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RE REGULATORY RECORD

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

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verified.realestate

DIGITALLY VERIFIED RECORD

SCANNED

5038/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

GP HOMES Pvt Ltd.,
Chennai

DF 728294
K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Complex
Thirumangalam, Chennai-600 101.

01 APR 2025

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at Chennai on this 09th day of April 2025 BY:

Mrs.N. SAROJA, (Aadhar No.3985 2312 2737), W/o. Mr.Natarajan, aged about 72 years, residing at No.59/89, Medavakkam, 2nd Street, Kilpauk, Chennai-600 010. hereinafter called the **PRINCIPAL** of the **ONE PART:**

TO AND IN FAVOUER OF

M/s. GP HOMES PVT LTD.,(PAN AADCE4072E) represented by its **Director Mr.E. PRATHAPRAJ , (PAN: DCFPP0535K, Aadhar No. 4943 0643 6642,)** Son of Mr.E.Sivalingam, aged about 31 years, residing at office at No. W-820, D-Sector, 9th Street, Syndicate Bank Colony, Anna Nagar West Extension, Chennai- 600101, hereinafter called the **POWER AGENT** of the **OTHER PART:-**

For GP HOMES PVT. LTD.

E. Authy
Director

Doc No. 5038 of 2025
of Book 1 contains 16 Pages
Page

L.T.I of SAROJA

SCANNED

ஆவணம் எண் 5038/2025

குறிப்பு : மா.ப நிலை சா ப அமபதூர்

ளை ஆய்வு ஆணை என.

மூ.மூ.கி.39/25 நாள் 5/4/25 ன்படி

~~தனிப்பார்வை~~ என ஆணையிடப்பட்டது.

சார்பதிவாளர்

சா.ப. அம்பதூர்

நாள் 16/4/2025

WHEREAS Mrs.N. SAROJA is the absolute OWNER of all that pieces and parcel of the schedule "A" mentioned **Plot No.1, Gnanamoorthy Nagar,** property measuring of **2411 sq.ft** comprised in Survey No.**50/1,** in Menambedu village, Ambattur Taluk, Chennai district morefully described in the Schedule "A" hereunder. was owned by Mrs.Saroja (Principal) by virtue of Sale Deed dated 23.03.1992 and registered as Doc. No.2636/1992, Book I, in the file of S.R.O Ambattur,

Further Mrs. Saroja obtained TSLR in her name as per TSLR New Survey No.50/1APt, 1BPt, CPt, Ambattur Town Survey Field Register T.S.No.55/4 Ward No. C, Block No. 20 of MENAMBEDU VILLAGE, Ambattur Taluk, Chennai District

WHEREAS ever since the date of acquire the **OWNER** herein have been in absolute possession and enjoyment of the property admeasuring **2411 sq.ft** and have been paying the necessary statutory taxes and outgoings AND WHEREAS the principal has been absolute possession and enjoyment free from all encumbrances whatsoever thereof.

AND WHEREAS the Principal is unable to look after affairs to sell the schedule mentioned Property and thought necessary to appoint General Power of Attorney Agent on my behalf of to look after the following things and acts.,

For GP HOMES PVT. LTD.

E. Anthy. Director

L.T.I of SAROJA

Doc. No.....5038.....of 2025
of Book 1 contains..16...Pages
.....2.....Page.

Registering Officer

KNOW ALL MEN BY THESE PRESENCE THAT I, Mrs. N. Saroja do hereby appoint, nominate and retain **M/s. GP HOMES PVT LTD., represented by its Director Mr.E. PRATHAPRAJ, S/o. Mr. S. Elumalai** to do all acts and deeds on my behalf by my power of attorney agent in my name and on my behalf to do all or any of the acts, deed and things in respect of the schedule mentioned property that is to say.

1. To Sell, Transfer, Lease, Mortgage and to execute all kinds of deeds to that effect, including Memorandum of Deposit of Title Deeds, Settlement Deed, Release Deed or any other Deed, with respect to the SCHEDULE MENTIONED PROPERTY and to sign and to present the same before the Registering Authority for Registration.

2. To negotiate, finalise, the terms and conditions, including sale attorney may think fit and shall, sell dispose of the schedule mentioned property and also to execute on force any power of sale or any other acts, powers or remedies, incidental to any such acts, deeds and things.

3. To negotiate enter into sale agreement with property purchaser/s for the sale of my schedule property.

4. To enter into agreements or similar covenants with entrepreneurs, individuals buyers, for development and sale of the schedule property.

5. To receive sale consideration from the intending purchaser/s any earnest money and/or advance of full consideration or balance consideration by way of cash or by way of cheque/s in the name of power agent on completion of the sale or sale/s of the schedule property and to give good and valid receipt and discharged for the same.

For GP HOMES PVT. LTD.

E. Prathap

Director

Doc No. 5038 of 2025
of Book 1 contains 16 Pages
3 Page

Registering Officer

L.T.I of SAROJA

6. To sign all the papers like plans, applications, affidavits, indemnities, letters, authorisations and corrections before the competent authorities of the respective departments or bodies of both the General or State Government like Chennai Metropolitan Development Authority, Tahsildar, Collector of Chennai, Controllers, etc., as the case may be for the purpose of obtaining the necessary certificates, sanctions, permissions, exceptions, No Objection Certificates, etc. connected with the schedule mentioned property in respect of one or more of the following matters.

a. Sub divisions of the property.
b. Re-Union of the property
c. Proposed constructions of the building/s.
d. Additions, revisions and alterations to the proposed building.
e. To sign the necessary affidavits and indemnify bond/s papers to be presented to the Local authorities declaring the schedule property is not affected by the provisions of the T.N. Urban Land (Ceiling & Regulations Act, 1978.
f. Obtain permanent or temporary service connection in respect of water supply, drainage, sewerage and electricity.
g. To file appeals, reference, revisions and to appear and represent before the competent authorities.

7. To file suits, appeals, affidavits, etc. before the court of law and to appoint/s and other professionals who may be required to represent cases for or against me pertaining.

8. To do all acts, deeds and things as may be necessary and required for completing the aforesaid matters as fully and effectively in all respects as I would do the same, if I personally present.

9. I doth hereby authorities that my lawful attorney may do or cause to be done, by virtue of these presents.

For GP HOMES PVT. LTD.

E. Anthy
Director

Doc No. 5038 of 2025
of Book 1 contains 16 Pages
4 Page.
Registering Officer

L.T.I of SAROJA

10. To execute the necessary number of sale agreement/s and or sale deed/s or sale deed/s or other deeds in respect of the schedule property respectively.

11. To present and admit execution of the said sale deed/s and or sale agreements or undivided share sale deed/s or the other deed/s before the competent registering officer.

12. To engage Advocates, pleaders whenever necessary to prosecute or institute or defend any action relating to my said property.

13. To sign, make and present any applications to the proper authority for transfer of patta, municipal records and to obtain Income tax clearance certificate as may be necessary for the completing of registration.

14. To do such further acts, deeds and things and execute rectification deeds, affidavits, declarations, receipts and all such further or other documents as may be necessary and reasonably required from time to time for the purpose of more perfectly assuring the title and peaceful and effective possession of the said property in favour of the purchaser/s as aforesaid by virtue of these presents.

15. To do all acts, deeds and things on my behalf as may be necessary and required for competing the aforesaid matters fully and effectively in all matters as we could do the same if I am personally present.

16. I doth hereby agree and undertake to confirm and ratify by my attorney by virtue of these presents. All the amounts to be received by my attorney to be handed over to me with proper accounts.

17. This Power of Attorney is restricted to the schedule mentioned property only.

18. I have not received any consideration or money from my power of attorney agent for the purpose of execution of this deed of General Power of Attorney. The Power agent should maintain proper accounts and vouchers should produce when I demand.

For GP HOMES PVT. LTD.

E. Anthy

Director

Doc No. 5038 of 2025
of Book 1 contains 16 Pages
5 Page.
Registering Officer

L.T.I of SARASA

I hereby agreed that all acts, deeds and things, lawfully done by my said attorney in respect of this property, shall be construed as acts, deeds and things, done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully done and cause to be done for us by virtue of the Power hereby given.

SCHEDULE 'A'

All that piece and parcel of Vacant plot, Situated at Plot No.1, **Gnanamoorthy Nagar,** Old No.60, New No.53, **MENAMBEDU VILLAGE,** Ambattur Taluk, Chennai District, Comprised in **Survey No 50/1, as per Town survey Register New Survey No. 50/1Apart, 1B part, C part, T.S. No.55/4 in Ward C Block 20,** Measuring an total extent of **2411 sq.ft.,** and bounded as follows:-

North by	:	Road
South by	:	Ethiraj Reddy land
East by	:	Plot No. 2. Land belongs to Dheena Dayalan
West by	:	Poonusamy land

Measuring

On the Northern side	:	42 feet 6 inches
On the Southern side	:	42 feet 6 inches
On the Eastern side	:	56 feet 6 inches
On the Western side	:	57 feet 0 inches

The present market value of the property: 40,98,700/-

For GP HOMES PVT. LTD.

E. Anthy Director

L.T.I of SAROJA

Doc. No. 5038 of 2025
of Book 1 contains 16 Pages
6 Page.

Registering Officer

IN WITNESS WHEREOF WE HAVE SIGNED TO THIS DEED OF GENERAL POWER OF ATTORNEY ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

For GP HOMES PVT. LTD.

E. [illegible] Director

POWER AGENT

L.T.I of SA0038

PRINCIPAL

WITNESSES;

1. [signature]

P. VIJAYA KUMAR, S/O. Perumal, No.1/107, Bajanai Kovil Street, Perungavoor, Vichur post, Perungavoor, Chennai-631 208.

2. [signature]

Mr. N. Balasundaram S/o Natarajan, No. 153,66, Secreteriat Colony, 8th Street, Kilpauk, Chennai 600010.

Drafted by



T. Vijayalakshmi

T.VIJAYALAKSHMI M.A., L.L.B (Advocate)
No.11. Flat No.D, Sri Balaji Apartment,
2nd Avenue, Prithivpakkam, Ambattur,
Chennai – 600 053, ENROLMENT No: 4225/2019

Doc No.....5038....of 2025
of Book 1 contains.....16.....Pages
.....7.....Page.

Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Ambattur Town : Ambattur Ward : 2 (020) Menambedu (Ward:C)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
	Block : 0020--	55	4	50/1APT,1BPT,CPT	-	ரயத்துவாரி	நஞ்சை	-	-	7-4	7	8.65		0	2	23.0	-	0.00	-	எஸ். நடராஜன் மனைவி என். சரோஜா		TR.NO/2023/0172/02 /003431-2023-12-14 15:49:45.324 TR DT: 02-02-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 02-02-2024
பெயர் / Name : Lalitha S
பதவி / Designation : Settlement Tahsildar
இடம் / Place : அம்பத்தூர் வட்டம் / Ambattur, சென்னை மாவட்டம் / Chennai

Registering Officer
Entered in Book 1 contains ...10... Pages
Page ...8...
Doc. No. ...1528...of 2025

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/14/001/003/0020/55/4 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/14/001/003/0020/55/4
2. இத் தகவல்கள் 10-02-2025 அன்று 04:14:02 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 10-02-2025 at 04:14:02 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For GP HOMES PVT. LTD.
E. [illegible]
Director

L.T.I of SA நகர

COPY OF SURVEY PLAN

N

DISTRICT : **CHENNAI**

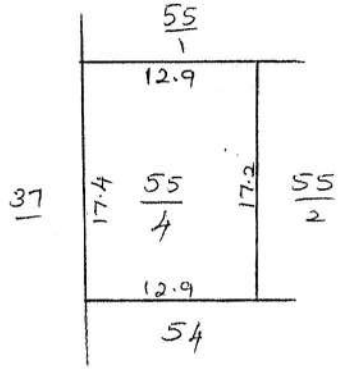
TALUK : **AMBATTUR**

Ward No. :.....C.....

Block No. :.....29.....

T.S.No. :.....55/4.....

Village :.....கோலடி.....



Doc No. 5203 of 2025
of Book 1 contains 1/6 Pages
Page.
Registering Officer

Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Copied by :

16/12/25

SENIOR DRAUGHTSMAN
AMBATTUR

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

10.12.25

For GP HOMES PVT. LTD.

E. Anthy
Director

L.T.I. of Saroja

R/Ambattur/Book-1/5038/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3737 of 2025

I hereby certify that a sum of ₹ 40,987/- (Rupees Fourty Thousand Nine Hundred and Eighty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சரோஜா residing at No.59/89, Medvakkam 2nd Street, Kilpuak, Egmore (Part 1)[URBAN], Egmore, Chennai, Tamil Nadu, India, 600010.

Sub Registrar: Ambattur
Date: 09/04/2025

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

Presented in the office of the Sub Registrar of Ambattur and fee of ₹ 41,797/- paid at 04:50 PM on the 09/04/2025 by

Left Thumb 	 L.T.I of SAROJA 8939723466 Additions as per recitals of document	
Execution admitted by Left Thumb 	 L.T.I of SAROJA Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:23998425634d7df600c436eba9a460ccadf8d86 **(Details from UIDAI : Saroja W/O: Natarajan, 01-01-1953, xxxxxxxx2737)**	

Doc. No. 5038 of 2025
of Book 1 contains 16 Pages
10 Page.
Registering Officer



Claim admitted by
Left Thumb





E. Prathy
9994397777

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:615441551335b80f31c41388bc001bac9437cad **(Details from UIDAI : Prathap Raj S/O: Elumalai, 11-10-1994, xxxxxxxx6642)**



9th day of April 2025

JAFFER SHADIQ M
Sub Registrar
Ambattur

Registered as Number **R/Ambattur/Book-1/5038/2025**.

Date: 09/04/2025
Ambattur

JAFFER SHADIQ M
Sub Registrar

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

Doc No.....5038.....of 2025
of Book 1 contains...1.6..Pages
.....11.....Page.

Registering Officer

இந்திய அரசாங்கம்
Government of India

சரோஜா
Saroja



பிறந்த தேதி/DOB 01/01/1953
பெண்/ Female

3985 2312 2737

சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிநபர் அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: W/O நடராஜன், 59/89
மேடவாக்கம் 2வது தெரு, கிழ்பாக்கம்
கிழ்பாக்கம், கிழ்பாக்கம், சென்னை
தமிழ் நாடு, 600010

Address: W/O: Natarajan,
59/89, MEDAVAKKAM 2ND
STREET, KILPAUK, Kilpauk,
Kilpauk, Chennai, Chennai,
Tamil Nadu, 600010

3985 2312 2737

1947

L.T.I of Saroja

Doc. No. 5038 of 2025
of Book 1 contains 16 Pages
12 Page.
Registering Officer







For GP HOMES PVT. LTD.

Director

Doc No.....5038.....of 2025
of Book 1 contains.....16.....Pages
.....13.....Page.

Registering Officer

இந்திய அரசாங்கம்
Government of India



VIJAYAKUMAR

8638 6748 5768

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி: S/O பெருமாள், பதனை கோவில் தெரு, விசூர், பெருங்காவூர், பெருங்காவூர், விசூர், திருவள்ளூர், தமிழ் நாடு, 600103

Address: S/O Perumal, BAJANAI KOVIL STREEET, VICHUR, PERUNKAVUR, Perungavoor, Vichoor, Tiruvallur, Tamil Nadu, 600103

8638 6748 5768

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

Doc. No. 5038 of 2025
of Book 1 contains 16 Pages
4 Page.
Registering Officer

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2193/13312/67571

To
பாலசுந்தரம்
Balasundaram
S/O: Natarajan
153, 66 SECRETERIAT COLONY 8TH STREET
KILPAUK
Kilpauk
Kilpauk
Chennai Chennai
Tamil Nadu 600010
9884161777

15/11/2013

140205508

ME402055087FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8977 2672 8336

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



பாலசுந்தரம்
Balasundaram
பிறந்த நாள் / DOB : 03/08/1967
ஆண் / Male

Doc. No. 5038 of 2025
of Book 1 contains 16 Pages
Page 15

Registration Officer

8977 2672 8336


Doc. No. 5038 of 2025
of Book 1 contains 16 Pages
16 Page.
Registering Officer
For GP HOMES PVT. LTD.
Director
புதன், ஏப்ரல் 09 2025, 15:03:55
420, Krishna St, Gnanamoorthy Nagar Extension, Gnanamurthi Nagar, Ambattur, Chennai, Tamil Nadu 600053, இந்தியா
13° 6' 59" N, 80° 10' 1" E -61m
34.2°C 23.8Km/h 60%
Google

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 6485/2025

ஆவண எண் : R/ Ambattur/ BOOK-1/ 5038 / 2025

திருமதி சரோஜா அவர்களிடமிருந்து ₹ 82,784 (ரூபாய் எண்பத்திரண்டாயிரத்து எழுநூற்று எண்பத்து நான்கு மட்டும்) [இணைய வழி: REG202504093126122 ₹ 82784] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	40,987
2	பதிவுக் கட்டணம்	40,987
3	கணினிக் கட்டணம்	700
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	82,784

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

அம்பத்தூர் அலுவலகம்

நாள்: 09/04/2025

L.T.I SAROJA

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
AMBATTUR,
CHENNAI 600 053

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Madhusri1996 (குடிமக்கள்)	Madhu Sri	9551461665	08-04-25 07:26:03 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி

13932/2021

TP/105544341/2021



தமிழ்நாடு தமிழ்நாடு TAMILNADU

18 OCT 2021

GP HOMES PVT LTD

CD 890734

D. MURALI
STAMP VENDOR
L. No. : 15815/B5/83/98
HIGH COURT CAMPUS
CHENNAI - 600 104. PH : 044-2844 1700

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENNAI ON THIS 08th DAY OF October 2021

Mr. P. RAJASEKARAN (Aadhar No. 7369 3018 7460) aged about 56 years, Son of Mr. V. Ponnusamy Reddiar residing at No. 15/419, Gandhi 1st Street, Gnanamurthy Nagar, Ambattur, Chennai 600 053, hereinafter called PRINCIPAL of the ONE PART :-

TO AND IN FAVOUR OF

M/S GP HOMES PVT LTD represented by its managing director Mr. S. ELUMALAI (PAN : AAFPE2340A, Mobile No.9790781610) S/o.Mr. E. Sivalingam, aged about 48 years, having its address at No.W740, 1st floor, Syndicate bank Colony, Anna Nagar West Extension, Chennai-600 101, as my true and lawful GENERAL POWER OF ATTORNEY AGENT Witnesseth as Follows:-

For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13932 of 2021

of book 1 contains 16 pages

1 page.

Registering Officer

Whereas all that piece and parcel of Land Comprised in Survey No. 60, as per Patta New Survey No.60/1B, Ambattur Town Survey Field Register Ward No. C, Block No. 20, T.S. 37, of MENAMBEDU VILLAGE, Ambattur Taluk, Chennai District, measuring an extent of Acre 0.28 Cents, morefully and particularly described in the Schedule "A" hereunder was owned by Mr. P. Rajasekaran from his Father Mr. Mr. V. Ponnusamy Reddiar by virtue of Settlement deed dated 19.04.2021, and registered as Doc.No.6389 of 2021, Book-I, in the file of the in S.R.O Ambattur, which is morefully described in schedule "A" hereunder and enjoyed the same without encumbrance to till date.

AND WHEREAS the Prinicipal is unable to look after affairs to sell the Schedule "B" mentioned property and through necessary to appoint General Power of Attroney Agent on my behalf of to look after the following things and acts.,

WHEREAS the above PRINCIPAL unable look after the works related to the sale of the Schedule "B" Property and other incidental works thereto in person due to their preoccupation therefore proposed to appoint M/s. GP HOMES PRIVATE LIMITED, Represented by its Managing Director Mr. S. ELUMALAI to be his true and lawful attorney.

AND WHEREAS the Principal decided to sell above said property 60% undivided share out of which is morefully described in Schedule "A" hereunder.

KNOW ALL MEN BT THESE PRESENCE That I Mr. P. RAJASEKARAN, do hereby appoint, nominate and retain M/S GP HOMES PVT LTD represented by its managing director Mr. S. ELUMALAI, S/o. Mr.Sivalingam, to do all acts and deeds on my behalf by my power of Attroney agent in my name and on my behalf to do all or any of the acts, deed and things in respect of the schedule "B" mentioned property that is to say.

P. Rajasekaran

For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
2 page.

Registering Officer

1. **To look after, manage, develop and administer the Schedule A Property.**
2. **To develop the Schedule "A" property by preparing sub-division plans, comprising one or more plots, and / or plan(s) for constructing residential flats / commercial complex(s) thereon and also to prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations, indemnities and all other necessary papers duly signed, for obtaining sanction for demolition of the existing building and for construction of new building over the Land in the Schedule Property and for modification, addition, alteration, etc., to the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and chalans from the said authority/ies and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof for construction of the building over the Land in the Schedule A Property 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 sanction for demolishing the building or portion of the building and demolish the same.**

3. **To furnish securities in money and to otherwise as and when required by the Plan Approval Authority/ies and other Authorities for approvals for Building Plans for construction of Building and to sign and submit necessary applications to furnish the security/ies and also to get refund of such 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, board, etc., relating to the Schedule A Property, pay necessary fees, and obtain the same and to issue receipt thereof.**

For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
3 page.

Registering Officer

P. Rajamund

5. **To take the necessary steps to obtain the Town Survey Land Register in favour of PRINCIPALS in respect of Schedule A mentioned property.**

6. **To sign and verify all affidavits, indemnities, guarantee documents and papers necessary for such proposed development in respect of Schedule A mentioned property.**

7. **To fix the terms and conditions for the sale of the Schedule B mentioned property either in whole or in parts or in undivided share or shares to the several purchaser or purchasers.**

8. **To execute Sale Deed or deeds in favour of the prospective buyer or buyers for the whole property in one lot or in parts or for the undivided share of the lands in respect of the property and present each of the sale deed or deeds for registration, to admit execution thereof and to receive all payments under the sale Deed in respect of Schedule B property.**

9. **To sign and deliver all patta transfer form / forms and any other forms required to be signed before the registering authority, to do all acts, deeds and things till the registration of the sale deed or deed is completed in every respect towards Schedule B property.**

10. **To deliver vacant possession of the property so sold by the Attorney to the purchasers, to make available for inspection of all documents of title relating to the schedule mentioned property and to deliver Xerox copies of the documents not only for inspection but also to hand over the same to them after the sale transaction is completed to the purchaser(s) in respect of Schedule B property.**

For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
4 page.
Registering Officer

11. **To raise loans and /or borrow money or moneys from time to time from any Bank. Any Financial Institution, or Any Person or Persons, organization whatsoever against the Schedule "B" property and to execute, sign and register mortgage, charges, transfer and / or give other security or securities by any other deed or deeds on such terms and conditions as the AGENT or his substitute or substitutes may think fit and proper.**

12. **To apply for and obtain necessary sanction from the concerned authorities and municipalities for construction of the flats, duplex house, commercial units and in that connection sign, execute all applications, agreements, indemnity bonds that are required to be signed and delivered by the appropriate planning authority for sanctioning the plan for construction of the flats and in that connection empowered to sustain necessary expenditure that may incur in the execution of the works mentioned above in respect of Schedule A property.**

13. **To enter into all contracts towards the construction of the residential dwelling/s on the schedule A mentioned property containing all clauses and covenants with regard to such construction of the residential dwelling/s and to receive all monies under the contracts of constructions of the residential dwelling/s in several stages and to pass effective and proper receipts.**

14. **To apply for permission to competent authorities to make available in the building which may be constructed on the land described in the Schedule A Property, electricity, water and drainage (if available) and other service connections, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay fees/charges/deposits to the authorities, and to engage and enter into contracts with third parties for the provision of such connections and for incidental matters and to pay such amounts as may be required in connection therewith.**

For GP HOMES PVT LTD.

Managing Director

Doc. No. 13980 of 2021
of Book 1 contains 16 pages
5 page.

Registering Officer

To obtain No Objection Certificate and other certificate/s from CMDA/Corporation of Chennai/ Municipality/Local Body/ Government Departments/Boards/any other competent authorities for obtaining temporary power connection, to apply for temporary power connection, sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the building.

15. To appoint architects, surveyors, engineers, contractors, and other professional agencies, labourers or all other personnel as may be necessary for the development of Schedule A Property and for construction thereon.

16. To apply and obtain all licences, quotas for cement, bricks, steel, sand, any building material, etc., in the name of the Attorney and to endorse such licenses, quotas in favour of his nominee/s to enable him to take delivery of the articles and issue receipt thereof.

17. To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB/TNWSSB, Municipality/Local Body, Government Authorities, TNEB/TANGEDCO, DTCP, District Collector, Government Departments, any Competent Authority, etc., for any purpose pertaining to the Schedule A Property.

18. To carry out reconstitution, amalgamation and consolidation, sub-division, reclassification, etc., of the Schedule Property and obtain necessary approvals and for the said purpose to do all acts and deeds.

P. Rajan

For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13982 of 2021
of Book 1 contains 16 pages
6 page.

Registering Officer

19. **To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Municipality/Local Body/Government Department/ Competent Authority 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 get the building constructed regularised as per procedures and to receive the approval and to issue receipt thereof.**

20. **To pay taxes or fees pertaining to the Schedule Property to Municipality or any competent authority and to receive receipt thereof.**

21. **To apply for and obtain Completion Certificate/s or NOC/s or any other Certificates from the authorities concerned and acknowledge receipt thereof.**

22. **To apply for electricity connection, drainage connection, water connection from Metro Water by signing and submitting for and on behalf of the PRINCIPAL necessary application, to the respective authorities for the purpose of obtaining the connection to the flat or flats and to make all necessary and proper payments for and on behalf of the PRINCIPALS for obtaining the connections in respect of Schedule A property .**

23. **To engage advocate or advocates for the purpose of taking all legal proceedings for and on behalf of the PRINCIPAL with regard to enforcement of the agreement with the parties entered into from time to time and in that connection sign and deliver vakalath, plaints, pleadings, statements, written statements, affidavits, counter statements, and all legal papers from time to time for taking all necessary steps and further empowered to file appeal, revision, writ petitions and the legal proceedings before the court of law, sign deposition, to make compromise and to effectively discharge all legal functions.**

For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13922 of 2021
of Book 1 contains 16 pages
7 page.

Registering Officer

24. To pay the advocates or auditors and all professionals with regard to the construction of the flats and other legal proceedings.

25. To execute any deeds, modifying, rectifying or cancelling any deeds of conveyances or other documents or instruments already executed if the agent deems it necessary in respect of Schedule B property.

The PRINCIPAL hereby states that he has not received any consideration from the Attorney for executing this Deed of General Power of Attorney. The Attorney shall maintain proper accounts and to produce the same as and when required by the PRINCIPALS.

And Generally to do or cause to be done and performed any other act, deed, matter, or whatsoever ought to be done, executed, performed as fully and effectively for all intents and purposes as the PRINCIPAL could have done in her name and in her own presence or looking after, managing and supervision A Schedule property and selling of the schedule B mentioned property.

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

SCHEDULE "A" PROPERTY

(power given for development and construction)

All that piece and parcel of Comprised in Survey No. 60, as per Patta New Survey No.60/1B, Ambattur Town Survey Field Register Ward No. C, Block No. 20, T.S. 37, land measuring an extent of Acre 0.28 Cents, of MENAMBEDU VILLAGE, Ambattur Taluk, Chennai District, Within the Sub Registration District of Ambattur and Registration District of Chennai North and bounded and measuring as follows :

For GP HOMES PVT. LTD.

Managing Director

P. Rajamma

Doc. No. 13932 of 2021
at Book 1 collating 16 pages
8 page.
Registering Officer

Bounded on the :

North by	**:**	**Land owned by Munusamy Reddiar and 20 Feet Common Passage (Gandhi Street)**
South by	**:**	**Part Land of Kumarasamy Reddiar and 4 Feet Lane**
East by	**:**	**Murugesa Reddiar Land**
West by	**:**	**Part Land of Perumal Reddy and 11 Feet Common Road (Kannappa Reddiar Street)**

In all full extent of A.0.28 cents

SCHEDULE - B
[POWER GIVEN TO THE AGENT]

60% undivided share out of Schedule 'A' property.

For GP HOMES PVT LTD.

Managing Director

B. Rajamani

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
9 page.
Registering Officer

IN WITNESS WHEREOF WE DO HEREBY SET OUT HANDS ON THIS THE 08th DAY OF October 2021.

For GP HOMES PVT LTD.

Managing Director

POWER AGENT

PRINCIPAL

WITNESSES:

1. T. [illegible] S/o Thanigachalam 369 A MEENAKSHI St GNANAMOORTHI Nagar Ambattur Ch.53

2. R. Selvi C/o Rajagopalakrishnan 16/4119 Gandhi's Street GNANAMOORTHI nagar Ambattur Ch-53

Drafted By:-



SRADHU M.A.,B.L
(ADVOCATE)
No.5,Jayalalitha Street, Dobi Colony,
Kamarajapuram, Ambattur, Chennai – 53
ENROLMENT No : M/S 86 OF 2015
Mobile No. 63822 79947

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
10 page.

Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Ambattur Town : Ambattur Ward : 2 (020) Menambedu (Ward:C)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0020--	37	0	60-1B -		ரயத்துவாரி	நஞ்சை	0	-	7-4	7	8.65		0	10	60.0	-	0.00	-	வெங்கடசாமி மகன் பொன்னுசாமி	நிலம்	- TR DT: 23-10-2018

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 23-10-2018
பெயர் / Name : Siraj Babu N S
பதவி / Designation : Tahsildar
இடம் / Place : அம்பத்தூர் வட்டம் / Ambattur, சென்னை மாவட்டம் / Chennai

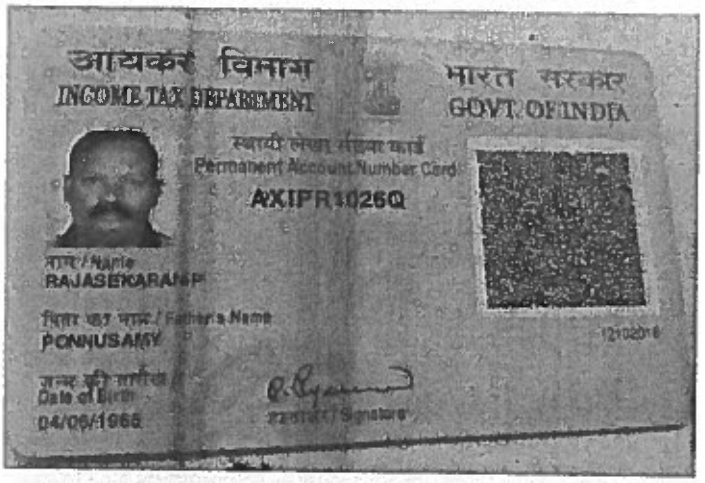
குறிப்பு / Remarks :
1.இத் தகவல்கள் 08-10-2021 அன்று 11:26:55 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 08-10-2021 at 11:26:55 AM.

2. ஆவண விவரங்களை மேலும் உறுதி செய்துக்கொள்ள வேண்டுமெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்.
Further Certificate confirmation and details, you may approch Tahsildar concerned.

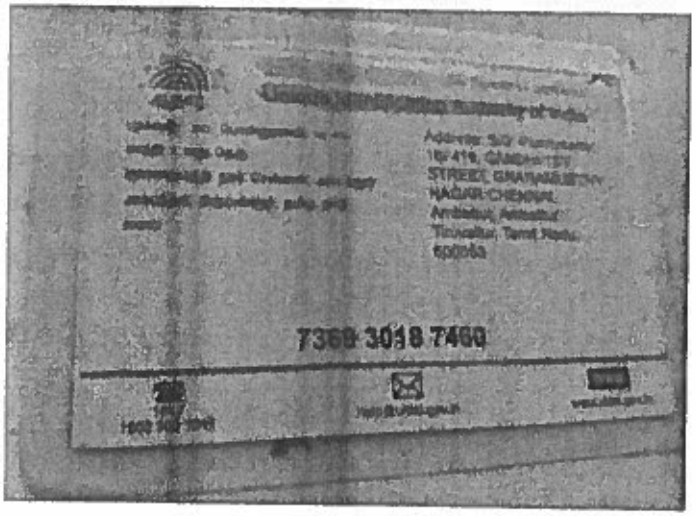
குறிப்பு :
இவ்விணைய தளத்தில் பெறப்பட்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் TN/14/001/0020/37/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
இச்சான்றிதழ் 08-10-2021 அன்று 11:26:55 AM நேரத்தில் அச்சடிக்கப்பட்டது.
கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For GP HOMES PVT. LTD.

Managing Director







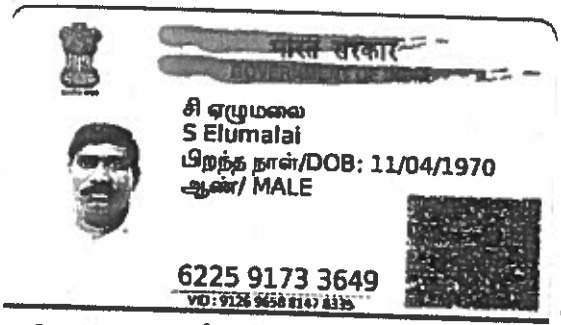
For GP HOMES PVT. LTD.

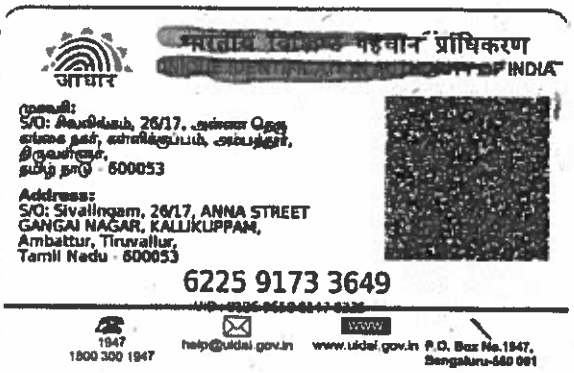
Managing Director

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
12 page.

Registering Officer







For GP HOMES PVT. LTD.

Managing Director

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
13 page.

Registering Officer



For GP HOMES PVT. LTD.

Managing Director

P. Rajasekaran

R. Selvi

Doc. No. 13932/2021
of Book 1 contains 16 pages.

Registering Officer

R/அம்பத்தூர்/புத்தகம்-1/13932/2021

2021 ஆம் ஆண்டு அக்டோபர் மாதம் 08ம் தேதி பி.ப. 03:45 மணியளவில் அம்பத்தூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 10,400/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





9444805875

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





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கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

அடையாளம் தெரிவித்தவர்கள்
சாட்சிகள் 1
இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

Doc. No. 13932 of 2021
of Book 1 contains 16 pages
13 page.
Registering Officer

R/அம்பத்தூர்/புத்தகம்-1/13932/2021

அடையாளம் தெரிவித்தவர்கள்
சாட்சிகள் 2
இடது பெருவிரல்





R. Selvi

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

2021 ஆம் ஆண்டு அக்டோபர் மாதம் 8ம் நாள்

சிவகுமார் ஆறுமுகம்
சார்பதிவாளர்
அம்பத்தூர்

R/அம்பத்தூர்/புத்தகம்-1/13932/2021 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 08/10/2021
அம்பத்தூர்

45880146

சிவகுமார் ஆறுமுகம்
சார்பதிவாளர்

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.

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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

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.