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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Mrs. **G. Rasitha Banu**, (Aadhaar No: **4023 3878 4544**, PAN No: **AWOPR3664F** & Passport No: **W0306060**.) W/o. Mr. S. Sadhiq Batcha, aged about 49 years, now temporarily residing at Building No.6985, Qaasa Street, Secondary No.3452, Ar Rawdah District, Jazan, Postal Code-82723, Saudi Arabia and having permanent residence at Plot No.1, Mohamed Villa, 40 Feet Road Karpagam Nagar Extension, Karunai Sabai Sriram Nagar, Uthangudi, Madurai, Tamil Nadu, India, Pin code No: 625107, hereinafter called the PRINCIPAL, do hereby nominate, constitute and appoint my husband Mr. **S. Sadhiq Batcha**, (Aadhaar No: **6951 9341 8377**, PAN No: **BMUPS5822B** & Passport No: **X3340757**) S/o. Sikkandar Khan B, aged about 54 years, residing at Plot No.1, Mohamed Villa, 40 Feet Road Karpagam Nagar Extension, Karunai Sabai Sriram Nagar, Uthangudi, Madurai, Tamil Nadu, India, Pin code No: 625107 as my lawfully constituted General Power of Attorney Agent to do the following acts, deeds and things for me and on my behalf.

WHEREAS, I am the absolute owner of the vacant land comprised in Re-Survey No.125/1, as per Patta No.1159 New Survey No.125/1B admeasuring an extent of 58.70 Ares situated at Narasingam IV Bit-Village, Madurai East Taluk, Madurai District which is more fully described in the Schedule 'B' hereunder, having acquired the same from my mother Mrs.H.Rahamathunisa under a Gift Settlement Deed dated 03.06.2011 registered as Document No.3497 of 2011 on the file of Office of the Sub-Registrar, Othakadai.

AND WHEREAS I have mutated my name in the revenue records and have obtained Patta No.1159 for Survey No.125/1B admeasuring 58.70 Ares in my name.

WHEREAS I am in continuous and uninterrupted possession and enjoyment of the said property with absolute power of alienation.

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WHEREAS, now I have decided to develop the said property which is more fully described in the Schedule 'B' hereunder by forming a layout and to sell the residential plots to any intending prospective purchasers. Due to my occupation at Saudi Arabia, I am not in a position to personally look after the development, sale and other activities pertaining to the Schedule 'B' property and hence I do hereby appoint and retain my husband Mr. S. Sadhiq Batcha, as my power agent to do or cause to do all or any of the following acts, deeds and things in my name and on my behalf:

1. To look after, manage, develop and administer the Schedule 'B' mentioned property.

2. To prepare layout plan/s, sign and submit the same together with the application form/s, affidavits, indemnities, declarations and all other necessary papers duly signed for obtaining sanctions for the layout over the Schedule 'B' property and also for modification, addition, alteration etc., to the said layout, to the Competent Planning Authority/ies, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority, to receive sanctioned plans, permits and others communications, notices, receipts and challans from the said authorities and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof for the formation of the layout and to sign all papers/documents necessary for the same and submit the same to the competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof. To apply for and obtain necessary consents, permissions, NOCs and other documents from Competent Authority/ies necessary for obtaining Layout Plan Approval.

3. To furnish securities in money and in otherwise as and when required by the Competent Planning Authority/ies and to sign and submit necessary applications to furnish the security/ies and also to get refund of such



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securities in the name of the Attorney, to correspond with the said authorities, appear personally before the said authorities, to receive the refund and issue receipt thereof.

4. To apply for copies of documents, any papers, etc., with any department, body, authority, court, tribunal, municipality, corporation, etc., relating to the Schedule 'B' mentioned property, pay necessary fees and obtain the same and to issue receipt thereof.

5. To sell the Schedule 'B' mentioned property either as a whole or in parts as plots or various undivided shares, to negotiate and fix sale consideration, to enter into Sale Agreement(s)/MOUs/Contracts for the sale of the said Schedule 'B' mentioned property as a whole or in parts as plots or in undivided shares, with prospective purchaser/s, to approve draft sale deed/s, to sign and execute sale deed/s with necessary covenants, assurances, indemnity clauses, etc., pertaining to the Schedule 'B' mentioned property as a whole or in parts as plots or in undivided shares, in favour of such prospective purchaser/s, cancel the sale agreement/s entered with the prospective purchaser/s, if required and also to execute cancellation of the sale deed/s executed in favour of the purchaser/s and to present the said documents before the competent registering authority, admit execution thereof and to sign Patta forms and all other papers necessary for conveying the property to the purchaser/s in all respects and to hand over possession of the property to the purchaser/s.

6. To present the sale deed before the registering authority for registration, admit execution of the same and also the receipt of the entire sale consideration from the prospective purchaser.

7. To execute and sign rectification deed, ratification deed, gift deed, release deed, exchange deed or any other deed or deeds as shall be deemed

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AND ENDORSED
OFFICE OF THE DISTRICT REGISTRAR MADURAI NORTH



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proper for and in relation to all or any portion of the Schedule 'B' property set out hereunder.

8. To mortgage and avail loan in respect of the Schedule 'B' mentioned property from private institutions, individuals, Nationalised or Schedule Banks or any Institutions like LIC, HDFC, ICICI, GIC & any other financial institutions etc., and execute and register necessary documents as may be required in this regard.

9. To initiate or defend any legal proceedings in respect of the Schedule 'B' property set out herein below, before any Court of Law or other Forum, Tribunal or Authority and to sign all necessary papers, Vakalaths, Affidavits, Petitions, Plaints, Written Statement, Pleadings etc., and give evidence in such proceedings.

10. To appear before the stamps registering authorities either by himself or through Advocate, give statements and declarations, prosecute any proceedings and seek and secure reduction and refund of stamp duty or any other sums wherever necessary.

11. To hire/engage layers, chartered accounts or any other professionals for the purpose of prosecuting and or defending any proceeding before any Authority or Court/Tribunal that may arise in respect of the property, to adduce oral and documentary evidence and also compromise such proceedings.

12. To make representations and file appeals to the registering/revenue/planning authorities and to appear before such authorities, sign declarations, compromise the matter and to do all and such other things as may be required.

13. To apply for and obtain No Objection Certificates or permission/approval/certificates etc., for development of the Schedule 'B'

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property and/or transfer the Schedule 'B' property, from any competent authority and for the said purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof.

14. To apply for revisions, regularisations, etc., to the Competent Authority/ies and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes and receive the approval and to acknowledge receipt thereof.

15. To pay taxes or fees if any pertaining to the Schedule 'B' property to the competent authority and to receive receipt thereof.

16. To advertise in any News Paper/Magazine or any Public Media for sale of the Schedule 'B' property.

17. The Attorney shall maintain proper accounts and the same shall be rendered to the Principal as and when required. No consideration is passed on under this Power of Attorney.

18. And General to do or cause to do all or any other acts, deeds and things that may be necessary or incidental for all or any of the above mentioned purposes and the Principal herein hereby confirm and undertake to ratify all and any such act done by the above said Attorney.

19. And the Principal herein do hereby for herself, her heirs, executors and legal representatives and administrators doth agree and undertake to ratify and confirm all and whatsoever the Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this Deed.

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THE SEAL OF THE DISTRICT REGISTRAR MADURAI NORTH

भारत का कांसुलावास Consulate General of India

## SCHEDULE 'A' PROPERTY
**(Whole Extent)**

All that piece and parcel of the vacant land admeasuring an extent of 2 Acres 14 Cents comprised in Ayan Nanjai Re-Survey No.252/1, as per Patta UDR Re-Survey No.125/1 measuring Hectare 0.87.00 Ares situated at Narasingam IV Bit Village, previously Madurai North Taluk now Madurai East Taluk, Madurai District within the Sub-Registration District of Othakadai and Registration District of Madurai North and the property being bounded on the:

| | | |
|---|---|---|
| North by | : | Chithra Nanjai Land in Re-Survey No.124/2 |
| South by | : | Water Canal (Re-Survey No.125/2) |
| East by | : | Baldis Bibi Land in Re-Survey No.124/3 |
| West by | : | Uthangudi Village Border |

## SCHEDULE 'B' PROPERTY

**(property remaining after the settlement to my husband Mr. S. Sadhiq Batcha.)**

All that piece and parcel of the vacant land admeasuring an extent of 1 Acre 44 Cents out of 2 Acres 14 Cents comprised in Ayan Nanjai Re-Survey No.252/1, as per Patta No.1159 New UDR Re-Survey No.125/1B measuring 58.70 Ares situated at Narasingam IV Bit Village, previously Madurai North Taluk now Madurai East Taluk, Madurai District within the Sub-Registration District of Othakadai and Registration District of Madurai North and the property being bounded on the:

| | | |
|---|---|---|
| North by | : | Chithra Nanjai Land in Re-Survey No.124/2 |
| South by | : | Water Canal (Re-Survey No.125/2) |
| East by | : | Baldis Bibi Land in Re-Survey No.124/3 |
| West by | : | Sadhiq Batcha Land in New UDR Re-Survey No.125/1A |

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THE SEAL OF THE DISTRICT REGISTRAR MADURAI NORTH

SUB-REGISTRAR



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IN WITNESS WHEREOF I HAVE SIGNED THIS POWER OF ATTORNEY ON THIS FOURTH DAY OF OCTOBER, 2024 AT JAZAN, SAUDI ARABIA, IN THE PRESENCE OF THE WITNESSES WHO HAVE SIGNED HEREINBELOW;

PRINCIPAL

POWER AGENT



**WITNESSES:**

1.

2.

ONLY THE PHOTOGRAPH(S) AND SIGNATURE (S) ARE ATTESTED. THE CONSULATE GENERAL OF INDIA, JEDDAH, DOES NOT TAKE ANY RESPONSIBILITY, WHATSOEVER, FOR THE CONTENTS OF THE POWER OF ATTORNEY

KISHAN SINGH
Assistant Consular Officer
Consulate General of India
Jeddah

04 OCT 2024

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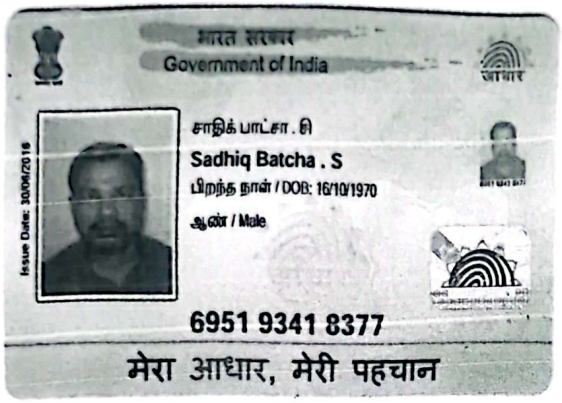
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THE SEAL OF THE DISTRICT REGISTRAR

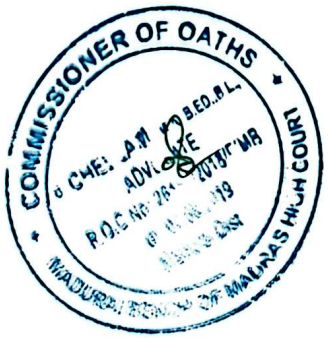


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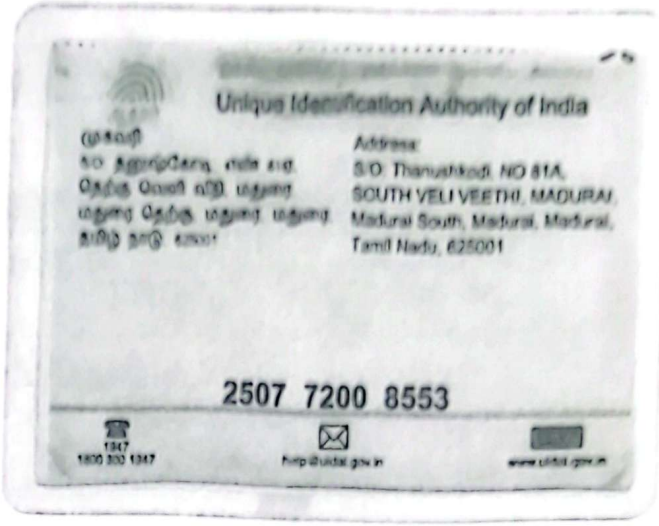



A. CHELLAM, M.A.,B.ED.,B.L.
ADVOCATE / COMMISSIONER OF OATHS
Vinayagar Kovil Street,
Opp: Sub Registration Office, Rajakambiram
MADURAI 625 107

ADT 22.07.2024






T. O. V

ADJ 22.2.2024

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SUB-REGISTRAR

THE SEAL OF THE DISTRICT REGISTRAR MADURAI NORTH







COMMISSIONER OF OATHS
MADURAI BENCH OF MADRAS HIGH COURT

A. CHELLAM, M.A.,B.ED.,B.L.,
ADVOCATE / COMMISSIONER OF OATHS
Vinayagar Kovil Street,
Near Combined Registrahon Office, Rajakambiram
MADURAI 625 107

# தமிழ்நாடு அரசு
## பதிவுத்துறை
## ஒப்புகைச்சீட்டு

## பார்வைக்குறிப்பு விவரங்கள்

| | |
|---|---|
| சார்பதிவாளர் அலுவலகப் பெயர் | 1 எண் இணை சார்பதிவாளர் மதுரை வடக்கு |
| விண்ணப்ப எண் | S01LANDVV202410171634030 |
| பரிவர்த்தனை எண் | REG202410177662427 |
| பரிவர்த்தனை நாள் | 17/10/2024 |

## விண்ணப்ப விவரங்கள்

| | |
|---|---|
| விண்ணப்பதாரர் பெயர் | S SADHIQ BATCHA |
| சேவை வகை | தீர்வுசெய்தல் |
| தீர்வுக் கட்டணம் (₹) | 5/- |
| முத்திரைத்தீர்வை (₹) | 1000/- |

## தொகை செலுத்திய விவரங்கள்

| | |
|---|---|
| வங்கியின் பெயர் | இந்தியன் வங்கி |
| வங்கிக்குறிப்பு எண் | IB6044231135 |
| பணம் செலுத்திய விதம் | இணைய வழி |
| செலுத்தப்பட்ட தொகை (₹) | 1005/- |
| தொகை செலுத்தும் நிலைப்பாடு | வெற்றி |
| தொகை செலுத்திய நாள் | 17/10/2024 |

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| ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் | |
|---|---|
| கட்டணமில்லா தொலைபேசி எண் | 1800 102 5174 |
| மின்னஞ்சல் முகவரி | helpdesk@tnreginet.net |

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## 1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 1000/- (ரூபாய் ஆயிரம் மட்டும்) திரு/திருமதி/செல்வி. சாதிக் பாட்சா அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

THE SEAL OF THE DISTRICT REGISTRAR MADURAI NORTH

சார்பதிவாளர்

சார்பதிவாளர் : 1 எண் இணை சார்பதிவாளர்
மதுரை வடக்கு
நாள் :17/10/2024

2024 ஆம் ஆண்டு அக்டோபர் மாதம் 17ம் நாள் 1 எண் இணை சார்பதிவாளர் மதுரை வடக்கு சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு ராஜு த/பெ தனுஷ்கோடி No.61A, Southveli Veethi, Madurai Town, மதுரை, தமிழ்நாடு, இந்தியா, 625001

2. திரு ரவீந்திரன் த/பெ சௌந்திரபாண்டியன் No.87, Kannappar Street, Mullai Nagar, MeenambalPuram, மதுரை, தமிழ்நாடு, இந்தியா, 625002

2024 ஆம் ஆண்டு அக்டோபர் மாதம் 17ம் நாள்

THE SEAL OF THE DISTRICT REGISTRAR MADURAI NORTH

கந்தப்பன் ஆ
சார்பதிவாளர்
1 எண் இணை சார்பதிவாளர் மதுரை வடக்கு

ADJ/Madurai North Joint I/22/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 17/10/2024
1 எண் இணை
சார்பதிவாளர் மதுரை
வடக்கு

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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

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# 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**
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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.