Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Adj 76/2022

15/18

Power Adjudication Doct No. 76/2022
Contains 7 Sheets, This is Sheet No. 1

Joint 1 Sub Registrar,
Kumbakonam

GENERAL POWER OF ATTORNEY

KNOW ALL men by these present that, I **Mr. MOHAMMED AFTAB NAZMUDEEN** PASSPORT No S6673937 formerly resided at No. B21, 9th Cross, Municipal Colony, Medical College Road, Thanjavur-613007, Tamil Nadu, India and now living in Dubai, (hereinafter called the Principal) do hereby appoint, nominate and constitute **Mr.Kalilul Raheman Mohamed Ali** (Aadhar No. 6635 1378 7481) S/o. Mr. Mohamed Ali residing at No.45l, Eravalikulam, Melakaveri, Kumbakonam, Thanjavur-613002, Tamil Nadu, South India, (hereinafter called the Power Agent) to be my lawful Attorney and agent to do or execute in my name and on my behalf or otherwise for the purpose hereinafter.

1. The Settlement deed dated **24.11.2021** under my name from My father Mr. **Nazimudeen**, registered at **Papanasam SRO** as per Document **No.2603/2021** and being enjoyed absolutely without encumbrance.

2. The Settlement deed dated **07.12.2021** under my name from My father Mr. **Nazimudeen**, registered at **Papanasam SRO** as per Document **No.2713/2021** and being enjoyed absolutely without encumbrance.

I am unable to come to India and execute sale deeds or any other deeds under the mentioned Property.

Consulate General of India, Dubai,
does not accept any responsibility
for the contents of this document:

NOW THEREFORE BY THESE PRESENT I the said **Mr. MOHAMMED AFTAB NAZMUDEEN** do hereby authorize and empower the said **Mr.Kalilul Raheman Mohamed Ali** as my lawful attorney, for me and on my behalf to do the following acts, deeds and things, that is to say:

1. To negotiate the sale of my property described below.
2. To sell, for proper and adequate consideration of my property and to receive the price there of and to execute and sign the Sale agreements / Sale deeds on my behalf and to present the said sale deed for registration to the proper registration authority and to admit execution of the sale deed and to get registered the deeds and other deeds necessary to complete the transaction and to do all the acts and things which may be necessary for conveying the Property and registration of the sale deed as fully and effectually in all respects as I could to the same, if I were personally present.
3. To execute and sign all such sale deed, Sale agreement & rectification deeds as shall be required or may be deemed proper for or in relation to all or any of the matters or purposes aforesaid and generally to do all acts and things necessary or expedient:
4. To apply to Revenue and Local Body Authorities for patta transfer and to effect necessary changes in the Revenue Records.
5. To appear and act in all Court/s Civil, Revenue or Criminal whether original or Appellate in all Registration Office or in any other offices of Government Tribunal or any other local authority. To Sign and verify plaint/s, Written statements, affidavit/s, petition/s and claims and objections, Memorandum of appeal and petition/s and

Power Adjudication Doct No. 76 /2023
Contains 2 Sheets, This is Sheet No. 2
Joint 1 SUB Registrar,
Kumbakonam

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CONSULATE GENERAL OF INDIA
No. 36

applications/s of every kind and to file them in any such Court. To appoint and retain any Advocate or any other legal pracititioner to appear for me in any court or public office and to revoke such appointments if it becomes necessary.

6. To file suit/s of any kind on my behalf for safeguarding any right to property or claim to property that I may have.

7. To compromise, compound and withdraw any or all actions, suits, proceedings, claims and demands whatsoever which the said Attorney deems fit.

And I hereby declare that all acts, deeds, and things lawfully done by my said attorney shall be construed as acts deeds and things as if done by me and I hereby agree to ratify and confirm all and whatsoever that my attorney shall lawfully to or cause to be done for me by virtue of the power hereby given.

The said Attorney shall keep a true and correct account of all the above transactions. I have not received only consideration for these documents.

भारत का प्रधान कोंसुलावास CONSULATE GENERAL OF INDIA को० 36 दुबई DUBAI

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Power Adjudication Doct No. 770 /2022
Contains 7 Sheets, This is Sheet No. 3

Joint 1 Sub Registrar,
Kumbakonam

Power Adjudication Doct No. 76 /2022
Contains 7 Sheets, This is Sheet No. 4

Joint 1 Sub Registrar,
Kumbakonam

Description of Property

1. Thanjavur District, Kumbakonam Registration District, Papanasam Sub-Registration Office, Papanasam Taluk, Pandaravadai Village, S.No.**60/4A2** extent 10028 sqft out of extent **2355 South portion** (As per Document No.2603/2021)

Boundaries:

East of	:	Common pathplace
West of	:	HP Petrol Punk
North of	:	Thanjavur to Kumbakonam Road
South of	:	S.No.60/4A2 Bathurunnisha Portion
Measurement	:	Total Extent 2355 Sq.ft (or) 218.87 sq.mtr

The Plot is situated in Pandaravadai Panchayat Limit.

2. Thanjavur District, Kumbakonam Registration District, Papanasam Sub-Registration Office, Papanasam Taluk, Pandaravadai Village, S.No.60/4A2, extent 32 cents in equal share extent **of 16 cents out of North portion 05 cents** (As per Document No.2713/2021)

Boundaries:

East of	:	Common pathplace
West of	:	HP Petrol Punk
North of	:	S.No.60/4A2, Nabisha property
South of	:	S.No.60/4A2 balance property
Measurement	:	Extent **05 cents.**

The Property situated in Pandaravadai Panchayat Limit



This Deed executed on the day of ..... **24th MAY 2022.**

Signed in my presence. He / She has been identified by his / her passport no. S6678937 issued at DUBAI on 24-07-2018
While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

24 MAY 2022

ANITA GUPTA
Vice Consul
Consulate General of India
Dubai (U.A.E.)

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திரு/திருமதி/செல்வி. கலிலுல் ரஹ்மான் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

18/7/2022

சார்பதிவாளர் : 1 எண் இணை சார்பதிவாளர்
கும்பகோணம்
நாள் :18/07/2022

சார்பதிவாளர்
Joint Sub Registrar-I
Kumbakonam

2022 ஆம் ஆண்டு ஜூலை மாதம் 18ம் நாள் 1 எண் இணை சார்பதிவாளர் கும்பகோணம் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு பார்த்திபன் த/பெ மருதராஜ் 15, தேவர் காம்பளக்ஸ் வட்டி பிள்ளையார்கோவில், கும்பகோணம், தஞ்சாவூர், தமிழ்நாடு, இந்தியா, 612001

2. திரு அந்தோணி மைக்கேல் ராஜ் த/பெ சிலுவைமுத்து 24, மேலத்தெரு, அம்மன்பேட்டை , திருவிடைமருதூர், தஞ்சாவூர், தமிழ்நாடு, இந்தியா, 612102

2022 ஆம் ஆண்டு ஜூலை மாதம் 18ம் நாள்

Power Adjudication Doct No. 76 /2022
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Joint 1 Sub Registrar,
Kumbakonam

18/7/2022

SENTHILKUMAR K
சார்பதிவாளர்
1 எண் இணை சார்பதிவாளர் கும்பகோணம்

Joint Sub Registrar-I
Kumbakonam

ADJ/Kumbakonam Joint I/76/2022 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/07/2022
1 எண் இணை
சார்பதிவாளர்
கும்பகோணம்

18/7/2022

SENTHILKUMAR K
சார்பதிவாளர்

Joint Sub Registrar-I
Kumbakonam

Power Adjudication Doct No. 76/2022
Contains 7 Sheets, This is Sheet No. 6

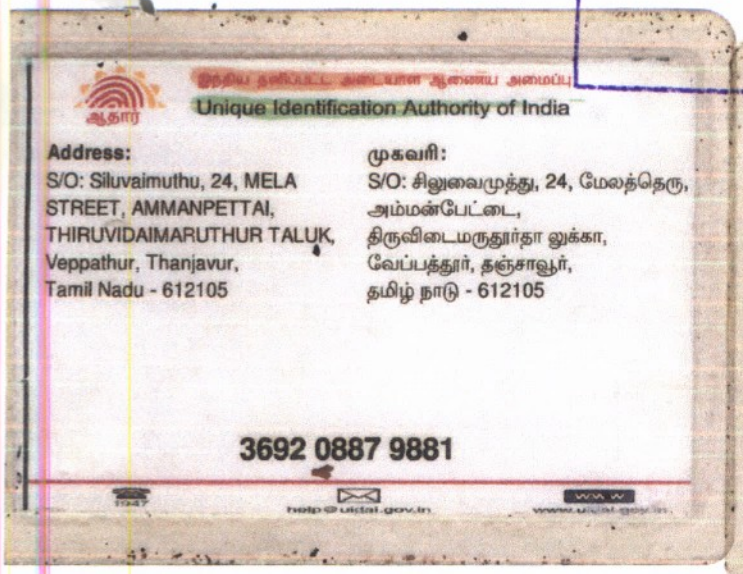
Joint 1 Sub Registrar,
Kumbakonam


இந்திய அரசாங்கம்
Government of India
கலிலுல் ரஹ்மான் முகமது அலி
Kalilul Raheman Mohamed Ali
தந்தை முகமது அலி
Father : MOHAMED ALI
பிறந்தவருடம் / Year of Birth : 1964
ஆண்பால் / Male
6635 1378 7481
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி:
S/O முகமது அலி, 45ஐ,
எரவிகுளம், மேலக்காவேரி,
கும்பகோணம், மேலகாவேரி,
தஞ்சாவூர், மேலகாவேரி, தமிழ்
நாடு, 612002
Address:
S/O: Mohamed Ali, 45I,
ERAVALIKULAM, MELAKAVERI,
KUMBAKONAM, Melakaveri,
Thanjavur, Melakaveri, Tamil
Nadu, 612002
6635 1378 7481
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Power Adjudication Doct No. 76 /20
Contains 7 Sheets, This is Sheet No. 7

Joint I Sub Registrar,
Kumbakonam











M. Parthiban

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
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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.