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DIGITALLY VERIFIED RECORD

TP/18592974/2024 No.6589/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 28-6-2024

DD 562786

S.S. Murthy
S.SIDDESWARA MURTHY
L.No.3387/B1-2000
StampVendor
Denkanikotta

M/s Swarna 5 Properties and Developers
Anekal

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed on this the **28th day of JUNE 2024** at **DENKANIKOTTAI**: By:

1. **Mrs.R.S.PRAMELA** W/o Late.Mr. Sivakumar, aged about 51 years, **(Aadhaar No.7650 2256 1671, Cell No.9444787344)** residing at No. 21A, Thally Main Road, Melkottai, Denkanikottai Town, Denkanikottai Taluk, Krishnagiri District, Tamil Nadu State – 635107,

2. **Mrs.S KEERTHANA** D/o Late.Mr. Sivakumar, aged about 29 years, **(Aadhaar No.6218 0958 8566, Cell No.9003822386)** residing at No. 21A, Thally Main Road, Melkottai, Denkanikottai Town, Denkanikottai Taluk, Krishnagiri District, Tamil Nadu State – 635107,

For Swarna 5 Properties & Developers

FIRST PARTY/EXECUTANT

Partner

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

R.S. Pramela

S. Keerthana

V. Gopal

Document No. 6589 of 2024 of Book 1
Contains 28 Sheets 1 Sheet

SUB-REGISTRAR

Hereinafter referred to as **FIRST PARTY/EXECUTANT,** (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-title and legal Heirs, Representatives assigns, etc.,) Of the **FIRST PART**;

IN FAVOUR OF:

M/s. SWARNA 5 PROPERTIES AND DEVELOPERS, a registered Partnership Firm, having its registered Office at No.09, 1st Floor, Samruddhi Nilaya, SVM School Road, Maruthi Layout, Anekal Town & Taluk, Bangalore – 562 106, Karnataka State. **PAN. AEQFS1733J**

Represented by its Partners :-

1. Mr. GOPINATH, S/o. Late. M.Venkatachalaiah, aged about 47 years, residing at No.09, 1st Floor, Samrudhi Nilaya, SVM School Road, Maruthi Layout, Anekal Town & Taluk, Bangalore – 560 106, Karnataka State.

AADHAAR No. 847632539154, PHONE No. 9980806434

2. Mr. V.SRINIVAS, S/o. Venkatarajappa, aged about 52 years, residing at No.C12, Sudhamanagar, KHDC Colony, Anekal Town & Taluk, Bangalore - 560 106, Karnataka State.

AADHAAR No. 208797005535, PHONE No. 9342671655

FIRST PARTY/EXECUTANT

R.S. Pranitha

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

Hereinafter referred to as the "**DEVELOPER/ATTORNEY**" (which expression shall whenever the context so requires or admits, mean and include its nominees, executors, successors-in-interest, administrator's and assigns) of the **OTHER PART.**

RECITALS

WHEREAS, the First Parties is an absolute OWNERS in possession of agricultural land Property bearing **Survey No.777/1B Dry, Survey No.776/1B Dry, situated at Noganur Village of Denkanikottai Taluk and attached to Denkanikottai Sub Registration District, Krishnagiri Registration District, Krishnagiri District**, and whereas the above said properties originally belongs to one Mr.Sivakumar b by way of Self acquired property vide Registered Sale Deed **709/2011 of Book -1, at SRO Denkanikottai,** and also by way of **Patta bearing No.1259,**

And whereas the above said Mr.Sivakumar was died on dated:21.02.2021 and leaving behind his wife and daughter are legal heirs issued by Tahsildar, Denkanikottai Vide Legal heirs certificate No.TN-7202103052029, DATED:25.06.2021.

WHEREAS, the First Parties is an absolute OWNERS in possession of agricultural land Property bearing **Survey No.776/1B Dry, situated at Noganur Village of Denkanikottai Taluk and attached to Denkanikottai Sub Registration District, Krishnagiri Registration District, Krishnagiri District**, and whereas the first Parties by way of **registered Release Deed : 6445/2024 of Book -1, at SRO Denkanikottai,**

WHEREAS, the First Parties is an absolute OWNERS in possession of agricultural land Property bearing **Survey No.776/2 Dry, situated at Noganur Village of Denkanikottai Taluk and attached to Denkanikottai Sub Registration District, Krishnagiri Registration District, Krishnagiri District**, and whereas the first Parties by way of **registered Partition Deed : 5727/2024 of Book -1, at SRO Denkanikottai,** Allotted to **"D"** Schedule Property.

For Swarna 5 Properties & Developers

FIRST PARTY/EXECUTANT

R.S. Pramila

S. Bharathi

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

And Whereas, we the Executants are desirous develop the Schedule Property in to residential Layout and have offered the same **M/s. SWARNA 5 PROPERTIES AND DEVELOPERS,** a registered Partnership Firm, Represented by its Partners :- Mr. Gopinath, S/o. Late. M.Venkatachalaiah, and Mr. V.Srinivas, S/o. Venkatarajappa.

The Executants have entered into a Joint Development Agreement dated 28.06.2024, registered as Document No. 6588 /2024, registered before the Office of the Sub Registrar, Denkanikottai, with the **Developer** above named [hereinafter referred to as "**JDA**"] in respect of the **SCHEDULE PROPERTY,** and pursuant thereto it has become necessary for us to empower the said Developer to develop and dispose off Schedule Property, And hence we do hereby appoint, nominate and constitute **M/s. SWARNA 5 PROPERTIES AND DEVELOPERS,** a registered Partnership Firm, Represented by its Partners :- Mr. Gopinath, S/o. Late. M.Venkatachalaiah, and Mr. V.Srinivas, S/o. Venkatarajappa, as our true and lawful attorney to act in my name and on my behalf interalia to do all or any of the following acts, deeds and things as to the Schedule Property, that is to say:

A. POWER TO DEVELOP:

The **DEVELOPER** shall be entitled to develop the Schedule Property in the manner more fully set out in the Joint Development Agreement referred to hereinabove and in pursuance, thereto they shall be entitled to:

FIRST PARTY/EXECUTANT

R.S. Pranitha

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

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DENKANIKOTTAI

1) To apply and obtain conversion/Renewal of conversion of the Schedule Property from agricultural to non-agricultural residential purposes. To apply Mutation wherever necessary in the Revenue Records or Panchayat Records or in Municipality, DTCP / RERA / any other competent authority/s in our name.

2) To submit plans for layout on the Schedule Property to the DTCP / RERA / any other Competent authority/s and to get the same sanctioned/amended or revised in accordance with rules and regulations thereof to prepare, submit and execute all applications, forms, affidavits, undertakings, writings as may be necessary for obtaining the said approvals and sanction of such modified plans as per the Development Agreement.

3) To appear for and represent me and correspond on Our behalf with the DTCP / RERA / any other Competent authority/s, Government, Semi Government Offices, Statutory Offices, Bodies and other Authorities, Tamil Nadu Electricity Board Corporation Limited, Water Supply and Sewerage Board, Police Department, Airport Authorities, Fire Force Authorities, Pollution Control Board, Ministry Of Environment and Forest and in all other Offices and apply for and obtain orders for change of land use if necessary or for grant of any plans, licenses, sanctions, orders etc., and obtain all such licenses, no objections, permissions and for the said and other purposes incidental thereto, to sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary to secure plans, modified plans, licenses and other permissions for layout plan and other purposes in the Schedule Property and also apply for renewal or modifications therefore and pay necessary charges and levies and sums thereof.

4) To entrust/assign the development work to such person/s or companies Our attorney/s deem fit.

FIRST PARTY/EXECUTANT

R. S. Pranitha

S. Santhi

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

5) To apply for and to obtain Commencement Certificate and other Certificates, Permissions, Orders etc., in respect of the Layout development and completed on the Schedule Property from the concerned authorities.

6) To apply for and secure electricity, water and sanitary connections, and other requirements which may be required in the Schedule Property and/or to the to correspond with all Private, Government, Semi Government and other Bodies or Boards for undertaking development on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc as may from time to time necessary or as may be required by the concerned authorities.

7) To appear on Our behalf and in Our name and to represent Our interest before the Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities and DTCP, RERA, Panchayat and other Government and Semi-Government offices, for the renewal or grant of licenses and permits or for any other purposes as may be necessary under any Local Acts, Rules or regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the Schedule Property.

FIRST PARTY/EXECUTANT

R.S Pranisha

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

8) To appear for and represent the principals before any and all concerned Authorities and parties as may be necessary, required or advisable for or in connection with the development of the Schedule Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule Property.

9) To appoint architects, surveyors, engineers, advocates, chartered accountants, contractors and other professional agencies as may be necessary for the development of Schedule Property and for Layout development thereon;

10) To modify or renew the existing plan for the development of the Schedule Property and to submit the same for approval to the DTCP / RERA / any other Competent authority/s,

11) To execute, exchange deed or relinquish the rights of the Schedule Property in favor of the other adjacent landowner, which are all the part of the Project without hindering the share of 60% of the area a/ sites allotted to the land owners / principals.

12) To pay taxes, rates, charges etc., in respect of the Schedule Property and to make all deposits, payments and other statutory dues that may become necessary for obtaining sanction and permissions from the concerned authorities in respect of the Schedule Property.

FIRST PARTY/EXECUTANT

R.S. Pramila

S. Barathi

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

B. SALE OF THE PROPERTY:

As per the Joint Development Agreement, the Owners/First Party are entitled for 60% of the saleable area and the Developer is entitled to sell the DEVELOPER'S SALEABLE AREA of 40%, therefore, the Developer shall be entitled to following:

13) To negotiate for sale or otherwise dispose of by way of sale, assignment, exchange, gift or to lease, sub-lease or create a mortgage **40% (Forty Percent) (DEVELOPER'S SALEABLE AREA)** of the share right title and interest in the land in the Schedule Property either as a whole or in such parts or in the form of individual sites with construction or without construction as our attorneys shall deem fit and in pursuance thereof to enter into and execute such agreements or deeds for sale or lease or assignment or gift or mortgage in this regard on the terms and condition so decided by the Attorney.

14) In pursuance to the above, to receive in our Attorney's name the sale consideration, loans, rents from the purchaser or purchasers or mortgagee or Lessee or any other person and to give good, valid receipt and discharge for the same which will protect such parties without seeing the application of the money. The Attorney may deliver possession of the portions of the Schedule Property **(DEVELOPER'S SALEABLE AREA)** sold or leased or mortgaged or gifted. The sums received may be retained and used by the attorney in any manner they deem fit and need not be paid to the principals in view of the Joint Development Agreement.

FIRST PARTY/EXECUTANT

R.S. Pramila

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

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SUB-REGISTRAR
DENKANIKOTTAI

15) In pursuance to the above, to execute and thereafter to present any Agreement/s, Assignment Deeds, Mortgage Deeds or Lease Deeds and execute and register the Sale Deeds or other Conveyances in respect of the Attorney share **(Developer)** in the Schedule Property or portions thereof and admit the execution thereof before the Sub-Registrar having authority for and to have the same registered in the manner required under law and to do all acts, deeds and things which the said attorney/s shall consider necessary or in any other manner as the attorney/s may deem it fit so as to fully and effectually convey the same.

16) To sign and execute necessary documents, declarations, affidavits, undertakings and other documents required for completion of sale and/or transfer and/or alienation of the **DEVELOPER SALEABLE AREA** in the Schedule Property or in respect of any matter relating to the Schedule Property and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein and for fully and effectually conveying its/their share in land and/or the built up area in the Schedule Property as we could do ourselves, if present.

C. BANK LOANS:

As per the terms of the Joint Development Agreement, the DEVELOPER shall not be entitled to avail any loans on the property.

FIRST PARTY/EXECUTANT

R-S-Promises

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

D. OTHER POWERS:

17) In case of any dispute between the Attorney and a purchaser or assignee or Lessee or Mortgagee, to specifically enforce all the Agreements and Deeds as aforesaid in either a Court of Competent of Jurisdiction or by Arbitration.

18) To present before any officer, authority, banks, courts and acquisition officers, revenue officers, Panchayat, Municipal offices in all matters relating to the Schedule Property.

19) In pursuance to the above and in order to enforce or defend any acts of the DEVELOPER as above or to protect the Schedule Property, to institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any court anywhere in its civil, criminal, revenue, revision or before any Tribunal or Arbitration or Court, Income Tax and Sales Tax authorities to execute warrant of Attorney, Vakalathnama and other authorities to act and to plead and to sign and verify plaints, written statement, petitions and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices and other legal processes, enforce judgment, execute and decree or order to appoint and engage advocates, auditors, tax-practitioners and other legal agents etc., as

FIRST PARTY/EXECUTANT

R.S. Pranitha

S. Bantha

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

Our attorney/s thinks fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper and to bid in Court and/or Revenue Sales/Auction and do all acts, deeds and things, that may be necessary or requisite in connection therewith.

20) The Attorney may substitute any other person identified by them as the attorney (with written notice to the principals) under this Power of Attorney whereupon such substitute shall be deemed to be the attorney for the purposes of this Attorney. Our Attorney may also delegate any of the powers hereby granted to any person / entity nominated by them and on such terms and conditions as may be deemed appropriate. The delegation of power shall not affect the power vested in the Attorney.

21) To appear for and represent me before the Income Tax Department and its Offices and to apply for and obtain necessary Income Tax Clearance Certificates. No Objection Certificates and other permissions required for completion of sale of the Schedule Property to the extent referred above and for the said and other purposes sign and execute necessary documents, affidavits, declarations, indemnities etc.

22) The First Party / Executant have not received any consideration amount for executing this Power of Attorney infavour of Developer / Attorney. The Developer / Attorney shall render accounts for all transactions done by the Developer / Attorney to First Party / Executant on demand.

For Swarna 5 Properties & Developers

FIRST PARTY/EXECUTANT

R.S. Pramila

S. [illegible]

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

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SUB-REGISTRAR
DENKANIKOTTAI

23) Generally, to do any or all other acts, deeds and things are incidental to the execution of such powers for completion of the above;

WE HEREBY AUTHORIZE and empower the said Attorney to delegate all or any of the aforementioned powers granted under this Power of Attorney to any other person it as the attorney (with written notice to me) under this Power of Attorney whereupon such substitute shall be deemed to be the attorney for the purposes of this Attorney and on such terms and conditions as may be deemed appropriate and to cancel / revoke such delegated powers to other person. The delegation of power shall not affect the power vested in Our Attorney. This power of attorney is executed in pursuance to the Joint Development Agreement is irrevocable and shall not be revoked at any point of time.

WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever the said Attorney may lawfully do pursuant to this Power of Attorney.

FIRST PARTY/EXECUTANT

R.S. Pramila

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

SCHEDULE PROPERTIES

In **NOGANUR VILLAGE** of Denkanikotta Taluk and attached to Denkanikotta Sub Registration District, Krishnagiri Registration District, Krishnagiri District.

1. Survey No. 776/2, Dry. Ext. Hec.0.71.00 Asst. Rs.1.77 np., out of this an extent of **Ac.0.11 ½ Cents,** and bounded by:-

East – Land in Sy.No.776/2 Jaishankar Land

West- Land in Sy.No.776/2 Manjunath & Jaishankar Land

North - Land in Sy.No.776/1B Sivakumar Land

South – Land in Sy.No.781

Within these boundaries measuring an extent of **Ac.0.11 ½ Cents,**

2. (Patta No.1259) Survey No. 776/1B, Dry. Ext. Hec.0.35.00 Asst. Rs.1.77 np., in Ac.0.86 Cents, out of this an extent of **Ac.0.39 Cents,** and bounded by:-

East – Land in Sy.No.777

West- Remaining Land in Sy.No.776/1B

North - Land in Sy.No.776/1A

South – Land in Sy.No.776/2

Within these boundaries measuring an extent of **Ac.0.39 Cents,**

FIRST PARTY/EXECUTANT

R.S. Pramila

S. Geetha

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

3. (Patta No.1259) Survey No. 777/1B, Dry. Ext. Hec.0.28.50 Asst. Rs.1.42 np., in **Ac.0.70 ½ Cents Full Extent,** and bounded by:-

East – Land in Sy.No.772 and 773

West- Land in Sy.No.776

North – Land in Sy.No.776/1A

South – Land in Sy.No.777/2

Within these boundaries measuring an extent of **Ac.0.70 ½ Cents Full Extent,**

Altogether Three Survey Numbers making an Total extent of **Ac.1.21 Cents** of land is covered under this **GENERAL POWER OF ATTORNEY.**

FIRST PARTY/EXECUTANT

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
PUDUKKOTTAI

IN WITNESS WHEREOF THE ABOVE NAMED HAVE SIGNED AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN. Value of the property is Rs. 6.05,000/-

FIRST PARTY/EXECUTANT

R. S. Pramila
S. Geetha

ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

V. Gopi
Vasanth

WITNESSES :-

1 A.J. S/o Venkatesh. Kelamangalam.

2. Muthu S/o D.R. Gopal. D.Kotta.

DOCUMENT DRAFTED BY :-



R. Betamma

For Swarna 5 Properties & Developers

V. Gopi
Partner
Vasanth

R. BETAMMA, Document Writer, (Cell No.9655399665)
License No. B/3/KSG/2013, Denkanikottai – 635107.

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SUB-REGISTRAR
DENKANIKOTTAI

Statement Under Rule 3(1) of the Tamil Nadu Stamps (Prevention of Undervaluation of Instruments) Rules 1968

NOGANOOR VILLAGE, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT

S. No.	Survey No.	Extent in Acres	Nature	Value in Rs.
1.	776/2	Ac.0.11 ½ Cents,	Dry	Rs.57,500/-
2.	776/1B	Ac.0.39 Cents,	Dry	Rs.1,95,000/-
3.	777/1B	Ac.0.70 ½ Cents,	Dry	Rs.3,52,500/-
	Total	**Ac.1.21 Cents,**		**Rs.6,05,000/-**

FIRST PARTY/EXECUTANT

R.S. Pranisly

S. Bhuvaneswari

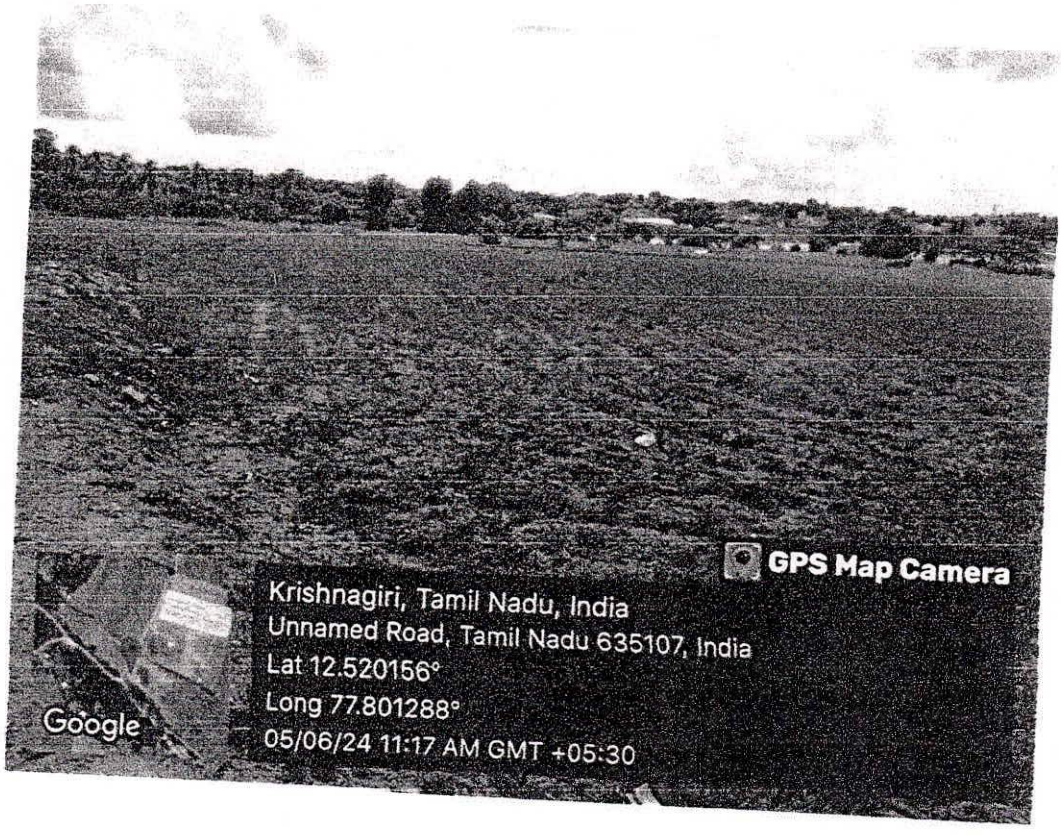
ATTORNEY
M/s. SWARNA 5 PROPERTIES AND DEVELOPERS
Represented by its Partners :-

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI



R.S. Pranicky

S. Senthil

For Swarna 5 Properties & Develo

Partner

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

R/Thenkanikottai/Book-1/6589/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5478 of 2024

I hereby certify that a sum of ₹ 6,060/- (Rupees Six Thousand and Sixty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. R.S.PRAMELA residing at No. 21A, Thally Main Road, Melkottai, Denkanikottai Town, Denkanikottai Taluk, Krishnagiri District, DENKANIKOTTA, Denkanikotta, Krishnagiri, Tamil Nadu, India, 635107.

Sub Registrar: Thenkanikottai
Date: 28/06/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Thenkanikottai and fee of ₹ 8,870/- paid at 05:01 PM on the 28/06/2024 by

For Swarna 5 Properties & Developers

Partner

R.S.Pramela

Left Thumb



Additions as per recitals of document

Execution admitted by

Left Thumb



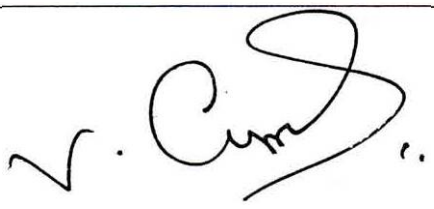
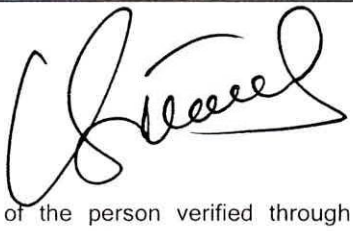
R.S.Pramela

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6402885c7566165d694729836b8ab17c6fd207 (Details from UIDAI : R S Prameela W/O: Sivakumar, 1972, xxxxxxxx1671)



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SUB-REGISTRAR
DENKANIKOTTAI

Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:78102965ec9bf6668d4ac3a5024ca16e3e94d9 **(Details from UIDAI : S Keerthana D/O: Sivakumar, 1994, xxxxxxxx8566)**	
Claim admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:29521152825ee185b24ba7bb19a86fd9dd752d **(Details from UIDAI : Gopinath C/O: Venkatachalaiah, 1974, xxxxxxxx9154)**	
Claim admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:104176e07c8a76ee4d44dc8f43a685ed8e4a53 **(Details from UIDAI : V Srinivas S/O: Venkatarajappa, 1969, xxxxxxxx5535)**	

28th day of June 2024

For Swarna 5 Properties & Developers

Partner

SANGEETHA V
Sub Registrar
Thenkanikottai

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SUB-REGISTRAR
DENKANIKOTTAI

Registered as Number R/Thenkanikottai/Book-1/6589/2024.

59359501

- Date: 28/06/2024
Thenkanikottai

SAIGEETHA V
Sub Registrar

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

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTAI

3 / 3

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள அதிகாரம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0651/60164/44158

Download Date: 17/03/2021

To
ர சி பிரமிளா
R S Prameela
W/O: Sivakumar
D NO 21
MELKOTTAI THALLY MAIN ROAD
Denkanikottai
Denkanikotta
Krishnagiri Tamil Nadu - 635107
9444787344

Issue Date: 06/03/2021

Signature valid



உங்கள் ஆதார் எண் / Your Aadhaar No. :

7650 2256 1671

VID : 9139 0788 2567 0792

எனது ஆதார், எனது அடையாளம்

For Swarna Properties & Developers

[redacted]

Government of India

Download Date: 17/03/2021



ர சி பிரமிளா
R S Prameela
பிறந்த நாள்/DOB: 25/03/1972
பெண்/ FEMALE

Issue Date: 06/03/2021

7650 2256 1671

VID : 9139 0788 2567 0792

எனது ஆதார், எனது அடையாளம்

R.S. Prameela

Document No. 6589 of 2021 of Book 1
Contains 28 Sheets 21 Sheet
SUB-REGISTRAR
DENKANIKOTTAI

भारत सरकार

आधार

Government of India

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0651/60164/48691

To
சி கீர்த்தனா
S Keerthana
D/O: Sivakumar
D NO 21 A
MELKOTTAI
Denkanikottai
Krishnagiri Tamil Nadu - 635107
9003822386

Signature valid



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6218 0958 8566

VID : 9134 8913 5134 4225

எனது ஆதார், எனது அடையாளம்

For Swarna Properties & Developers

Government of India



Issue Date: 17/12/2013

சி கீர்த்தனா
S Keerthana
பிறந்த நாள்/DOB: 06/05/1994
பெண்/ FEMALE

6218 0958 8566

VID : 9134 8913 5134 4225

எனது ஆதார், எனது அடையாளம்

Document No. 6589 of 2024 of Book 1
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SUB-REGISTRAR
DENKANIKOTTAI



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEQFS1733J

नाम/ Name
SWARNA 5 PROPERTIES & DEVELOPERS

निगमन /गठन की तारीख
Date of Incorpation/Formation
15/01/2022

05022022

For Swarna 5 Properties & Developers

Partner

For Swarna 5 Properties & Developers

Partner

Document No. 658 of 2024 of Book 1
Contains 28 Sheets 2-3 Sheet

SUB-REGISTRAR
DENKANIKOTTAI

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट गुरुतु प्राधिकार
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/ Enrolment No.: 0643/30004/37117

To
ಗೋಪಿನಾಥ
Gopinath
C/O: Venkatachalaiah
No #09 Samrudhi Nilaya
S V M School Road
Maruthi Layout
Anekal
Bengaluru Karnataka - 562106
9980806434

Signature Not Verified
Digitally signed by UIDAI
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2023.05.19 05:39:34 UTC

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

8476 3253 9154

VID : 9147 9608 7392 7766

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Government of India

AADHAAR

ಮಾಹಿತಿ / INFORMATION

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವವಲ್ಲ.
- ಆಧಾರ್ ವಿಶಿಷ್ಟವಾಗಿದೆ ಮತ್ತು ಸುರಕ್ಷಿತವಾಗಿದೆ.
- ಸುರಕ್ಷಿತ QR ಕೋಡ್/ ಆಫ್ಲೈನ್ XML/ಆನ್ಲೈನ್ ದೃಢೀಕರಣವನ್ನು ಬಳಸಿಕೊಂಡು ಗುರುತನ್ನು ಪರಿಶೀಲಿಸಿ.
- ಆಧಾರ್ ಪತ್ರ, PVC ಕಾರ್ಡ್ಗಳು, ಇ ಆಧಾರ್ ಮತ್ತು ಎಂ ಆಧಾರ್ನಂತಹ ಎಲ್ಲಾ ರೀತಿಯ ಆಧಾರ್ಗಳು ಸಮಾನವಾಗಿ ಮಾನ್ಯವಾಗಿರುತ್ತವೆ. 12 ಅಂಕಿಗಳ ಆಧಾರ್ ಸಂಖ್ಯೆಯ ಬದಲಿಗೆ ವರ್ಚುವಲ್ ಆಧಾರ್ ಐಡೆಂಟಿಟಿ (VID) ಅನ್ನು ಸಹ ಬಳಸಬಹುದು.
- ಕನಿಷ್ಠ 10 ವರ್ಷಗಳಿಗೊಮ್ಮೆ ಆಧಾರ್ ಅನ್ನು ನವೀಕರಿಸಿ.
- ವಿವಿಧ ಸರ್ಕಾರಿ ಮತ್ತು ಸರ್ಕಾರೇತರ ಪ್ರಯೋಜನಗಳು / ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯ ಮಾಡುತ್ತದೆ.
- ನಿಮ್ಮ ಮೊಬೈಲ್ ಸಂಖ್ಯೆ ಮತ್ತು ಇಮೇಲ್ ಐಡಿಯನ್ನು ಆಧಾರ್ನಲ್ಲಿ ನವೀಕರಿಸಿ.
- ಆಧಾರ್ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಸ್ಮಾರ್ಟ್ಫೋನ್ಗಳಲ್ಲಿ mAadhaar ಅಪ್ಲಿಕೇಶನ್ ಅನ್ನು ಡೌನ್ಲೋಡ್ ಮಾಡಿ.
- ಭದ್ರತೆಯನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳಲು ಲಾಕ್/ ಅನ್ಲಾಕ್ ಆಧಾರ್/ ಬಯೋಮೆಟ್ರಿಕ್ಸ್ ವೈಶಿಷ್ಟ್ಯವನ್ನು ಬಳಸಿ.
- ಆಧಾರ್ ಕೋರುವ ಘಟಕಗಳು ಸಮ್ಮತಿಯನ್ನು ಪಡೆಯಲು ಬದ್ಧವಾಗಿರುತ್ತವೆ.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
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- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

For Swarna 5 Properties & Developers

Partner

Issue Date: 19/01/2014

भारत सरकार
Government of India



ಗೋಪಿನಾಥ
Gopinath
ಜನ್ಮ ದಿನಾಂಕ/DOB: 02/05/1974
ಪುರುಷ/ MALE

8476 3253 9154

VID : 9147 9608 7392 7766

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Download Date: 07/05/2023

भारतीय विशिष्ट गुरुतु प्राधिकार
Unique Identification Authority of India

ವಿಳಾಸ:
ಕೇರ್ ಆಫ್: ವೆಂಕಟಚಲಯ್ಯ, ನ #09 ಸಮೃದಿ ನಿಲಯ, ಎಸ್ ವಿ ಎಮ್ ಶಾಲೆ ರಸ್ತೆ, ಮಾರುತಿ ಲೇಔಟ್, ಆನೇಕಲ್, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 562106

Address:
C/O: Venkatachalaiah, No #09 Samrudhi Nilaya, S V M School Road, Maruthi Layout, Anekal, Bengaluru, Karnataka - 562106

8476 3253 9154

VID : 9147 9608 7392 7766

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For Swarna 5 Properties & Developers

Partner

Document No. 6889 of 2024 of Book 1
Contains 28 Sheets 24 Sheet

SUB-REGISTRAR
BENKANIKOTTAI

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/ Enrolment No.: 1118/50036/10080

To
ವಿ ಶ್ರೀನಿವಾಸ್
V Srinivas
S/O: Venkatarajappa
#C 12
sudhamanagar
K H D C colony
Anekal
Bangalore Karnataka - 562106
9342671655

Signature Not Verified
Digitally signed by UIDAI
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2023.05.25 21:31:53 UTC

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :
2087 9733 5535
VID : 9129 3572 4875 1133

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಮಾಹಿತಿ / INFORMATION

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವವಲ್ಲ.
- ಆಧಾರ್ ವಿಶಿಷ್ಟವಾಗಿದೆ ಮತ್ತು ಸುರಕ್ಷಿತವಾಗಿದೆ.
- ಸುರಕ್ಷಿತ QR ಕೋಡ್/ ಆಫ್ಲೈನ್ XML/ಆನ್ಲೈನ್ ದೃಢೀಕರಣವನ್ನು ಬಳಸಿಕೊಂಡು ಗುರುತನ್ನು ಪರಿಶೀಲಿಸಿ.
- ಆಧಾರ್ ಪತ್ರ, PVC ಕಾರ್ಡ್ಗಳು, ಇ ಆಧಾರ್ ಮತ್ತು ಎಂ ಆಧಾರ್ನಂತಹ ಎಲ್ಲಾ ರೀತಿಯ ಆಧಾರ್ಗಳು ಸಮಾನವಾಗಿ ಮಾನ್ಯವಾಗಿರುತ್ತವೆ. 12 ಅಂಕಿಗಳ ಆಧಾರ್ ಸಂಖ್ಯೆಯ ಬದಲಿಗೆ ವರ್ಚುವಲ್ ಆಧಾರ್ ಐಡೆಂಟಿಟಿ (V I D) ಅನ್ನು ಸಹ ಬಳಸಬಹುದು.
- ಕನಿಷ್ಠ 10 ವರ್ಷಗಳಿಗೊಮ್ಮೆ ಆಧಾರ್ ಅನ್ನು ನವೀಕರಿಸಿ.
- ವಿವಿಧ ಸರ್ಕಾರಿ ಮತ್ತು ಸರ್ಕಾರೇತರ ಪ್ರಯೋಜನಗಳು / ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯ ಮಾಡುತ್ತದೆ.
- ನಿಮ್ಮ ಮೊಬೈಲ್ ಸಂಖ್ಯೆ ಮತ್ತು ಇಮೇಲ್ ಐಡಿಯನ್ನು ಆಧಾರ್ನಲ್ಲಿ ನವೀಕರಿಸಿ.
- ಆಧಾರ್ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಸ್ಮಾರ್ಟ್ಫೋನ್ಗಳಲ್ಲಿ mAadhaar ಅಪ್ಲಿಕೇಶನ್ ಅನ್ನು ಡೌನ್ಲೋಡ್ ಮಾಡಿ.
- ಭದ್ರತೆಯನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳಲು ಲಾಕ್/ ಅನ್ಲಾಕ್ ಆಧಾರ್/ ಬಯೋಮೆಟ್ರಿಕ್ಸ್ ವೈಶಿಷ್ಟ್ಯವನ್ನು ಬಳಸಿ.
- ಆಧಾರ್ ಕೋರುವ ಘಟಕಗಳು ಸಮ್ಮತಿಯನ್ನು ಪಡೆಯಲು ಬದ್ಧವಾಗಿರುತ್ತವೆ.
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- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
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For Swarna 5 Properties & Developers

ಭಾರತ ಸರ್ಕಾರ
Government of India



ವಿ ಶ್ರೀನಿವಾಸ್
V Srinivas
ಜನ್ಮ ದಿನಾಂಕ/DOB: 28/05/1969
ಪುರುಷ/ MALE

Issue Date: 03/01/2014

2087 9733 5535
VID : 9129 3572 4875 1133

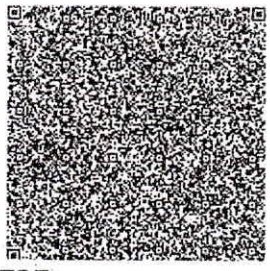
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
S/O: ವೆಂಕಟರಾಜಪ್ಪ, #ಸಿ 12, ಸುಧಾಮನಗರ, ಕೆ ಹೆಚ್ ಡಿ ಪಿ ಕಾಲೋನಿ, ಆನೇಕಲ್, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 562106

Address:
S/O: Venkatarajappa, #C 12, sudhamanagar, K H D C colony, Anekal, Bangalore, Karnataka - 562106

Download Date: 07/05/2023



2087 9733 5535
VID : 9129 3572 4875 1133

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For Swarna 5 Properties & Developers

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SUB-REGISTRAR
BENKANIKOTTAI

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்தட்ட அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2726/11285/64866

To
ஆதர் பாபு
Anji Babu
S/O: Venkatesh
99-4
GANESH COLONY
KELAMANGALAM
Kelamangalam
Krishnagiri Tamil Nadu - 635113
7022885548

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4662 8225 4695

VID : 9100 1918 2174 5762

எனது ஆதார் எனது அடையாளம்

laanya ...
JnBARAB
ment of India

ஆதர் பாபு
Anji Babu
பிறந்த நாள்/DOB: 12/01/1992
ஆண்/ MALE

4662 8225 4695

VID : 9100 1918 2174 5762

எனது ஆதார் எனது அடையாளம்

Government of India

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று ஆவணமாகும், குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது
- பாதுகாப்பான QR குறியீடு/ஆஃப்லைன் XML/ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ-ஆதார் மற்றும் எம்-ஆதார் போன்ற அனைத்து வகையான ஆதாருக்கும் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதாரை புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போனில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் பயோமெட்ரிக்ஸ் லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

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- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

Unique Identification Authority of India

முகவரி:
S/O: [illegible], 99-4, [illegible],
[illegible], [illegible], [illegible],
[illegible] - 635113
Address:
S/O: Venkatesh, 99-4, GANESH COLONY,
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For Swarna 5 Properties & Developers

Partner

Document No. 6589 of 2024 of Book 1
28 Sheets 26 Sheet
SUB REGISTRAR
HOSUR



Mohithraj

DOB : 29/01/1997

MALE

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Partner

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SUB-REGISTRAR
DENKANIKOTTAI

RECEIPT

DATE: 28.06.2024

NAME: M/s Swarna 5 properties and Developers

RESIDING AT : Anekal

SUM OF : 100/-

RUPEES IN WORDS: hundred rupees only

DOCUMENT DETAILS: Q.p.A

R. Betamma

R.BETAMMA

LICENSE NO : B/3/KSG/2013

For Swarna 5 Properties & Developers

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SUB-REGISTRAR
DENKANIKOTTAI

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.