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15649/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

M/s Easun Engineering Co. P. Ltd. Ranganam, Ch-35 4.10.2023

CS 049673

A. நிரமநாயகம்

முத்திரை தாள் விற்பனையாளர்

உரிமம் எண்: 12114 / BI/85-

GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney executed at Chennai on this **07th day of October 2023**.

M/s. **EASUN ENGINEERING COMPANY PRIVATE LIMITED** (FORMERLY KNOWN AS M/s. EASUN ENGINEERING COMPANY LIMITED) (PAN No. AAACE5975H) a Private Limited Company, Incorporated under the Indian Companies Act (Act VII of 1913) and now

For Easun Engineering Company Private Limited

Authorised Signatory

For SUMANGALI REA

PROPRIET

Document No. 15649 of 2023 Contains 20 Sheet

a company within the meaning Section 3(1) (ii) clause (d) of the Companies Act 1956 (Central Act 1 of 1956), having its Registered Office at Temple Tower, 6th Floor, 672 Anna Salai, Nandanam, Chennai 600 035, who has nominated its Managing Director Mr. V. EASWARAN, S/o. Venkataraman, (Aadhaar No. 9270 6181 9538) to execute this General Power of Attorney Deed, vide the Board Resolution dated 01/08/2022, hereinafter called the **"PRINCIPAL"** of the **ONE PART.**

TO AND IN FAVOUR OF

M/s. SUMANGALI REALTY, a Registered Proprietorship Company having its office at No. 1st Floor, P.C – 7, TNHB, Avadi, Chennai – 600 054, represented by its Proprietor **Mr. CHETHAN SHARMA, (**Pan No. **AANPS3103K,** AADHAR No. **9313 2782 5353)**, S/o. Poonam Chand Sharma, aged about 35 years, residing at No. 205, N.M. Road, Avadi, Chennai 600 - 005, hereinafter called the **"POWER AGENT"** of the **OTHER PART.**

WHEREAS the **"PRINCIPAL"** herein purchased from **M/s. Eswaran Kuluthu Sons and Company**, had vide Sale Deed dated 18th August, 1971 registered as **Document No. 3404 of 1971** in the Office of the Sub- Registrar, Madras, Conveyed an extent of 2 Acre and 74 Cents situate in Survey No. 853 and 30 Cents situate in Survey No. 854, Total Extent 3 Acres 4 Cents, Pakkam Village (Presently Nathamedu Village), PoonamalleeTaluk, (Presently Thiruvallur Taluk), Tiruvallur District.

For SUMANGALI REALTY

PROPRIE

For Easun Engineering Company Private Limited

Authorised Signatory

Document No. 5649 of 2023

Contains 20 Sheet 2

WHEREAS the **"PRINCIPAL"** M/s. EASUN ENGINEERING COMPANY LIMITED sold 30 Cents situate in Survey No. 853/4 to M/s. MR TAP Changers P Ltd vide sale deed 2557/1996, and 92 Cents situate in Survey No. 853/2 to Ms. Thilagavathy vide sale deed 4592/2003, remaining Extent of **0 Acre 19.76 Cents**, Comprised in **Survey No.853/2A**, Extent of **0 Acre 76.57 Cents**, Comprised in **Survey No. 853/3A**, **So Total Extent 0 Acres 96.33 Cents**, as per bearing Patta No 4591 NATHAMEDU Village, THIRUVALLUR Taluk, Tiruvallur District,

AND WHEREAS the PRINCIPAL M/s. **EASUN ENGINEERING COMPANY PRIVATE LIMITED**, nominated its Managing Director Mr. V. **EASWARAN**, S/o. Venkataraman, is the sole and absolute owner of Vacant land, measuring an extent of Acre 0 Cents 19.76 comprised in Survey No. 853/2A, Acre 0 Cents 76.57 comprised in Survey No. 853/3A bearing New Patta No. 4591, as per Patta Hec. 0.39.00.

The above TWO Survey Nos. Total Exent of **Acre 0 Cents 96.33** situated in NATHAMEDU Village, TIRUVALLUR Taluk, Thiruvallur District.

AND WHEREAS the PRINCIPAL is not in a position to look after the Schedule Mentioned Property and now he had decided to appoint GENERAL POWER AGENT and hereby appoint **M/s. SUMANGALI REALTY,**

For Easun Engineering Company Private Limited

For SUMANGALI REALTY

PROPRIETOR

Document No. 15649 of 2023 Contains 20 Sheet 3

a Registered Proprietorship Company represented by its Proprietor **Mr. CHETHAN SHARMA,** to do the following acts and things by the said Power Agent.

- **To Prepare Plan for New Layout in the Schedule mentioned Property.**
- To pay all taxes/charges in respect to Schedule mentioned Property.
- To apply for necessary sanction for new Layouts approvals
- To advertise and engage for looking of new intended purchaser.
- To make all documents related to CMDA Approvals, Plans, Statements, applications, returns, before all authorities including CMDA, Corporation, TNEB, CMWSSB, Tax Authorities and such other Central, State and Quasi Government bodies as the case may and to appear and represent before any of them for the purpose of obtaining the necessary sanctioned plans, permits etc., connected with the Schedule mentioned Property in respect of one or more of the following matters:-

  a. Sub-division of the Properties.

  b. Re-union or reconstitution of the properties.

  c. To sign the necessary affidavit and indemnify bonds/papers to be presented to the Chennai Metropolitan Development Authority and or the corporation of Chennai declaring that the principal does not possess excess property.

  d. To pay, remits, deposit all fees charges deposits, reservation charges etc., and also to collect back the paid amounts to the corporation of Chennai CMDA bodies either in the name of the principal or in his own name and to obtain refund of any or all of them by cash, Cheque or DD drawn in favour of the Power Agent.

For SUMANGALI REALTY

PROPRIETOR

For Easun Engineering Company Private Limited

Authorised Signatory

Document No. 15649 of 2023 Or Book

I Contains 20 Sheet 4 Sheet

e. To obtain permanent or temporary service connections in respect of a water supply, drainage, sewerage and electricity or to use existing service connections.

- To appear and act in all courts, Writ, Civil, Revenue or criminal whether lower court original side or Appellate side or before any Registering officer relating to Schedule mentioned property and to make representation regarding the same orally or in writing.

- To Sign and verify plaints, written statements, affidavits, petitions memorandum of appeal or Revision or Review criminal complaints and to Prosecute all claims relating to the Schedule mentioned Property and to defend any actions civil or criminal that may be initiated against us.

- To engage Advocates, Auditors, or Pleaders and sign Vakalath and Memo.
- To Compromise or settle the matter.
- And generally to do all acts and things as may be found necessary to effectively perform all the above terms and conditions. The executants undertake to ratify and confirm all such lawful acts, deeds and things that the attorney shall do or perform in pursuance of the powers herein before mentioned.
- The Power of Attorney is valid from today.
- **This Power of Attorney is not for selling the schedule mentioned property.**
- **This Power of Attorney is only for getting approval for New Layout From CMDA.**

For Easun Engineering Company Limited

Authorised Signatory

For SUMANGALI REALTY

PROPRIETOR

Document No. 15649 of 2023

Contains 20 Sheet 5

- **The Attorney is liable to render accounts.**
- **No consideration has been received for executing this deed.**
- And generally, to do what all is required to carry out object for with the POWER is given.

I, the PRINCIPAL herein do hereby agree to ratify and confirm what my Agent in the premises by virtue of the above said power and she will bind all my legal heirs

SCHEDULE OF PROPERTY

ITEM 1

All that piece and parcel of the vacant land measuring an extent of **Acre 0 Cents 19.76** comprised in New Patta No. 4591, as per Patta New Survey No. **853/2A** Hec. 0.08.0 situated in NATHAMEDU Village (Previsously Pakkam Village), TIRUVALLUR Taluk, Tiruvallur District, and Bounded on the

North by : Land in Survey No. 850

South by : Thiruninravur Village

East By : Land in S.Nos, 853/2B

West By : Land in S.No. 853/1 and 854

For Easun Engineering Co[illegible] Limited

Authorised Signatory

For SUMANGALI REALTY

PROPRIETO

Document No. 15649 of 2023 Book I

Contains 20 Sheet 6

Registering

Item No.2

All that piece and parcel of the vacant land measuring an extent of **Acre 0 Cents 76.57** comprised in New Patta No. 4591, as per Patta New Survey No. **853/3A** Hec. 0.31.0 situated in NATHAMEDU Village (Previsously Pakkam Village), TIRUVALLUR Taluk, Tiruvallur District, and Bounded on the

North by : Land in Survey No. 850

South by : Thiruninravur Village

East By : Land in S.Nos, 853/3B

West By : Land in S.Nos, 853/2B

Item 1 and Item 2 (Acre 0 Cents 19.76 + Acre 0 Cents 76.57) Totally

Acre 0 Cents 96.33

Situated within the Registration District of Thiruvallur and Sub Registration District of Avadi.

For Easun Engineering

Authorised Signatory

For SUMANGALI REALTY

PROPRIETOR

Document No. 15649 of 2023 Or Book

1 Contains 20 Sheet 1 Sheet

Registering Officer

IN WITNESS WHEREOF THE PRINCIPAL AND POWER AGENT HAVE SIGNED THEIR SIGNATURES IN THIS DEED ON THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE UNDER MENTIONED WITNESSES.

For SUMANGALI REA...

PROPRIETOR

POWER AGENT

For Easun Engineering Co...

Authorised Signatory

PRINCIPAL

WITNESSES:

1. Jegatesh.S (VENKADESH) S/o. Suresh Kumar, 11, M.R.R Nagar, I.A.F. Post, Mitnamalli 600055 (Aadhar No 6558 1459 1534)

2. P.M.G. Ganesan (GANESAN) S/o. Ganapathy, 19/5, T.V.K Street, Tachers Colony, Ambasamudram (Aadhar No 4229 7241 2567)

Document Prepared By :-



S.M. NOORU MOHAMED ALI B.Sc., LLB
ADVOCATE
ROLL No : MS 644 / 2016
AMBASAMUDRAM
Cell No. : 9790538551

Document No. 1549 of 2023 Book I
Contains 2 Sheet 8
Registering

சான்று

பார்வை : பதிவுத்துறைத் தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண் 35083/சி1/2021 நாள் 07.02.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவோம்.

உறுதிமொழி

இந்த ஆவணத்தை எழுதிக்கொடுப்பவர்களும், எழுதிப் பெறுபவர்களும் கீழ்க்கண்ட உறுதிமொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22(A) மற்றும் பிரிவி 22(B)க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1860 பிரிவு 470ன் படி Forged Document அல்ல எனவும், ஆவணத்தை எழுதிப்பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப்பெறுகிறார் எனவும்,சொத்து மாற்றுச் சட்டம் 1882ன்படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும் உறுதிமொழி அளிக்கின்றோம்.

மேலும் இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாகமாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்.

For SUMANGALI REALTY

PROPRIETOR

For Easun Engineering Co[illegible] Limited

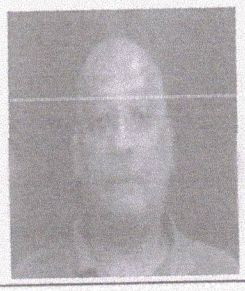
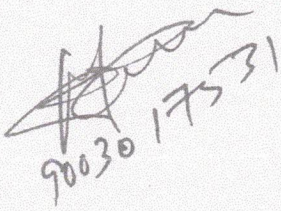
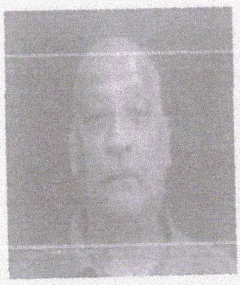
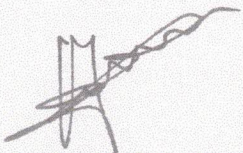
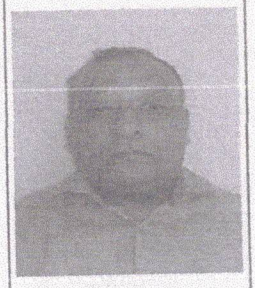
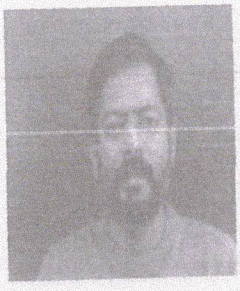
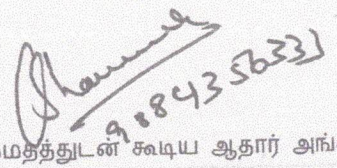
Authorised Signatory

Document No. 15649 of 2023 Dr Book 1

Contains 20 Sheet 9

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/15649/2023

2023 ஆம் ஆண்டு அக்டோபர் மாதம் 07ம் தேதி பி.ப. 01:25 மணியளவில் 1 எண் இணை சார்பதிவாளர் திருவள்ளூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 2,810/- செலுத்தியவர்.

இடது பெருவிரல்  	 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:57524097a270a21d164f37a63e7689d81ab522 (Details from UIDAI : Venkataraman Easwaran S/O: Venkataraman, 29-07-1962, xxxxxxxx9538)	
எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:907307399356e32aef4ad9953a519ee723ae0f (Details from UIDAI : Chethan Sharma S/O: Poonamchand Sharma, 06-10-1987, xxxxxxxx5353)	

2023 ஆம் ஆண்டு அக்டோபர் மாதம் 7ம் நாள்

உதயன் சி
சார்பதிவாளர்
இணை சார்பதிவாளர் திருவள்ளூர்

Document No. 15649 of 2023

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/15649/2023

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/15649/2023 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 07/10/2023

1 எண் இணை சார்பதிவாளர் திருவள்ளூர்

53995424

உதயன் சி

சார்பதிவாளர்

Document No. 15649 of 2023 Book 1

Contains 20 Sheet 11 Sheet

Registering officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : (086) நத்தமேடு பட்டா எண் : 4591

உரிமையாளர்கள் பெயர்

1. .. ... ஈசன் இன்ஜினீயரிங் கம்பெனி லிமிடெட்

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	
853	2A	0 - 8.00 (மா)	0.11	--	--	--	--	2016/0103/01/017019--3218/1421 -- 23-09-2016
853	3A	0 - 31.00 (மா)	1.43	--	--	--	--	2020/0105/01/308603--2021/01/07/001210SD -- 16-04-2021
		0 - 39.00	1.54					

*மா - மானாவரி

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/07/159/04591/50989** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-10-2023 அன்று 12:52:37 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Easun Engineering Company Private Limited

Authorised Signatory

For SUMANGALI RE...

PROPRIETOR

Document No. 15649 of 2023 Cr

I ...contains 20 Sheet 12

Registering

EASUN SPACIO

EASUN ENGINEERING COMPANY PRIVATE LIMITED

Temple Tower, 6th Floor, 672 Anna Salai, Nandanam, Chennai 600035, India.

Phone: 91-44-24330693, 42131311 Email: eepl@easunmtw.in; easunmtw@gmail.com;

CIN: U51102TN1948PTC000654 GSTIN: 33AAACE5975H1ZL

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EASUN ENGINEERING COMPANY PRIVATE LIMITED HELD ON MONDAY THE 01ST AUGUST 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT "TEMPLE TOWER" 6TH FLOOR, 672, ANNA SALAI, NANDANAM, CHENNAI 600035

RESOLVED Mr. V. Easwaran, Managing Director be and is hereby authorized to negotiate the sale of Company's vacant land situated in Nathamedu (pakkam) Village, extent of 96.33 cents as per details given below, with prospective buyers and conclude the sale of land on such terms and conditions, as may be agreed upon.

RESOLVED further that Mr. V. Easwaran, Managing Director, be and is hereby authorized to execute deed of sale on behalf of the Company and present the same for registration with the Registering Authority.

Land details of Nathamedu (pakkam) Village

Survey No.	Extent in Hec – Are (as per Patta No. 4591)	Extent in cents
853/2A	0 – 8.00	19.76 cents
853/3A	0 – 31.00	76.57 cents
Total ...	O – 39.00	96.33 cents

RESOLVED further to authorize Mr. V. Easwaran, Managing Director to do such acts, deeds and things as my be necessary in this regard

---

/ Certified true copy /

S. Subramaniam

SUBRAMANIAM RAJA

DIRECTOR

DIN # 09705012

For SUMANGALI REALTY

PROPRIETOR

For Easun Engineering Company Private Limited

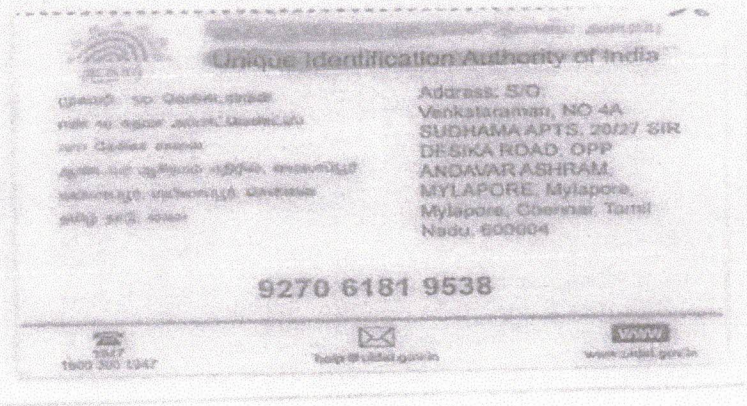
Director

Document No. 15649/2023 Book 1

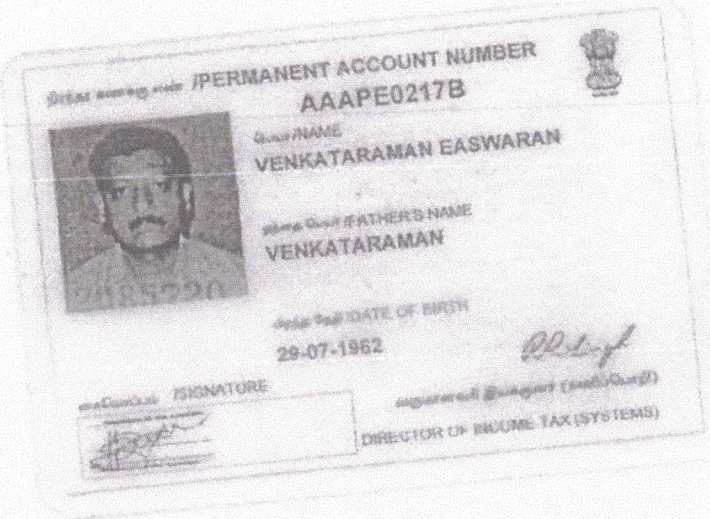
Contains 20 Sheet 13



இந்திய அரசாங்கம்
Government of India
Vankataraman Easwaran
Father : Venkataraman
DOB: 29/07/1962
Male
9270 6181 9538
ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India
Address: S/O Venkataraman, NO 4A SUDHAMA APTS, 20/27 SIR DESIKA ROAD, OPP ANDAVAR ASHRAM, MYLAPORE, Mylapore, Mylapore, Coennai, Tamil Nadu, 600004
9270 6181 9538
1800 300 1947



/PERMANENT ACCOUNT NUMBER
AAAPE0217B
NAME
VENKATARAMAN EASWARAN
FATHER'S NAME
VENKATARAMAN
DATE OF BIRTH
29-07-1962
SIGNATURE
DIRECTOR OF INCOME TAX (SYSTEMS)

For Easun Engineering Company Private Limited

Authorised Signatory

For SUMANGALI REALTY

PROPRIETOR

Document No. 15649 of 2023 Book 1
Contains 20 Sheet 14

Certificate of Incorporation Consequent upon conversion to Private Limited Company

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Chennai

Block No. 6, B' Wing, 2nd Floor Shastri Bhawan 26, Chennai, Tamil Nadu, India, 600034

Corporate Identity Number: U51102TN1948PTC000654

Fresh Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company

IN THE MATTER OF EASUN ENGINEERING COMPANY LIMITED.

I hereby certify that EASUN ENGINEERING COMPANY LIMITED. which was originally incorporated on Seventh day of February One thousand nine hundred forty-eight under the Companies Act, 1956 as EASUN ENGINEERING COMPANY LIMITED. and upon an intimation made for conversion into Private Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Chennai vide SRN G92159383 dated 10.07.2018 the name of the said company is this day changed to EASUN ENGINEERING COMPANY PRIVATE LIMITED.

Given under my hand at Chennai this Tenth day of July Two thousand eighteen.

DS MINISTRY OF CORPORATE AFFAIRS 13

B SRIKUMAR

Deputy RoC

Registrar of Companies

RoC - Chennai

Mailing Address as per record available in Registrar of Companies office:

EASUN ENGINEERING COMPANY PRIVATE LIMITED
TEMPLE TOWERS" 6TH FLOOR,, 476,ANNA SALAI, NANDANAM,,
CHENNAI, Tamil Nadu, India, 600035

For SUMANGALI REALTY

PROPRIETOR

For Easun Engineering Company Private Limited

Authorised Signatory

Document No. 15649.2023 of 2023

Contains 20 sheet 15



For SUMANGALI REALTY

PROPRIETOR

For Easun Engineering Company Private Limited

Authorised Signatory

Document No. 15649 of 2023 Book 1

Contains 20 Sheet 16

Registering officer


இந்திய அரசாங்கம்
Government of India
செத்தன் ஷர்மா
Chethan Sharma
பிறந்த நாள் / DOB: 06/10/1987
ஆண்பால் / Male
9313 2782 5353
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி:
S/O: பூனம்சந்த் ஷர்மா 205/112,
என் எம் ரோடு, ஆவடி,
அம்பத்தூர், திருவள்ளூர், ஆவடி,
கேம்ப், தமிழ் நாடு, 600054
Address:
S/O: Poonamchand Sharma,
205/112, N M ROAD, AVADI,
Ambattur, Tiruvallur, Avadi camp,
Tamil Nadu, 600054
9313 2782 5353
1947
1800 300 1947


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
CHETHAN SHARMA
POONAMCHAND
06/10/1987
Permanent Account Number
AANPS3103K
Signature

For Easun Engineering Company Private Limited

Authorised Signatory

For SUMANGALI REALTY

PROPRIETOR

Document No. 15649 of 2023

Contains 20 Sheet 17

[redacted]

Government of India



கணேசன் கணபதி
GANESAN GANAPATHI
பிறந்த நாள்/DOB: 12/12/1966
ஆண் / MALE

4229 7241 2567
VID:9177604868162982

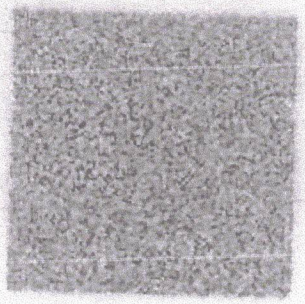
எனது ஆதார், எனது அடையாளம்

[redacted]

Unique Identification Authority of India

முகவரி:
S/O கணபதி, எண் 19/5, திரு வி க ஆசிரியர் காலனி, அம்பாசமுத்திரம், திருநெல்வேலி, தமிழ்நாடு - 627401

Address
S/O Ganapathi no 19/5 thiru v ka street
TEACHER COLONY Ambasamudram
Tirunelveli Tamil Nadu - 627401



4229 7241 2567

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

For Easun Engineering Company Private Limited

Authorised Signatory

For SUMANGALI REA...

PROPRIETOR

Document No. 15649 of 2023

Contains 2 Sheet 18

Registering



भारत सरकार
GOVERNMENT OF INDIA

வெங்கடேஷ்
Vengatesh
பிறந்த நாள்/DOB: 06/02/1997

6558 1459 1534

AADHAAR

முகவரி:
S/O: சுரேஷ்குமார், 11, எம் ஆர் ஆர் நகர், ஏ ஏ போஸ்ட், மிட்டனமல்லி, அம்பத்தூர், திருவள்ளூர், தமிழ் நாடு - 600055
Address :
S/O: Sureshkumar, 11, M R R NAGAR, T A P POST, MITTANAMALLI, Ambattur, Tiruvallur, Tamil Nadu - 600055

6558 1459 1534
VID : 9159 4754 7065 9051

1947

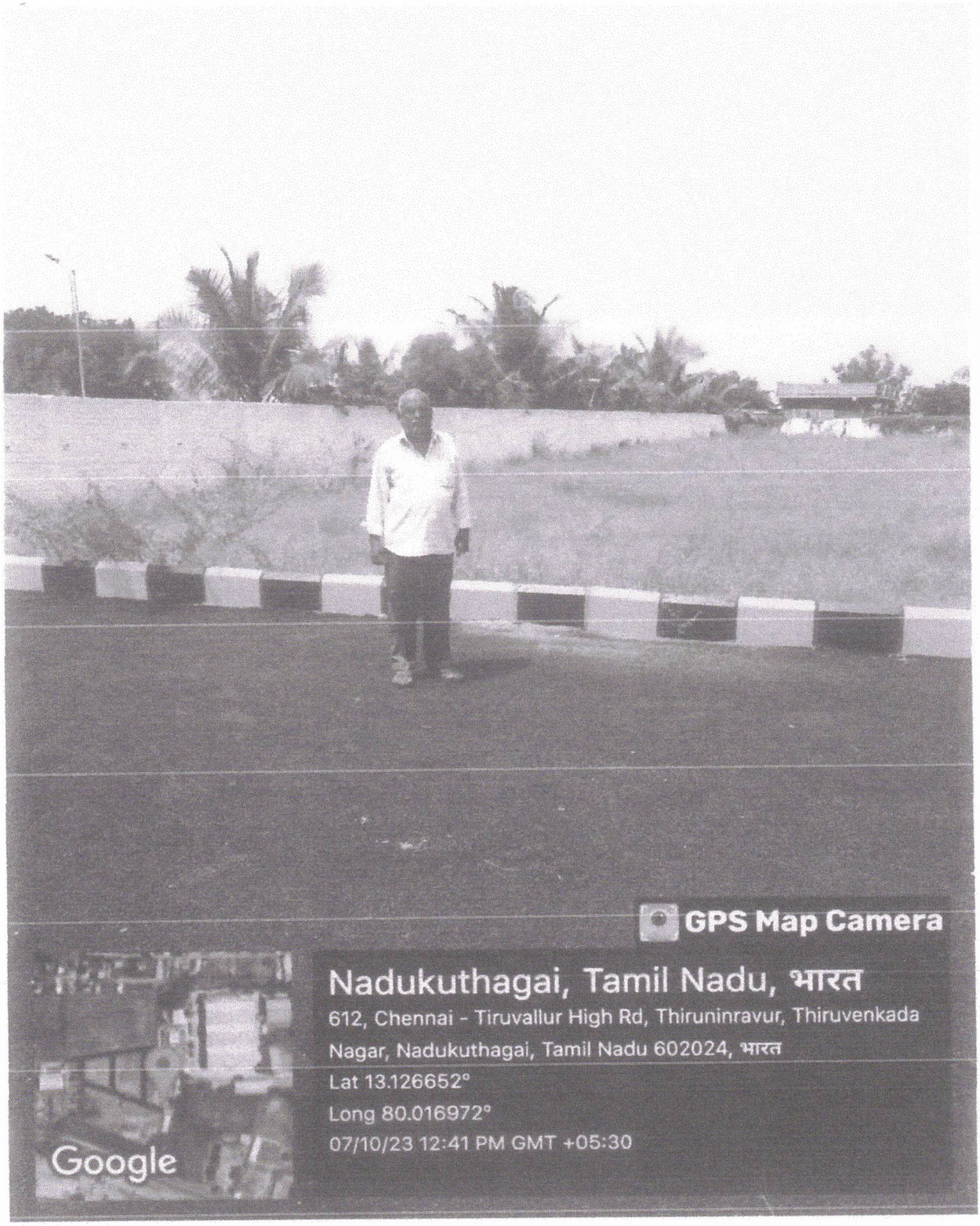
Vengatesh S

For SUMANGALI R[illegible]

Instrument No. 15649 of 2023 Dr [illegible]

Contains 20 Sheet 19 Sheet

For Eesun Engineering Company Private Limited



For SUMANGALI REALTY

PROPRIETOR

For Easun Engineering Company Private Limited

Authorised Signatory

Document No. 15649 of 2023 Or

Contains 2 Sheet 2



Sam Engineers Pvt Ltd
1 Goncalves Shed
Dry Cleaners
M 2 4

3404/71

THIS INDENTURE OF SALE MADE at Madras this 18th Day of AUGUST, One Thousand Nine Hundred and Seventy One, by Eswaran & Sons Engineers Private Limited, incorporated under The Indian Companies Act (Act VII of 1913) and now a Company within the meaning of Section 3(1)(ii) clause (d) of the Companies Act 1956 (Central Act 1 of 1956), having its registered office at 5/7, Second Line Beach, George Town, Madras-1.

For ESWARAN & SONS ENGINEERS (P) LTD.

Director.

...2..

Document No.....of.....Or Book

.....Contains.....Sheet.....Sheet

Registering

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.