, Hindu,

9. **Mr. K. MURTIIY,** S/o. Late K.R. Kollapur, Hindu,

10. **Mrs. C. ANUSUYA,**W/o. Mr. V. Chidambaram D/o. Late K.R.Kollapuri, Hindu,

11. **Mrs. T. SUMATIII,** W/o. Mr. K.K. Thanigachalam and D/o. Late K.R. Kollapuri, Hindu,

For Vendors 1 to 36

Power Agent

For Vendors 3, 4, 6 & 37 to 92

Power Agent

PURCHASER

3877/07

P 99

ஆவண எண் : 3877 /2007
சொ.பக்கம் 1/4
பக்கம்

27

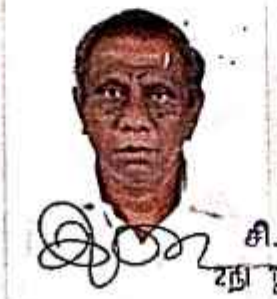
மணிக்காலுக்கிடையில், செங்கல்பட்டு
இணை சார் பதிவாளர் அலுவலகத்தில்
நாக்கல் செய்து கடனம்
ஒப்படைத்தவர்

27/7/2007

27

இடது பெருவிரல்





சி. விஜயகுமாரன்
2ஆ இணை சார்பதிவாளர்
செங்கல்பட்டு

S/o: V. Mohamed Hussain,
No. 91, Nungambakkam High Road,
Chennai.

S/o. V. Mohamed Hussain.

இடது பெருவிரல்



S/o. V. Mohamed Hussain.
(Aadhaar No. 3[illegible] 3[illegible] 8[illegible]),
No. E-1, 21/29 Ethiraj Salai,
Nungambakkam, Chennai-34.

இடது பெருவிரல்



இன்னாரென்று குறித்தவர்கள்

1) S/O S.A.G. DR. CADER
No 4 - Dr. THIRUMURTHY NAGAR 2nd ST
CHENNAI-34

2)
42, Green Rd. Ch-6.

27
ஆண்டு திங்கள் நான்

2ஆ இணை சார்பதிவாளர்



தமிழ்நாடு तमिलनाडु TAMILNADU

Khemraj Sakariya
Chennai

A 205831

3822
5-6-07

M.R. GUNDACHAR
STAMP VENDOR
B2. 23490/88
TRIPLICANE
CHENNAI - 600 005.

SALE DEED

This SALE DEED is executed at Chennai on this 7th day of June 2007

BY

1. **Mr. M. VARADHARAJA NAICKER**, S/o. Mr. Munuswamy Naicker, Hindu,

2. **Mrs. V. VALLIAMMAL**, W/o. Mr. M. Varadharaja Naicker, Hindu, and both are residing at Shanthi Street, Thirukkachur Village, Chingleput Taluk, Kancheepuram District, [Power of attorney dated 28-03-2005 - Doc. No.87 of 2005 - D.R. Chingleput]

3. **Mr. A. SANKARALINGAM**, S/o. Late Appu Naicker, Hindu,

4. **Mr. S. VIJAYAN**, S/o. Mr. A. Sankaralingam, Hindu, and both (3 & 4) are residing at No.2, West Mada Street, Thirukkachur Post and Village, Chingleput Taluk, Kancheepuram District,

For Vendors 1 to 36

Power Agent

For Vendors 37 to 92

Power Agent

PURCHASER

சார்பதிவாளர்
செங்கல்பட்டு.

...திங்கள்...8...நாள்
...மாலை சார் பதிவாளர் அலுவலகத்தில்
...ரூ 21750.00

டது பெருவிரல்





சார் பதிவாளர்
செங்கல்பட்டு.

Slo: H. Nisrimal Sakariya.
No: 154, DH Road Purasawalkam
Ch-84.

ரூபி கொடுத்ததாக ஒப்புக்கொண்டவர்

டது பெருவிரல்





சார் பதிவாளர்
செங்கல்பட்டு.

Slo. V. Mohamed Hussain.
No 9/1. Rendajarajulu St
Am'n Hlooraí Ch-79.

PAN AAFFV 9554 K
PAN AAFFV 9554 K

டது பெருவிரல்





சார் பதிவாளர்,
செங்கல்பட்டு.

Slo A. M. MohamedHussain.
No. El-Alza Eden Growth.
North Bogy Road,
T. Nagar. Ch-17.

FCNO. 10/0/000255/

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 20143/2023

ஆவண எண் : R/ Chengleput Joint II/ BOOK-1/ 15717 / 2023

திரு கிம்ராஜ் சக்கரியா அவர்களிடமிருந்து ₹ 81,010 (ரூபாய் எண்பத்தொன்றாயிரத்து பத்து மட்டும்) [இணைய வழி: REG202310196961646 ₹ 100, REG202310186922807 ₹ 80910] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	பதிவுக் கட்டணம்	80,000
2	கணினிக் கட்டணம்	900
3	குறுந்தகடுக் கட்டணம்	100
4	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	81,010

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

2 எண் இணை சார்பதிவாளர் செங்கல்பட்டு
அலுவலகம்

நாள்: 19/10/2023

பதிவு அலுவலர் கையொப்பம்
2 எண் இணை சார்பதிவாளர்
செங்கல்பட்டு

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்

பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
NARESHMANICKAM (குடிமக்கள்)	Naresh G	9842318173	14-10-23 12:15:30 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

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.