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DIGITALLY VERIFIED RECORD

கணம்பட்டி AEE 5081/2025 Tp| 236 796 034 /25

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 28 OCT 2025

EY 732463

Green Homes

L.No. 1481/@/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

02 DEC 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **Mr. VIGNESH RAM R** S/o. Mr. N. Ramkumar, aged about 30 years having Aadhaar No. 9852 5111 6670 and PAN No. BAHPV1886K, and having residence at No.290, Bharathi Salai 1st Main road, Nolambur Phase-11, West Mogappair, Chenai-600 095, hereinafter called the **PRINCIPAL**, do hereby appoint and retain **M/s. GREEN HOMES**, having office at Door No. 2/201, 1st Street, Ragava Nagar, Moovarsampet, Chennai -600091, represented by its Proprietor **Mr.M.SUDHAKAR** Son of Mr. Murugesan (AADHAR No. 979q 8454 9445 & PAN NO. E0RPS78517) residing at No. 3/136, Bajanai koil Street, Sadasivam Nagar, Madipakkam, Chennai - 600091, as my lawfully constituted General Power Agent.

For GREEN HOMES

Proprietor

For GREEN HOMES

Proprietor

Document No. 5081 of 2025 of Book I contains 20 sheets

sheet.

Sub-Registrar Officer

WHEREAS the Principal herein is **Mr. VIGNESH RAM R** is the sole, legal, true, and absolute beneficial owner of adjoining properties bearing Plot No. 22 (more fully described in Item No. 1 of the Schedule 'A' hereunder) and Plot No. 23 (more fully described in Item No. 2 of the Schedule 'A' hereunder) forming part of approved layout named "Joseph Nagar", having been sanctioned vide L.P. No. 271/53, Comprised in Survey No. 51/6, Ward – B, T. S. No. 52/1 Part, Block No. 5, Present T.S. No. 52/3 and 52/4, as per Town Survey Patta S.No.51/1A2, situated at No. 134, Nanganallur Village, Alandur Taluk, Chennai District, totally measuring an extent of **7399 Sq. Ft.,** along with an under construction building with a sanctioned plan approval, more fully described in the Schedule hereunder, having purchased by the PRINCIPAL herein, through a registered Sale deed dated 29.08.2025, registered as Document No. **4159 / 2025**, on the file of the SRO, Alandur. Subsequent to the above said purchase, the Principal is in absolute possession and peaceful enjoyment of the same.

WHEREAS THE Principal has put up a new building residential unit now and it is under construction of the Schedule 'A' mentioned property, vide approval **Planning Permission – CMDA/PP/NHRB/S/0319/2024** and **Building permit Number CEBA/WDCN12/00317/2025** From the Greater Chennai Corporation.

Whereas it is not possible for the Principal to deal with property being **3724 Sq.ft.,** Undivided share of the land out of the Schedule "A" Property, together with **10,976 Sq. ft.**, undivided share of the Unfinished condition building thereon and more fully described in the schedule "B" mentioned property hereunder personally and for that purpose, the Principal hereby appoint the said **M/s. GREEN HOMES** , Office at Door No. 2/201, 1st Street, Ragava Nagar, Moovarsampet, Chennai -600091, Represented by its Proprietor Mr. M. SUDHAKAR Son of Mr. Murugesan (AADHAR No. 9794 8454 9445 & PAN NO. E0RPS78517) residing at No. 3/136,

For GREEN HOMES

Proprietor

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sheet.

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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Bajanai koil Street, Sadasivam Nagar, Madipakkam, Chennai -600091, as my lawfully constituted General Power of Attorney, empowering him to do the following acts and deeds on my behalf:

1. To develop the Schedule mentioned property by closing out the construction of residential building and to apply for and receive approval for the construction activities from the appropriate authority/ies such as CMDA, Local body/ies, TNRERA and to apply for regularization and/or modification as per the requirement;

2. To execute any sale agreement in favour of any person/s agreeing to purchase the Schedule mentioned property for consideration and to receive any advance or part of the sale consideration under such sale agreement for an undivided extent of **3724 Sq. Ft**. out of the Schedule 'A' mentioned property, more fully described in the **Schedule 'B'** here under.

3. To convey by way of absolute sale, Schedule 'B' mentioned property in full or in parts or in undivided shares thereof to any third party and to execute sale deed/deeds and to register such sale deed / deeds in favour of any third party purchaser / purchasers, in the office of the Sub-Registrar concerned for an undivided extent of **3724 Sq. Ft.** out of the Schedule 'A' mentioned property, more fully described in the **Schedule 'B'** here under.

For GREEN HOMES

Proprietor

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Registering Officer

4. To receive the sale consideration in respect of sale of the Schedule mentioned property from any person/persons and to issue receipt for the same for an undivided extent of **3724 Sq. Ft.** out of the Schedule 'A' mentioned property, more fully described in the **Schedule 'B'** here under.

5. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents; and to pay taxes or fees to the Municipality/ Corporation, State or Central Authorities, in respect of Schedule mentioned property or income arising there from or for any amenities enjoyed therewith.

6. To execute and register any other deed of conveyance or transfer of the Schedule mentioned property on behalf of the Principal for an undivided extent of **3724 Sq. Ft.** out of the Schedule 'A' mentioned property, more fully described in the **Schedule 'B'** here under.

7. To present the Sale Deed or any Deeds of Rectification/ Ratification, Agreements or other Deeds for registration before the Competent Sub-Registrar and to admit execution and to receive the document or documents after registration for an undivided extent of **3724 Sq. Ft.** out of the Schedule 'A' mentioned property, more fully described in the **Schedule 'B'** here under.

8. To maintain proper books of accounts, records, etc., of all income and expenditure and all acts and deeds done by virtue of the powers hereby conferred, and produce the same whenever required by the Principal.

For GREEN HOMES

Proprietor

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sheet.

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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9. To engage the services of any Agency Company or Organization for attending to various requirements which may arise relating to the sale/management of the Schedule mentioned property and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

10. To execute and sign all forms, applications and declarations and documents and papers whatsoever in connection with all or any of the above mentioned purposes.

11. To Maintain Schedule mentioned property in the manner in which Power Agent thinks fit and proper;

12. To apply for Income Tax clearance certificate, if necessary arises for completing any of the above said tasks;

13. To sign Patta transfer forms, mutation of records ceiling declaration forms and other forms that may normally be necessary and incidental for development of the property;

14. To represent before authorities, revenue, urban land ceiling, Corporation of Chennai/ Local bodies, CMDA, TNEB, Water and Sewerage Board, etc. for obtaining necessary connections and to correspond on our behalf and to sign my behalf in the necessary applications and forms;

For GREEN HOMES

Proprietor

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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15. To represent and apply for before the RERA for registration and to create Bank account/s in the name of the Agent for the purpose of development of the Schedule mentioned property as Apartment/s.

16. To receive the Communications and letters etc., addressed to me in connection with the Schedule mentioned property;

17. To engage advocates, to sign Vakalatnama, to sign on pleadings, affidavits, petitions, indemnity bonds etc., and to give evidence in court on our behalf and to conduct and proceed the case/s;

18. To delegate, nominate, constitute and appoint any other person or persons and to execute and register on the same terms and conditions set out hereunder to carry out objects of these presents according to the true meaning, intent and spirit of the transactions.

19. To obtain loan/s from Banks, private persons, NBFCs etc, by mortgaging an undivided extent of **3724 Sq. Ft.** out of the Schedule 'A' mentioned property along with the building saleable area of **10,976 Sq. ft.**, more fully described in the **Schedule 'B'** here under.

20. Generally to act as Attorney or Agent on behalf of the Principal in relation to the matters aforesaid and in all other incidental / connected matters and do all deeds, acts or things as fully and effectively in all respects as if the same were done by Principal in respect of the Schedule mentioned property.

For GREEN HOMES

Proprietor

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

21. The Power agent shall keep a true and correct account and need to produce the same whenever called for.

22. NO CONSIDERATION has been paid or received to execute this Deed of General Power of Attorney.

AND WE HEREBY confirm and RATIFY all acts and deeds of whatsoever kind, done by our said ATTORNEY, done in good faith, by virtue of this deed.

SCHEDULE A
(Whole Property)

ITEM NO. 1

ALL THAT PIECE AND PARCEL land with unfinished condition building thereon, bearing **Plot No. 22,** forming part of approved layout called "Joseph Nagar", layout having been sanctioned vide L.P. No. 271/53, Comprised in Survey No. 51/6, Ward – B, T. S. No. 52/1 Part, Block No. 5, Present T.S. No. 52/3, (T.S. No. 52/2, as per the present TSLR Extract) as per Town Survey Patta S.No.51/1A2, situated at No. 134, Nanganallur Village, Alandur Taluk, Chennai District measuring an extent of **3712 Sq. ft.,** or thereabouts, bounded on the:-

NORTH BY	: Plot No. 17
SOUTH BY	: Joseph 2nd Street (formerly Zachariah Street)
EAST BY	: Plot No. 23
WEST BY	: Plot No. 21

For GREEN HOMES

Proprietor

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Registering Officer

admeasuring on the

North to South on the Eastern Side : 74 ft

North to South on the Western Side : 74.5 ft

East to west on the Southern Side : 50 ft

East to west on the Northern Side : 50 ft

Extent of **3712 Sq. ft.,** or thereabouts,

lying within the Registration District of South Chennai and in the registration sub-District of Alandur

ITEM NO. 2

ALL THAT PIECE AND PARCEL land with unfinished condition building thereon, bearing **Plot No. 23,** forming part of approved layout called "Joseph Nagar", layout having been sanctioned vide L.P. No. 271/53, Comprised in Survey No. 51/6, Ward – B, T. S. No. 52/1 Part, Block No. 5, Present T.S. No. 52/4, (T.S. No. 52/3, as per the present TSLR Extract) as per Town Survey Patta S.No.51/1A2, situated at No. 134, Nanganallur Village, Alandur Taluk, Chennai District measuring an extent of **3687 Sq. ft.,** or thereabouts, bounded on the:-

NORTH BY : Plot No. 18

SOUTH BY : Joseph 2nd Street (formerly Zachariah Street)

EAST BY : Plot No. 24

WEST BY : Plot No. 22

admeasuring on the

North to South on the Eastern Side : 73.5 ft

North to South on the Western Side : 74 ft

East to west on the Southern Side : 50 ft

East to west on the Northern Side : 50 ft

measuring an extent of **3687 Sq. ft.,** or thereabouts,

For GREEN HOMES

Proprietor

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read.

Sub-Registrar Office

THE SEAL OF THE SUB-REGISTRAR OFFICE ALANDUR

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lying within the Registration District of South Chennai and in the registration sub-District of Alandur.

Item No.1 & 2 total measuring an extent of **7399 Sq. ft.** of Land together with unfinished condition building thereon.

SCHEDULE "B"

(Power granted for sale under this Power of Attorney Deed)

3724 Sq. Ft. undivided share land out of the schedule 'A' property, together with **10976 Sq. Ft**. undivided share in the unfinished/ under construction condition building the above mentioned schedule "A" property.

IN WITNESS WHEREOF THE PRINCIPALS AND POWER AGENT HAVE SIGNED IN THIS DEED OF GENERAL POWER OF ATTORNEY ON THIS THE - **28th DAY OF October, 2025** IN THE PRESENCE OF:

For GREEN HOMES

Proprietor

AGENT

PRINCIPAL

WITNESSES:-

1. M. Jaikumar
(M. Jaikumar)
No: 19/14, Gubbeeammasamy St,
Ullagaram. Ch-91
Aadhar No: 2352 9966 8343

2. D. Sr
(M. Saravanath)
W/O. Jaikumar.
No: 19/14, Gubbeeammasamy St.
Ullagaram. Ch-91
Aadhar No: 4119 6315 7369

Drafted By:-



S.BALAKRISHNAN M.A.B.L.CAIIB
Advocate High Court, Chennai R.No.3175/2011
121/1, Ponniamman Koil Street, Nanmangalam,
Chennai-600 129, Cell No.9840646454

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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ANNEXURE – 1-A

STATEMENT REGARDING PARTICULARS OF THE BUILDING MENTIONED IN THE DOCUMENT

(i) Description of the building :	
(a) Construction of the Structure	Cement Mortar
(b) Depth of Foundation	3-4 Feet
(c) Thickness of Walls in ground Floor	9 inches
(d) Whether Teackwood used throughout	No
(e) Flooring	Cement Plastering
(ii) Age of the Building	Nil
(iii) Extent of site	**3724 Sq.ft., UDS in 7399 Sq.ft.,**
(iv) Built up area (R.C.C. Roof)	**10976 Sq.ft., UDS in 21805 Sq.ft., of building (unfinished condition)**
V. Area of Separate Garage and construction involved, if any	Nil
(vi) Length of Compound Wall	Nil
(vii) Well with diameter and depth	Nil
(viii) Electrical Installations	No of Point 1
	Fan : Nil
	1 H.P. Motor
ix) Is there a separate septic tank	No
(x) Annual Rental Value	Not Assessed
Land Value	**Rs.1,63,85,600/-**
Unfinished condition Building Value	**Rs.1,64,64,000/-**
(xi) Total Value of the Land & Building	**Rs.3,28,49,600/-**

Place : Chennai
Date : 24.10.2025

For GREEN HOMES

Proprietor

POWER AGENT

EXECUTANT

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR ALANDUR

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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3933 of 2025

I hereby certify that a sum of ₹ 3,28,500/- (Rupees Three Lakh Twenty Eight Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. விக்னேஷ் ராம் residing at 290, Bharathi Salai 1st Main Road, Nolambur Phase 11, West Mogappair, Chennai, Ekkatuthangal[URBAN], Guindy, Chennai, Tamil Nadu, India, 600095.

Sub Registrar: Alandur
Date: 28/10/2025

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

Presented in the office of the Sub Registrar of Alandur and fee of ₹ 3,29,810/- paid at 03:45 PM on the 28/10/2025 by

Left Thumb





9672 87723

Additions as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:2970122f55ad761d5c5406880688b1123687e19
(Details from UIDAI : Vignesh Ram Remkumar N, 09-09-1995, xxxxxxxx6670)



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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:72514424cdd8b3d7bde4f9d998b6a41d2f77e3f **(Details from UIDAI : Sudhakar S/O: Murugesan, 08-08-1979, xxxxxxxx9445)**	

28th day of October 2025

Nanda Kumar M
Sub Registrar
Alandur

Registered as Number **R/Alandur/Book-1/5081/2025**

Date: 28/10/2025
Alandur

Nanda Kumar 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

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00433/74846

To
விக்னேஷ்ராம்
Vignesh Ram
Ramkumar N
No. 290
Bharathi Salai - 1st Main Road,
Nolambur Phase 11, West Mogappair,
VTC: Nolambur,
PO: Maduravoyal,
District: Tiruvallur,
State: Tamil Nadu,
Pin Code: 600095
Mobile: 9677297923

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9852 5111 6670

VID : 9187 9774 5543 8754

எனது ஆதார் எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. பிறந்த தேதி என்பது ஆதார் எண் வைத்திருப்பவரால் சமர்ப்பிக்கப்பட்ட பிரத்யேகங்களில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவணத்தின் ஆதாரம் மூலம் ஆதரிக்கப்படும் தகவலின் அடிப்படையில் அமைந்துள்ளது.
- இந்த ஆதார் கடிதத்தை பல நிலைத்த தங்கீகார நிறுவனத்தால் ஆன்லைன் அங்கீகாரம் அல்லது ஆப் ஸ்டோர்களில் கிடைக்கும் எம் ஆதார் அல்லது ஆதார் ஒ ஸ்கேனர் செயலியை பயன்படுத்தி ஒ குறியீடு ஸ்கேனிங் அல்லது www.uidai.gov.in இல் கிடைக்கும் பாதுகாப்பான ஒ ஆ குறியீடு ரீடர் செயலியை பயன்படுத்தி சரிபார்க்க வேண்டும்.
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- ஆதார் பதிவு செய்யப்பட்ட நாளிலிருந்து ஒவ்வொரு 10 வருடங்களுக்கும் பிறகும் ஆதாரில் அடையாளம் மற்றும் முகவரிக்கான ஆவணங்கள் புதுப்பிக்கப்பட வேண்டும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளை பெற ஆதார் உங்களுக்கு உதவுகிறது.
- உங்கள் தொலைபேசி எண் மற்றும் மின்னஞ்சல் முகவரி ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளை பெற mAadhaar செயலியை பதிவிறக்கவும்.
- ஆதார்பயோமெட்ரிக்களை பயன்படுத்தாதபோது பாதுகாப்பை உறுதிசெய்ய ஆதார்பயோமெட்ரிக்ஸை லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்.
- ஆதார் கோரும் நிறுவனங்கள் தெளிவுரைகளை பெற வேண்டிய கட்டாயம் உள்ளது.

- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

Government of India

Vignesh Ram
பிறந்த நாள்/DOB: 09/03/1995
ஆண்/ MALE

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

9852 5111 6670

எனது ஆதார் எனது அடையாளம்

Unique Identification Authority of India

Address:
Ramkumar N, No. 290, Bharathi Salai - 1st Main Road, Nolambur Phase 11, West Mogappair, Nolambur, PO: Maduravoyal, DIST: Tiruvallur, Tamil Nadu - 600095

9852 5111 6670

VID : 9187 9774 5543 8754

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For GREEN HOMES

Proprietor

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Sub-Registrar Officer

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For GRUHA HOMES

Proprietor

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Office -

Sub-Registrar Officer

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EORPS7851L
नाम / Name
SUDHAKAR
पिता का नाम / Father's Name
MURUGESAN
जन्म की तारीख / Date of Birth
08/08/1979
हस्ताक्षर / Signature


भारत सरकार
Government of India
சுதாகர்
Sudhakar
பிறந்த தாள / DOB: 08/08/1979
ஆண் / MALE
9799 8454 9445
मेरा आधार, मेरी पहचान
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
முகவரி: தந்தை / தாய் பெயர்: முருகேசன், எண் 3/136, பஜனை கோயில் தெரு, சதாசிவம் நகர், மடிப்பாக்கம், மடிப்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு, 600091
Address: S/O: Murugesan, no 3/136, bajanai koil street, sadhasivam nagar, madipakkam, Madipakkam, Kancheepuram, Tamil Nadu, 600091
Print Date: 15/03/2021
9799 8454 9445
1947 help@uidai.gov.in www.uidai.gov.in

For GREEN HOMES

Proprietor

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I contains 15 sheets 10 sheet

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF

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भारत सरकार
GOVERNMENT OF INDIA

ஜெய்குமார் முத்துமணி
Jaikumar Muthumani
பிறந்த நாள் / DOB : 03/09/1982
ஆண் / MALE

2352 9966 8343

- சாதாரண மனிதனின் அதிகாரம்


भारत सरकार
GOVERNMENT OF INDIA

சரஸ்வதி ஜெய்குமார்
Saraswathi Jaikumar
பிறந்த நாள் / DOB : 15/06/1984
பெண் / FEMALE

4119 6315 7569

- சாதாரண மனிதனின் அதிகாரம்


Address:
S/O: Muthumani, 19/14
GUBERA MUNUSAMY
STREET, ULLAGARAM,
Nanganallur, Nanganallur,
Alandur, Kancheepuram, Tamil
Nadu, 600061

1947


Address:
W/O: Jaikumar, 19/14,
GUBERA MUNUSAMY
STREET, ULLAGARAM,
Nanganallur, Nanganallur,
Alandur, Kancheepuram, Tamil
Nadu, 600061

1947
1800 300 1947

mJaikumar

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sheet

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5081 of 2025 of Book 1
Document No. 2 0 sheets
Registering Officer

THE SEAL OF THE DISTRICT REGISTRAR

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Alandur Town : Alandur Ward : (012) Nanganallur (Ward 8)

S.No	Block Code and Name Of Locality	Number: Sur Field	Number: Sub Div	O.Sur.No and Letter	Municipal Door No	Govt,Mitta, Zamindar,Enam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Soil of soil	Taram	Rate per Acre/ Hectare: Rs.	Rate per Acre/ Hectare: Paise	Extent By Town Survey: Hectare	Acre	Sq. Meter	Assessment: Municipality	Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
1	Block - block-5	52	2	51/1A2 -		தமிழ்நாடு	புறம்போக்கு	-	-	0.0		0.00		0	1	44.0	0.0		தமிழ்நாடு அரசு புரிசைவாழ் ஏரி		JO25/0153/02/05291 TR DT: 2025-10-09 TR DT: 09-10-2025

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

டிஜிட்டல் கையொப்பமுடன் / Digital Signature : 09-10-2025
பெயர் / Name : Suresh R
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : ஆலந்தூர் வட்டம் / Alandur, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. பெறுவோர் தகவல் / எளிதாகு தகவல் பிரிவுகளின் பின் பதிவேடுகளிலிருந்து பெறப்பட்டவை. இதனைச் சரிபார்க்க https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/12/001/002/0005/52/2 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உரிமை 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/02/12/001/002/0005/52/2
2. இச் சான்றிதழ் 28-10-2025 அன்று 11:16:41 AM தோற்றுவிக்கப்பட்டது
The certificate was printed on 28-10-2025 at 11:16:41 AM
3. கைப்பேசி QR/2D 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

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Proprietor

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Registering Officer

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CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Alandur Town : Alandur Ward : (212) Nanganallur (Ward 8)

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			Assessment		Remarks of Municipal Registrar	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Gvt.				
1	Block block-5--	52	3	51/1A2 -	-	புறம்போக்கு	புறம்போக்கு	-	-	0-0		0.00		0	3	42.0	-	0.00		Ramkumar மகன் Vignesh Ram		2025/0153/02/05320/TR DT: 2025-10-24 TR DT: 24-10-2025

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

மின் கையொப்பம் / Digital Signature : 24-10-2025
பெயர் / Name : Suresh R
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : ஆலந்தூர் வட்டம் / Alandur, சென்னை மாவட்டம் / Chennai

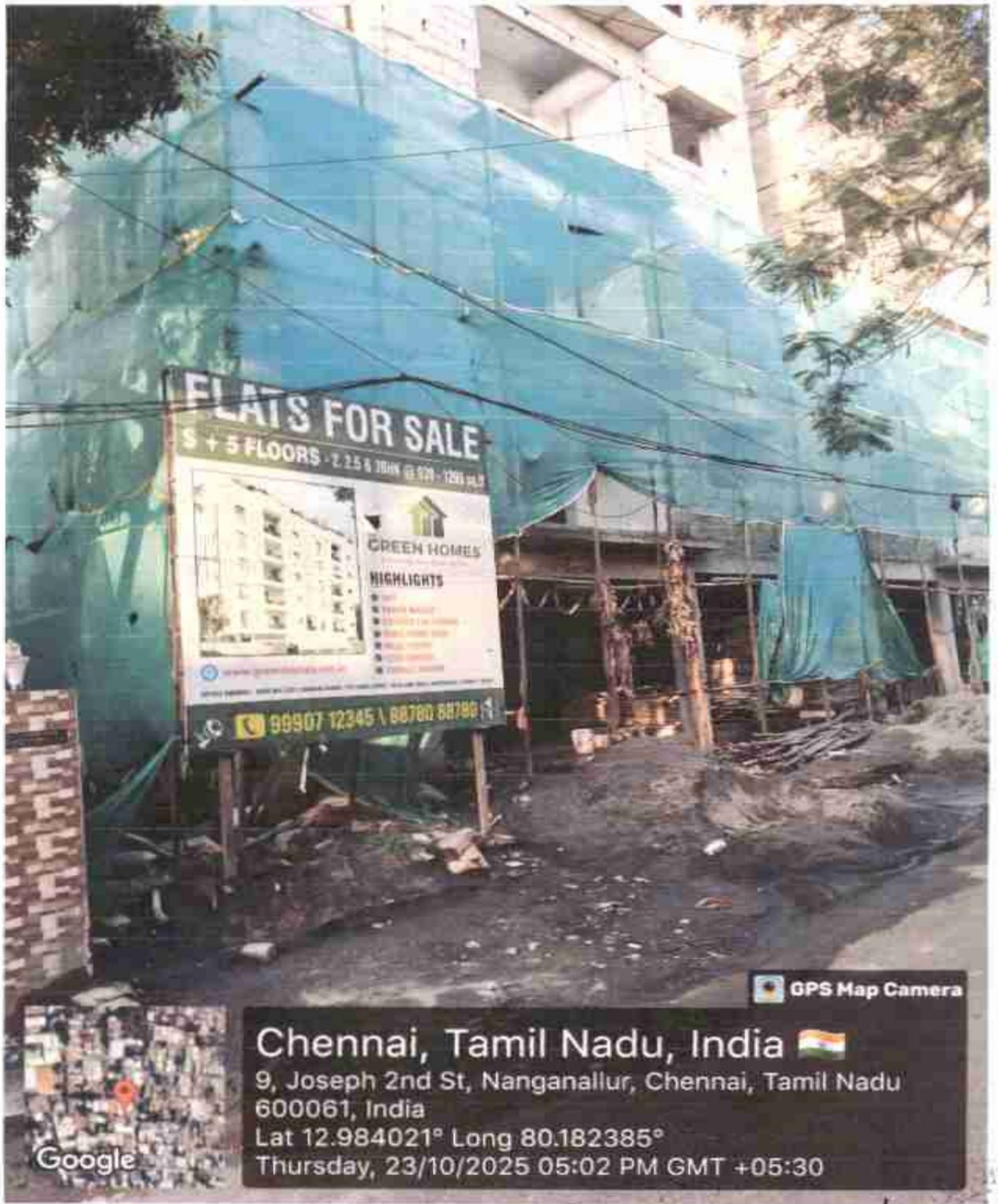
குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் மின்னணு முறையில் பதிவேடுகளிலிருந்து பெறப்பட்டவை. இணையதள முகவரி https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/12/001/002/0005/52/3 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளலாம்.
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/02/12/001/002/0005/52/3
2. இந்த நகலவ்கள் 28-10-2025 அன்று 11:04:11 AM நேரத்தில் அச்சுக்கப்பட்டது.
The certificate was printed on 28-10-2025 at 11:04:11 AM
3. கைப்பேசி கேமராவின் 2D 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 GREEN HOMES

Proprietor

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Proprietor

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Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி (Declaration) (நீதிபேராணை எண்.22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான் / நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன் / அறிவோம்.

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Proprietor

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

Document No. 5081 of 2025 at Book I

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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ஸ்டாம்பணி AGE 4159/2025 SCANNED

TP 23061005 9/2025

1

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 29 AUG 2025

DG 400652

Vignesh.

LNo 1481/B/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

VERIFIED BY
SRO ALANDUR

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS THE 29th DAY OF August 2025 BY:

Mr K. THILLAINAYAGAM (AADHAAR NO. 4451 4070 4976) PAN: AFSPT2140M), aged about 82 years, Son of Late Mr. Kasamuthu, residing at No.5-75, Gokulam GSM Apartments, Puttaparthi, Sri Sathya Sai District, A.P -515134, herein after called the **'VENDOR' of the ONE PART;**

TO AND IN FAVOUR OF

Mr. VIGNESH RAM R S/O N. Ramkumar, aged about 30 years having Aadhaar No. 9852 5111 6670 and PAN No.BAHPV1886K, and having residence at No.290, Bharathi Salai 1st Main Road, Nolambur Phase 11, West Mogappair, Chennai – 600 095, hereinafter called the **'PURCHASER' of the OTHER PART;**

K. THILLAINAYAGAM

Document No. 4159 of 2025 of Book I contains 25 sheets

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF

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

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

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