Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AT 637382

V. GOPALAKRISHNAN
STAMP VENDOR
L.No. A-6 / 29486 / 77
HIGH COURT CAMPUS
CHENNAI - 600 104.

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY executed on the 24th Day of February Two Thousand Fifteen (24.02.2015):

BY:

Mr.N.Ravichandran, son of Mr.Narayanan, aged about 48 years, residing at No.1, 1st Street, Krishnapuri, R.A. Puram, Chennai-28,

VERIFIED

DOCUMENT No. & YEAR 2551/2015 Page No: 1 Total: Pages: 15

IN FAVOUR OF:

TARENDARA INFRASTRUCTURES CHENNAI PRIVATE LIMITED, a company incorporated under the provisions of Companies Act, 1956, having its registered office at No.19, Bishop Wallers Avenue East, CIT Colony, Mylapore, Chennai - 600004, represented by its Authorized Signatory Mr. S.Kesavan, (authorized vide a resolution of the board of directors dated 12.01.2015)

WITNESSES AS FOLLOWS:

1. I am the sole and absolute owner of all that piece and parcel of the vacant residentially converted land which is more fully set out in Schedule hereto.

2. I have arrived at an arrangement with my attorney for development and sale of My property and for the said purpose I am executing this Power of Attorney in favour of Tarendra Infrastructure Private Limited to do all such acts, deeds and things as set out herein below with power and authority to my attorney to execute any transfer, lease or conveyance with regards to the properties described in the Schedule hereto and hereinafter referred to as the Schedule Property, in its own favour if it so desires without seeking my no objection in any manner whatsoever at the time of such conveyance in its favour or its nominee/s;

3. NOW KNOW ALL MEN BY THESE PRESENTS THAT, I, N.Ravichandran, do hereby nominate, constitute and appoint, Tarendra Infrastructures Chennai Private Limited as my true and lawful Attorneys, in my name and on my behalf, to do all or any of the following acts, deeds and things, in regard to the Schedule Property:-

1) To release and relinquish portions of the Schedule Property to the authorities sanctioning the License and Plan for development of Schedule Property as parks, open spaces and other civic amenity sites, road

TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: 2 Total: Pages: 15

widening etc., on such terms and conditions as the authorities may impose for sanction of license and plan and for the said purposes, sign and execute release deeds and/or relinquishment deeds to surrender such areas to the Government and/or Local Bodies and/or Plan Sanctioning Authorities and get the same registered in the manner required under law before the jurisdictional Sub-Registrar.

2) To sign any plans, forms, including Sub Division Plans, Indemnity/Check Lists, statements, affidavit, petitions, vakalats, pleadings, etc. of any nature whatsoever, before:-

a) Panchayat, Municipality or CMDA, DTCP, Corporation or Local Body or any Committee or Trust constituted by the Government or Local Body

b) TNEB, CMW & SSB, PWD, TWAD Board, State & National Highways, Airports Authority of India, etc.

c) Asst. Commissioner, Special Commissioner, Urban Land Ceiling Department,

d) Commissioner / Deputy Commissioner / Asst. Commissioner / Tahsildar having authority to issue No Objection Certificate or any other Certificate required under Land Reforms Act for the purpose of developing the Schedule Property into residential and/or commercial buildings

e) Tahsildar

f) Any Government Department/s or Undertaking/s either State/Central

g) Consumer Disputes Redressal Forum and Commission

h) Income Tax Department

TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: Total: 3 Pages: 15

i) Court, Tribunal, Quasi Judicial Authorities

j) Any Board of Trust constituted under any Act (State or Central) in force

k) Police Department

l) Registration Authorities

3) To give evidence before Court, Tribunal or Quasi Judicial Authorities or before any Authority as mentioned in Clause 2 above.

4) To compound, compromise and withdraw any case before Court/Magistrate.

5) To engage any Advocate of my Attorney's choice.

6) To develop the schedule property into residential/commercial building or Plot/s or in any fashion my Attorney likes.

7) To execute, register and admit execution of Gift Deed or any Deed or Document that may be demanded by CMDA/DTCP/ Corporation/Panchayat/Local Body before the Sub Registrar/Registering Authorities.

8) to enter into agreements for sale of undivided share in respect of the undivided share/ Divided Share of the Schedule Property or any portions/shares thereof pertaining to the residential units in the or enter into any kind of agreement/s for the Schedule Property , on such terms as My Attorney deems fit and to get the Agreement/s registered as well to cancel the said registration;

TAMENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: 4 Total: Pages: 15

9) to transfer and convey by way of sale or exchange or otherwise transfer of undivided share/ Divided Share in the Schedule Property or any portions/shares thereof and execute necessary Deeds of Sale/Conveyance in favour of the intending purchasers/ transferees, including my attorney themselves, and do everything necessary for completing the sale/ conveyance/ transfer exchange of the same including execution of such Deed/s, and for the presentation of the Sale Deed/s or any other gifts as required for this clause and admitting execution thereof as well as to sign and execute all forms, affidavits, applications/statements/ declarations/ forms/returns.

10) to receive the consideration for sale/transfer/conveyance, as also advances, earnest money deposits, part payments and balance payments in regard to the sale/conveyance/transfer of undivided share / Divided Share in the Schedule Property or any portions/shares thereof and issue receipts and acknowledgments thereof;

11) to apply for and obtain all the clearance required for the registration of the undivided share / Divided Share in the Schedule Property or any portions / shares thereof and on My behalf either in favour of the purchasers or in favour of their nominee/s or my attorney's themselves and to pay such dues as may be necessary for the purposes of obtaining such clearance certificate/s from the concerned Authority.

12) to apply for and obtain transfer and registration of Patta in favour of the purchaser of the Schedule Property or parts thereof as undivided or divided flight.

13) to rectify any document/s executed by Us, under this Power of Attorney, ratify any document executed by Us, and to get the same registered by

TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: 5 Total: Pages: 15

presenting and admitting the execution of the document and to complete and comply all the formality of the registration;

14) to take loans and financial facilities of any kind for putting up construction on the Schedule Property against the Schedule Property including by means of deposit of title deeds. My attorney for that purpose to sign, execute, deliver, lodge for registration and admit execution of necessary deeds and documents, to repay the loans or borrowings and obtain valid and effectual discharge for the same and to release the mortgage/ charge/ other security interest and to take back the original title deeds of the Schedule Property;

15) to enter into agreement to leases tenancies, licences, with regard to the Schedule Property or any parts thereof including constructed area in the development therein;

16) to execute any deeds for Lease, Tenancy, Licence or renewals thereof and give possession to such lessee, licencee, tenant. For the registration of such lease deed, tenancy and licence do everything necessary for completing thereof including presentation and admitting execution thereof as well as to sign and execute all forms, affidavits / applications / statements / declarations / forms / returns.

17) to hand over possession of undivided share / divided share in the Schedule Property or any portions/shares to any of the purchaser, lessees, licensees or person authorised to occupy the Schedule Property or any part thereof.

18) to issue legal notice for termination of any lease, licence or tenancies granted and to take all action necessary for eviction of the occupant;

TAMENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: Total: 6 Pages: 15

19) to institute, prosecute and defend all Revenue, Tax and other proceedings relating to the Schedule Property or any portions/shares thereof as well as pertaining to the residential development on the Schedule Property and to settle, withdraw, compromise, compound any such proceedings;

20) to sign and execute pleadings, applications, petitions, affidavits, declarations, Memorandum of Appeal, Revision and Review to be filed before any Court, Tribunal or Authority or Arbitration/s with regard to the Schedule Property or any portions/shares thereof either as undivided or divided portion of the Schedule Property

21) to present and admit for execution any document executed by Us, with regards to the undivided share in the Schedule Property or any portions/shares thereof pertaining to the development of the Schedule Property and complete all the formalities of registration of such executed document by Us, including signing any forms etc for such registration;

22) to produce documents and obtain return thereof, to give evidence and to instruct Counsel in regard to any proceeding relating to the Schedule Property or any portions/shares thereof.

23) generally to do all other acts, deeds and things necessary in regard to the management, maintenance and disposal of Schedule Property or any portions/shares;

24) to do all or any other acts, deeds and things which are not specifically stated herein and which may be necessary and incidental as may be required with reference to the sale of the Schedule Property or any parts

TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: 7 Total Pages: 15

thereof and executants hereby undertakes to ratify all such acts, deeds and things made and executed by the aforesaid Attorneys

25) to further delegate any of these powers to any person or persons as My Attorney may deem fit, authorising such person/s to do and make all acts and things which My attorney is authorised to do under these presents except the power of sub-delegation;

26) This Power of Attorney will be in full force till the object is achieved by my Attorney including transfer of Schedule Property in favour of anyone with consideration or without consideration, mortgaging and leasing, exchanging for some other property etc. on behalf of the Principal

27) There is no consideration passed under this instrument.

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

SCHEDULE PROPERTY

All that piece and parcel of the properties, being vacant land situate at Mannivakkam Village, Chengalpattu Taluk, Kancheepuram District, admeasuring a total extent of 3 Acres 60.62 cents, comprising in various Survey Nos.:

Sl. No.	Survey Nos.	Extent in Cents
1	24/2	48.17
2	105/2	61.75
3	107/1	82.75
4	107/4	49.40
5	109/1	51.87
6	109/2	19.76
7	110/1	46.93
TOTAL		360.62

TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 004

DOCUMENT No. & YEAR 2551/2015 Page No: Total: 8 Pages: 15

situate within the Sub-Registration District of Guduvancherry and Registration District of South Chennai.

IN WITNESS WHEREOF, We have executed this GENERAL POWER OF ATTORNEY in the presence of the Witnesses attesting hereunder

For TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD.

Authorised Signatory

ATTORNEY

PRINCIPAL

Witnesses

1. R. Sundar Rajan
S/o V. Rangachari
21 C V Raman Rd
Chennai-18

2. [illegible]

Drafted by

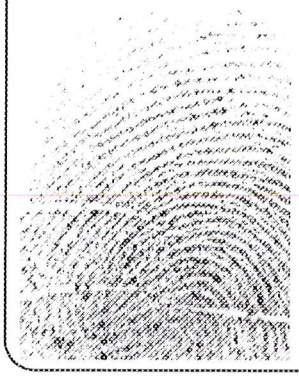
S. SERALATHAN, B.A.,LL.B.,
Advocate
No: 4-B, Manoranjitham Street,
Vignesh Nagar Extension,
Zamin Pallavaram, Chennai-117.
(Enrl. No: 1048/1997)
Mobile No: 9894310903

DOCUMENT
No. / YEAR
2551/2015
Page No / Total Pages
9
15

Presented in the Office of SubRegistrar of Guduvancheri and fee of Rs. 10150 paid between hours of 3 and 4 on 24/02/2015 by

24 FEB 2015

I Left Thumb

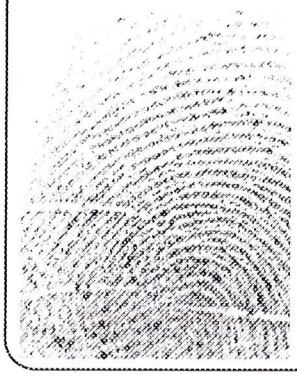




Additions As per the recitals of the document

Execution Admitted by

I Left Thumb

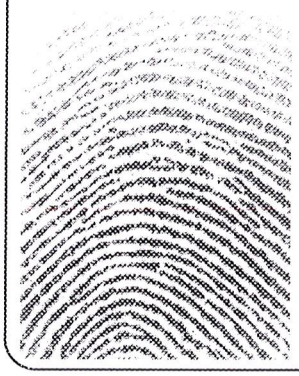


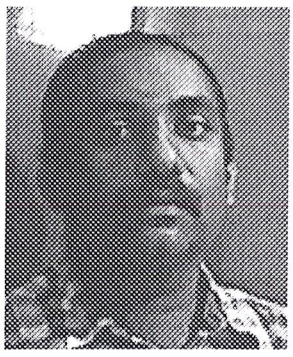


Additions As per the recitals of the document

Claim Admitted by

I Left Thumb





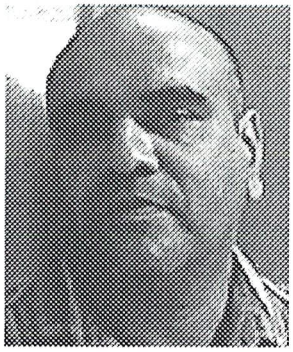
Additions As per the recitals of the document

DOCUMENT No. & YEAR 2551/2015 Page No: Total: 10 Pages: 15

Identified by

1 Left Thumb

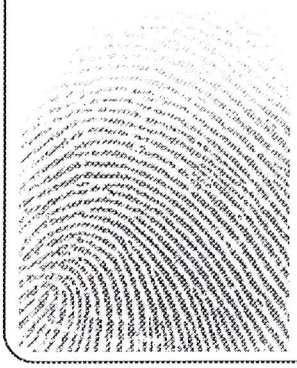




Name : 1 R. SUNDARRAJAN

S/o V Rangachari,
21 C V Raman Rd, Alwarpet, Chi-18

2 Left Thumb





Name : 2

S/o

24th day of February 2015

SubRegistrar Guduvancheri

Registered as No 2551 of 2015 of Book I

Date : 24/02/2015 SubRegistrar Guduvancheri

A. HAMEED KHAN

Documents based on this P.O.A
to be presented along with
Life Certificate of the principal

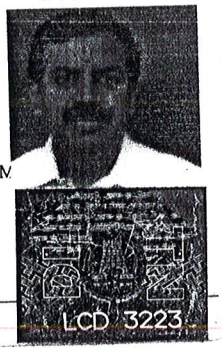
DOCUMENT
2551/2015
11
15

Sheet no. 2 of 2

India Driving Licence(Tamilnadu)

Form 7

DOI 28/09/1995



D.L.No : TN01 19950006506
Name : RAVICHANDRAN N
S/D/W of : NARAYANAN G
Address :
N NO 1 KRISHNAPURI IST STREET
SRINIVASA AVENUE RAJA ANNAMALAI PURAM
CHENNAI 600028
Temp.Addr.

D.O.B. : 03/04/1966 B.G. : B+

Punishments:

End.No. :TN06 /DLA/0001290/2013 10/05/2013 12:04:04 PM

Licensed to drive throughout India. vehicles of the following descriptions
LMV 28/09/1995 TN01

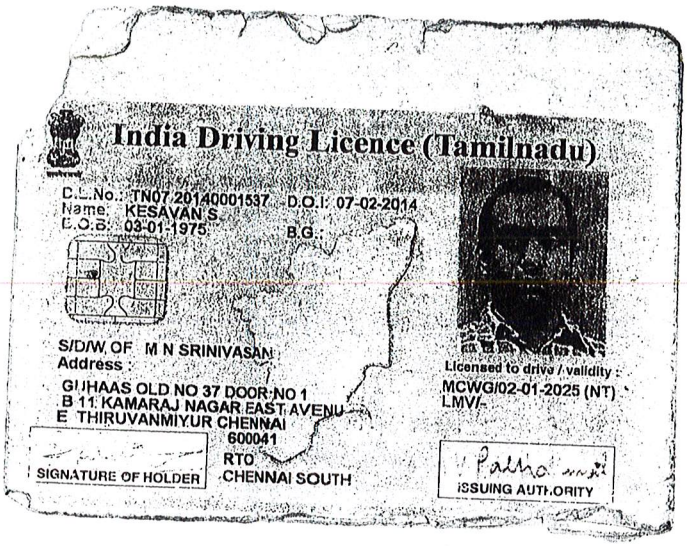
Non-Transport Veh.Valid upto **27/09/2015**



Signature/L.T.I
of the Holder

Asst. Licensing Authority
RTO CHENNAI SOUTH EAST

DOCUMENT
No. & YEAR
2551 /2015
Page No:
Total: 12
Pages: 15



India Driving Licence (Tamilnadu)

D.L.No.: TN07 20140001537 D.O.I: 07-02-2014
Name: KESAVAN S
D.O.B: 03-01-1975 B.G.:

S/D/W OF M N SRINIVASAN
Address :
GUHAAS OLD NO 37 DOOR NO 1
B 11 KAMARAJ NAGAR EAST AVENU
E THIRUVANMIYUR CHENNAI
600041

Licensed to drive / validity :
MCWG/02-01-2025 (NT)
LMV/-

SIGNATURE OF HOLDER

RTO
CHENNAI SOUTH

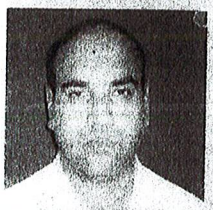
ISSUING AUTHORITY

DOCUMENT
No. & YEAR
2551/2015
Page No:
Total:
Pages: 15

India Driving Licence (Tamilnadu)
Form - 7

D.O.I. 19/02/2007

D.L. No : R/TN/07X/004313/2007
Name : SUNDERRAJAN R
S/D/W of : RANGACHARI V
Address :
63, VEERAPERUMAL KOIL
STREET, MYLAPORE
CHENNAI-600004.



D.O.B. : 20/01/1967 B.G. :
Orgl DL No. 3608/TN007/1993
Licensed to drive throughout India, vehicles of the
following description and valid upto 19/01/2017 OA J6184
MCWG-23/12/1993/TN007

Pre DL.Exp.Date : 19/01/2007

Signature/L.T.I.
of the Holder

Asst Licensing Authority
Triplicane(Unit)

DOCUMENT
No. & YEAR
2551/2015
Page No:
Total: 14
Pages: 15

India Driving Licence (Tamilnadu)

Form - 7

D.O.I. 24/01/2005

D.L. No : F/TN/07X/001231/2005
Name : KARIKALAN A
S/D/W of : S ANGAMUTHU
Address :
2/74 AGRAHARAM UMPALA
PAADI PAPANASAM TK
THANJAVUR BABAJI DS
CHENNAI-600014.
D.O.B. : 20/06/1978 B.G.:



Endorsement 1 2 3 4 5

Orgl DL.No. 1231/TN07X/2005
Licensed to drive throughout India.vehicles of the following description and valid upto 23/01/2025
MCWG-24/01/2005-TN07X

Signature/L.T.I. of the Holder

Asst.Licensing Authority
Triplicane(Unit)
24/1/05

DOCUMENT No. & YEAR
2551/2015
Page No: 15
Total: Pages: 15

11061/2024 SCANED IP/187854038/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DC 775403

29-2024

C. Thirumohan
STAMP VENDOR
L. No: 109/84/88-9
HIGH COURT CAMPUS
CHENNAI-600 104
- 3 JUL 2024

For Tarendra Infrastructure Chennai Private Limited

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I,

Mr.N.RAVICHANDRAN (AADHAAR: 8870 3451 4348) (PAN NO: AAEPR5424K), son of Late G.Narayanan Reddiyar, aged about 58 years, residing at No.1, Krishnapuri, R.A Puram, Chennai - 600 028,

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
contains 22 Sheets 1 Sheet

Registering Officer

DO HEREBY APPOINT, AUTHORISE AND NOMINATE

M/s.TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED (PAN : AACCT9883F) (CIN : U45400TN2008PTC067810) a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at TVH Novella, No.16/17, 3rd Cross Street, R A Puram, Chennai - 600028, represented by its Authorised Signatory **Mr.M.MADAN BABU**, (AADHAAR: 9801 0528 6183), son of Mr.Munusamy, aged about 30 years (duly authorised by a Board Resolution dated 08.07.2024) as my **TRUE AND CONSTITUTED ATTORNEY.**

WHEREAS:-

(A). I am the owner, in possession and enjoyment of the property being the Vacant lands comprised in Survey No.13/1 measuring an extent of 0.74 Acres (74 Cents), situate at Wallajabad Road, Mannivakkam Village, previously Chengalpet Taluk Presently Vandalur Taluk, previously Kancheepuram District presently Chengalpet District, more fully described in the Schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY, having purchased the same from A.Thulasingam through his Power Agent Mr.N.Gopal under a Sale Deed dated 24.01.2008, registered as Document No.393 of 2008 at the Office of the Sub-Registrar, Guduvancheri.

(B). I am in absolute and uninterrupted possession and enjoyment of the SCHEDULE PROPERTY, which is my absolute property and Patta has been issued to me under Patta No.2626 by the Revenue Authorities.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
contains 22 Sheets 2 Sheet
Registering Officer

I, N.RAVICHANDRAN, the PRINCIPAL do hereby appoint, nominate and authorise **TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED**, as my true and constituted attorney to do the following acts, deeds and things in relation to the SCHEDULE PROPERTY:-

1. To sign and execute necessary papers and/or applications for change of the land use and classification, if required in respect of the SCHEDULE PROPERTY, to correspond with the competent authorities for this purpose and receive the said permission on behalf of the PRINCIPAL.

2. To apply to Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP) or any other statutory Organisation or any other Local Body or entity for obtaining change of Zonal classification, if required and for other purposes to ensure beneficial use of the SCHEDULE PROPERTY.

3. To apply to Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), Airport, Fire, Pollution control Board or any other Local Body or entity and/or other competent authorities for necessary approvals/sanctions/and permits in respect of plan/s for development/formation of layout consisting of plots in the SCHEDULE PROPERTY and if required, to effect construction thereon and also for any reconstruction or for revision of existing approvals and permits for putting up such construction over the SCHEDULE PROPERTY. To submit the aforesaid plans/revised plans to the Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), TNRERA or any other competent authorities and to make alterations, additions, rectifications in the plan.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 Book 1
contains 22 Sheets 3 Sheet
Registering Officer

4. To sign, prepare and submit all papers like plans, Affidavits, application, letters, indemnities, authorisations and corrections before the Competent Authorities of the respective departments or bodies of the Government like Tahsildar, Chennai Metropolitan Development Authorities, Corporation of Chennai or any such delegated Planning Authority, local Panchayat, water system, Tamilnadu Electricity Board etc, as the case may be for the purpose of obtaining the necessary sanctions, permits, licenses, etc, connected with the SCHEDULE PROPERTY in respect of any or all of the following matters:-

a. Sub division of the plot, Re-classification, reconstitution and or reunion of the properties/plots.

b. Regularisation of the SCHEDULE PROPERTY and subsequent reconstitution of the same, if required.

c. To pay, remit or obtain refund of fees, Deposits, charges, etc., to or from any of the authorities in the name of the Power Agent either by cash or cheque / DD drawn in their favour.

d. To file appeals, references, revisions and to appear and represent before the competent authorities.

5. To apply to the Tamil Nadu Real Estate Regulatory Authority (TNRERA) for requisite approvals in the name of the PRINCIPAL OR THE ATTORNEY, for development/formation of layout/effecting construction, registration of the project for development and for sale of the SCHEDULE PROPERTY.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
I contains 22 Sheets 4 Sheet
Registering Officer

6. To apply to the competent authorities such as Tamil Nadu Electricity Board (TNEB)/Tamil Nadu Generation and Distribution Corporation (TANGEDCO), Tamil Nadu Water Supply and Drainage Board (TWAD) and other local authorities, for permission and obtain electricity, water, drainage and other connections to the plots developed in the SCHEDULE PROPERTY and also any building/s situated or being constructed on the SCHEDULE PROPERTY.

7. To apply to the competent authorities for permission and obtain relevant clearances necessary for development of the SCHEDULE PROPERTY as a Layout consisting of Plots and the building/s, if any, situate or being constructed on the SCHEDULE PROPERTY.

8. To correspond with and receive any correspondence or other intimation from the Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), Office of the Collector, Local Bodies, Tamil Nadu Pollution Control Board, Airports Authority of India, Tamil Nadu Housing Board and any other competent authority and/or any other Government Department or Authority regarding the plans, sanctions, clearance/No Objection Certificates, approvals or permits for development of a Layout consisting of plots and construction of building/s, if any, on the SCHEDULE PROPERTY or for the provision of any amenities or facilities thereto.

9. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), Local Bodies, Tamil Nadu Pollution Control Board, Airports Authority of India, Tamil

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of book 1
contains 22 Sheets 5 Sheet

Registering Officer

Nadu Housing Board and any other competent authority and/or any other Government Department or Authority for development of Layout consisting of plots and for construction to be carried out on the SCHEDULE PROPERTY or for the provision of any amenities or facilities thereto.

10. To receive the sanctions/approvals/approved plans and permits from the Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), Local Body or any other competent authority and also execute and register any Deed/s of Gift or Conveyance, as required for such approvals, or for any other purpose, if required, as a condition connected to the approvals. Also to facilitate formation of roads in such portion of the SCHEDULE PROPERTY, as required, execute and register Deed/s of Gift or Conveyance for development of the SCHEDULE PROPERTY and formation of Layout consisting of plots.

11. To pay such fees, taxes, charges, levies and other dues in connection with any act done pursuant to these presents.

12. To apply to authorities concerned for obtaining Completion Certificates, Occupancy Certificates or refund of deposits made on behalf of the PRINCIPAL and to receive such certificates, deposits, etc. and issue necessary receipts there for.

13. To execute and register Agreement/s of Sale, Deed/s of Sale, Deeds of Conveyance, Transfer Deeds or other deeds conveying or transferring the SCHEDULE PROPERTY, in whole or in parts, as plots and as undivided shares, as the Attorney may deem fit.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
& contains 22 Sheets 6 Sheet

Registering Officer

14. To present the said Agreement/s of Sale, Deed/s of Sale, Deeds of Conveyance, Transfer Deeds or other deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration in respect of the SCHEDULE PROPERTY.

15. To receive the sale consideration and all other consideration, charges and fees, under the aforementioned or any other Contracts, Agreement, Deeds or other documents of transfer, in the name of the PRINCIPAL or in ATTORNEY or its nominee, as deemed fit by the ATTORNEY and to issue valid receipts for the same.

16. To execute, present for registration and register, Rectification Deed/s, Ratification Deed/s, Deed/s of Cancellation, Deed/s of Re-conveyance, Deed/s of Confirmation, Declaration or Indemnity, Affidavits or any other deed in relation to the SCHEDULE PROPERTY or to perfect the title of any purchaser to the extent conveyed.

17. To apply to the authorities concerned for refund of Stamp Duty paid under any acts or deed done in pursuance of the powers hereby granted and to appear and represent me before such authorities.

18. To receive the aforesaid or other refund/s and to sign any receipt or acknowledgement there for.

19. To appear and act on behalf of the PRINCIPAL and represent the PRINCIPAL, in connection with the SCHEDULE PROPERTY, in all Courts and Tribunals, and in Arbitration Proceedings, Revenue Authorities, Local Bodies, all Judicial and Quasi Judicial Authorities, all Statutory Authorities, besides Registration offices and Income Tax offices besides any other office of the

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of Book 1
Containing 22 Sheets 7 Sheet
Registering Officer

Central or State Government and District or Municipal or any other local authority.

20. To sign and verify vakalaths, memo of appearance, plaints, written statements, affidavits, applications, petitions, appeals, revision petitions, interim applications, petitions, counter statements, memorandum of compromise or other papers required to file or prosecute and defend any other proceedings before any Court, Tribunal all Judicial and Quasi Judicial Authorities, all Statutory Authorities.

21. To appoint Advocates, Solicitors, Accountants, Auditors, Architects or any other consultants or experts for development of the SCHEDULE PROPERTY and pay the charges and fees due to them. Also to terminate the services, if required and To recover possession of schedule mentioned property against any encroachers, if any and To appoint any other person(s) empowered by authorization letters for carrying out all or any of the objects of this power or delegate, nominate or constitute any other person or persons and execute and register such documents on the same terms and conditions as set out hereunder.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
contains 22 Sheets 8 Sheet
Registering Officer

22. To file and receive documents, to deposit and withdraw money and to grant receipts there for in the aforementioned legal or other proceedings.

23. To apply to courts and offices for copies of documents and papers relating to or affecting such properties.

24. To apply for inspection of and to inspect judicial and other public records pertaining to or involving such properties.

25. To accept service of any intimation, summons, notice or writ issued by any court or office to or against the PRINCIPAL as the owner of the SCHEDULE PROPERTY.

26. 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.

27. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs in relation to the development of the SCHEDULE PROPERTY. Also to terminate the services, if required.

28. Any costs, fees, duty, taxes, claims, demands as may be incurred or arising out of any of the acts permitted under these presents and performed by the Attorney, shall be borne by the Attorney.

29. The PRINCIPAL hereby agrees to ratify and confirm all and whatsoever acts the ATTORNEY shall lawfully do or cause to be done by virtue of the powers granted under this Power of Attorney. The Attorney shall maintain accounts for the transaction done in furtherance to the powers vested under these presents.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 C. Book,
I contains 22 Sheets 9 Sheet
Registering Officer

NO CONSIDERATION HAS BEEN RECEIVED TO EXECUTE THIS POWER OF ATTORNEY.

SCHEDULE

All that piece and parcel of property being Vacant land of an extent of 0.74 Acres (74 Cents) comprised in Survey No. 13/1 (as per Patta No.2626), situate at Mannivakkam Village (previously Chengalpattu Taluk) presently Vandalur Taluk, (previously Kancheepuram District) presently Chengalpattu District, situate within the Registration District of Tambaram and Registration Sub-District of Guduvancheri.

The Market Value of this property : RS: 1,42,45,000/-

IN WITNESS WHEREOF WE, N.RAVICHANDAN, THE PRINCIPAL AND TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED, REPRESENTED BY ITS AUTHORISED SIGNATORY, M.MADAN BABU, THE ATORNEY ABOVENAMED HAVE SET OUR HANDS AND SEAL ON THIS THE 13th DAY OF JULY 2024.

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

PRINCIPAL **POWER OF ATTORNEY AGENT**

IN THE PRESENCE OF WITNESSES:

1. Mr.A.Karikalan, S/o. Mr.Angamuthu, aged about 47 years, residing at No.2/51, East Street,Papanasam Taluk, Umbalapadi, Umbalapadi, Thanjavur, Tamil Nadu – 614203 (Aadhaar No.683994294136)

2. Mr.Gangaraj Anbahzagan, S/o. Mr. Anbahzagan , aged about 40 years, residing at No.70/101, S K Puram, 3rd street, Raja Annamalaipuram, Chennai, Tamil Nadu – 600028 (Aadhaar No.951227688390)

Drafted by



N.Ramiah Advocate,
(Enrol No.377/1992) C – 38,
Venkatraman Salai, Periyar Nagar, Chennai - 600082

Document No. 11061 of 2024 of books
2 contains 22 Sheets 10 Sheet
Registering Officer

R/Gooduvancheri/Book-1/11061/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 8566 of 2024

I hereby certify that a sum of ₹ 1,42,350/- (Rupees One Lakh Fourty Two Thousand Three Hundred and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. என் ரவிச்சந்திரன் residing at New No 1, Krishnapuri 1st Street, Srinivasa Avenue, Raja Annamalai Puram, Raja Annamalaipuram, Chennai, Tamil Nadu, Mylapore (Part 1)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600028.

Sub Registrar: Gooduvancheri
Date: 13/07/2024

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

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 1,45,060/- paid at 12:13 PM on the 13/07/2024 by

Left Thumb



Additions as per recitals of document

Execution admitted by
Left Thumb



Additions as per recitals of document

Document No. 11061 of 2024 of book 1
contains 22 Sheets 11 Sheet

Registering Officer

Claim admitted by

Left Thumb





9884344441

Additions as per recitals of document

Identified by

Witness 1

Left Thumb





A. Karuna
6353117332

Additions as per recitals of document

Identified by

Witness 2

Left Thumb





9884344441

Additions as per recitals of document

13th day of July 2024

Document No.11061 of 2024 of book 1
contains 22 Sheets 12 Sheet

Registering Officer

VAITHILINGAM V
Sub Registrar
Gooduvancheri

Registered as Number R/Gooduvancheri/Book-1/11061/2024.

Date: 13/07/2024
Gooduvancheri

VAITHILINGAM V
Sub Registrar

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

Document No.11061 of 2024 of books
contains.....22 Sheets...13.....Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : மண்ணிவாக்கம் பட்டா எண் : 2626

உரிமையாளர்கள் பெயர்

1. ஜி. நாராயணன் மகன் என். ரவிச்சந்திரன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
105	2A1A1AA1A	--	--	0 - 10.61	1.21	--	--	2023/0105/35/426128--2023/35/15/001065SD -------- 08-05-2023
107	1A1A1A1A	--	--	0 - 22.17	2.53	--	--	2023/0105/35/417537--2023/35/15/001061SD -------- 26-04-2023
108	1A1A1AA	--	--	0 - 92.93	10.60	--	--	2023/0105/35/452808--2023/35/15/001204SD -------- 09-11-2023
109	1A1	--	--	0 - 18.30	2.63	--	--	2023/0105/35/428913--2023/35/15/001084SD -------- 30-05-2023
109	2A1	--	--	0 - 3.78	0.43	--	--	2023/0105/35/464172--2024/35/15/001245SD -------- 05-01-2024
110	1A1A	--	--	0 - 16.92	1.93	--	--	2023/0105/35/440307--2023/35/15/001141SD -------- 31-08-2023
13	1	--	--	0 - 31.00	3.85	--	--	---- -------- 16-02-2016
24	2A	--	--	0 - 5.30	0.60	--	--	2023/0105/35/417439--2023/35/15/001007SD -------- 11-03-2023
24	2C	--	--	0 - 7.50	0.86	--	--	2023/0105/35/417439--2023/35/15/001007SD -------- 11-03-2023
				2 - 8.51	24.64			

குறிப்பு :

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No 11061 of 2024 of book 1 contains 22 Sheets 14 Sheet

Registering Officer

	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/15/001/02626/70116** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 12-07-2024 அன்று 03:57:50 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
contains 22 Sheets 15 Sheet
Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARENDRA INFRASTRUCTURE CHENNAI
PRIVATE LIMITED

21/05/2008

AACCT9883F

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of books
contains 22 Sheets 16 Sheet

Registering Officer

TVH
titaniumcity

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF BOARD DIRECTORS OF TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED ON MONDAY 08TH DAY OF JULY 2024 AT 16/17 III CROSS STREET R.A PURAM CHENNAI-600028

AUTHORISATION TO SIGN THE DOCUMENTS RELATED TO "GENERAL POWER OF ATTORNEY"

RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to authorize Mr. M.A.KARIKALAN and Mr. M.MADAN BABU, to sign and execute, on behalf, of the company, the General Power of Attorney, Rectification Deed and all other documents in relation to the property at Walajabad Road, Mannivakkam Village, previously Chengalpet Taluk Presently Vandalur, previously Kancheepuram District presently Chengalpet District.

RESOLVED FURTHER THAT Mr.A.KARIKALAN and Mr.M.MADAN BABU, Authorised Representative of the Company, be and is hereby further authorized to appear before the Registrar/Sub-Registrar of proper jurisdiction and register the aforesaid documents and to do all acts, things and deeds that are necessary in connection with documentation and execution of the aforesaid transaction.

RESOLVED FURTHER THAT a copy of the above resolution be duly certified as true by any Director of the company and be furnished to any authority(ies) or party(ies) as may be required from time to time in connection with the above matter."

/CERTIFIED TRUECOPY/

For TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED

RAVICHANDRAN NARAYANAN
DIRECTOR
(DIN: 01639307)

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 1061 of 2024 of Books
contains 22 Sheets 17 Sheet
Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

N RAVICHANDRAN

NARAYANAN

03/04/1966
Permanent Account Number

AAEPR5424K

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No. 11061 of 2024 of Book 1
I contains 22 Sheets 18 Sheet

Registering Officer

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00586/12580

To
ரவிச்சந்திரன்
Ravichandran
New No 1
Krishnapuri 1st Street
Raja Annamalai Puram
Srinivasa Avenue
Raja Annamalaipuram
Raja Annamalaipuram
Chennai Tamil Nadu 600028
9840033334

Downloaded Date: 12/09/2019

Generation Date: 24/08/2015

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8870 3451 4348

VID : 9154 5377 2947 4297

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

Ravichandran
DOB: 05/07/1965
MALE

8870 3451 4348

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

- அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாக பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future

Unique Identification Authority of India

முகவரி:

Address:
New No 1, Krishnapuri 1st Street,
Srinivasa Avenue, Raja Annamalai...
Puram, Raja Annamalaipuram, Chennai,
Tamil Nadu - 600028

8870 3451 4348

Document No. 11061 of 2024 in Books
contains 22 Sheets 19 Sheet
Registering Officer

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

आधार

Government of India

Unique Identification Authority of India

திவேட்டு எண்/ Enrolment No.: 1145/02003/10303

To
Madan Babu M
S/O Munusamy S
No.72-A
Rukmani Street
Krishnapuram
Ambattur
Thiruvallur Tamil Nadu - 600053
9444761517

Signature not valid

உங்கள் ஆதார் எண் / Your Aadhaar No.

9801 0528 6183
VID : 9185 8513 1270 8090

Government of India

Madan Babu M
DOB
MALE

9801 0528 6183
VID : 9185 8513 1270 8090

AADHAAR

இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App

Unique Identification Authority of India

Address:
S/O Munusamy S, No.72-A, Rukmani Street, Krishnapuram, Ambattur, Thiruvallur, Tamil Nadu - 600053

9801 0528 6183
VID : 9185 8513 1270 8090

1947 | help@uidai.gov.in

Document No. 11061 of 2024 of Books
contains 22 Sheets 20 Sheet
Registering Officer

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 2193/13325/67388

To
அ கரிகாலன்
A Karikalan
S/O: Angamuthu
2/51
East Street
Papanasam Taluk
Umbalapadi
Umbalapadi
Umbalapadi
Thanjavur Tamil Nadu - 614203
9884344441

Download Date: 15/10/2018

Generation Date: 08/10/2018

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6839 9429 4136

VID : 9183 0231 8376 2138

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



A Karikalan
பிறந்த நாள்/DOB: 20/03/1976
ஆண்/MALE

6839 9429 4136

எனது ஆதார், எனது அடையாளம்

AADHAAR

- அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future

Unique Identification Authority of India

முகவரி:
S/O: அங்கமுத்து, 2/51, கீழத் தெரு, [illegible], தஞ்சாவூர் - 614203

Address:
S/O: Angamuthu, 2/51, East Street, Papanasam Taluk, Umbalapadi, Umbalapadi, Thanjavur, Tamil Nadu - 614203

6839 9429 4136

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory

Document No 11061 of 2024 of Books
contains 22 Sheets 21 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



கங்கராஜ் அன்பழகன்
Gangaraj Anbahzagan

DOB: 25/06/1984
Male

9512 2768 8390

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

A. Ganagaraj

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: அன்பழகன், 70/101
எஸ் கே பி புரம், 3வது தெரு
ராஜா அண்ணாமலைபுரம்
ராஜா அண்ணாமலைபுரம், சென்னை
தமிழ் நாடு, 600028

Address: S/O: Anbahzagan, 70/101, S K P PURAM, 3RD STREET, Raja Annamalaipuram, Raja Annamalaipuram, Chennai, Chennai, Tamil Nadu, 600028

9512 2768 8390

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

Document No 11061 of 2024 of book 1
contains 22 Sheets, 22 Sheets

Registering Officer

For Tarendra Infrastructure Chennai Private Limited

Authorised Signatory



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate