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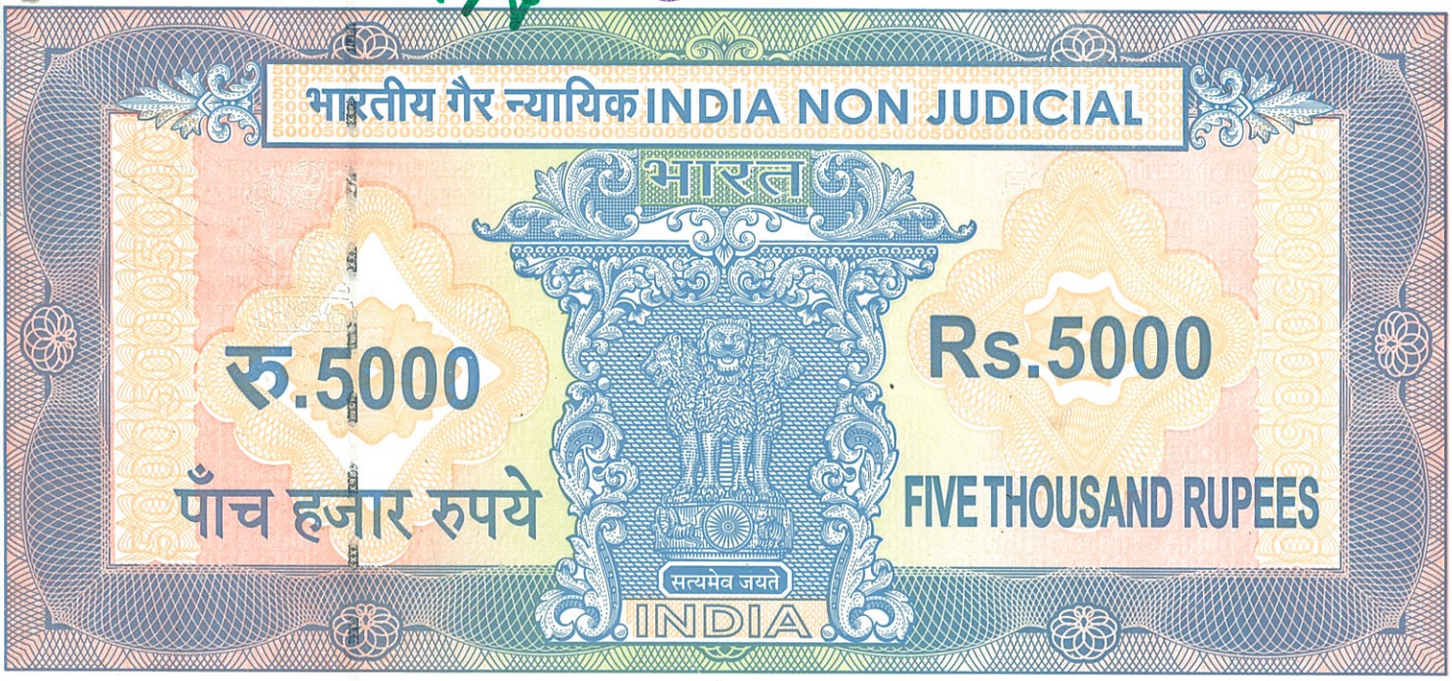
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

7147/2024

SCANNED



தமிழ்நாடு तमिलनाडु TAMILNADU

17 AUG 2024

AB 934711 AB 934711

GTK Foundations
Chennai - 45

A. VALLIMANAVALAN (S.V)
06 / CH (S) / 2008 Dt. 19-11-2008
West Tambaram, Chennai - 45.
Cell: 9840386492

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY executed at **PADAPPAI,** On this **17th day** of **August 2024,**

by

Mrs. S. DHANALAKSHMI (PAN FMPPD9301B, Aadhaar Card No.7000 4112 8442), Wife of Mr. N. Srinivasan, aged about 61 years, residing at No.2/54, Pillaiyar Kovil Street, Pudhucheri Village 600 069, Kundrathur Taluk, Kancheepuram District, hereinafter referred as the **PRINCIPAL,** do hereby constitute and appoint **M/s. GTK FOUNDATIONS,** having its office at No.2/14, Old State Bank Colony, Kishkinda Road, West Tambaram, Chennai 600 045, represented by its Proprietor

For GTK FOUNDATIONS

Proprietor

எஸ். தனலட்சுமி

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Registering Officer

Mr. G.T. KARTHIKEYAN (PAN ATOPK4465G, Aadhaar No.6141 4821 7145), aged about 55 years, Son of (Late) G. Thirunavukkarasu, residing at No.78/10, Old State Bank Colony, West Tambaram, Chennai 600 045, as my true and lawful Attorney in my name and on my behalf to do any such acts, things and deeds herein after mentioned.

WHEREAS the Principal is the sole and absolute owner of the Agricultural Land, measuring an extent of **Ac.2.26 Cents** out of Ac.3.92 Cents, Comprised in Punjai Survey No.126/2, as per patta Sub-division **Survey No.126/2B,** Under **Patta No.318,** Situated at **No.83, Naduveerapattu** Village, Kundrathur Taluk, Kancheepuram District and the same was settled upon by her husband **Mr. N. Srinivasan,** Son of (late) Natesan by way of **SETTLEMENT DEED** and the same was registered as **Document No.828/2024, Book 1, dated 3rd day of February 2024, in the office of the Sub-Registrar of Padappai.**

And a separate Patta was issued in favour of the Principal, Under **Patta No.5095,** as per patta Sub-division **Survey No.126/2B1B** and the above said Principal is the absolute and uninterrupted possession and enjoyment of the above said property ever since the date of settlement and occupation.

AND WHEREAS ever since the above said of acquisition, the PRINCIPAL is in absolute, uninterrupted peaceful possession and enjoyment of the schedule mentioned property from the date of acquisition, paying in his own right, taxes and all other public charges and thus having right, title and interest to sell the same.

S. தினேஷ்குமார்

For GTK FOUNDATIONS

Proprietor

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Registering Officer

WHEREAS the Principal offer to sell the Schedule mentioned property do hereby nominate, constitute and appoint **M/s. GTK FOUNDATIONS,** represented by its Proprietor **Mr. G.T. Karthikeyan**, Son of (late) G. Thirunavukkarasu, the above named as my Attorney who will be entitled to do all or any of the following acts, things and deeds herein after mentioned.

1. To negotiate for sale of the Property described in the Schedule hereunder pursuant to the agreement either in whole or in parts or in undivided share of shares to such purchase(s) of flats and as individual plots in the proposed construction over the schedule property for such sale price or consideration as the Attorney may think if fit and proper.

2. To enter into Agreements, Agreement of Sale, Construction agreement, Memorandum of Understanding with intending Purchaser(s) to receive advance (full), full sale price in respect of the Schedule property from the Purchaser(s) and to give proper and expedient receipts thereof.

3. To enter into contract, Agreements with the proposed parties for the purpose of construction and development of the Schedule property, to sign and execute on my behalf any document or document of sale or otherwise dispose of the property described in the schedule hereunder, either with or without building in favour of the prospective purchaser(s) in one or more sale deed or sale deeds, either in divided or undivided share or shares in a lot and hand over possession thereof to the purchaser(s).

4. To execute necessary sale deed/deeds or any document or documents in favour of the prospective purchaser(s), his/her/their nominee(s), assignee(s) and to present the same before the Registrar of Assurance, Registering Officer, Concerned authorities and to admit execution and

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S. தினேஷ்குமார்

Proprietor

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Registering Officer

rectification thereof and to register the schedule property and to get the same registered after receiving the entire sale consideration and to receive, return of the documents duly registered back the from the Registering officer/Authorities.

5. To execute Settlement Deed/s, Release Deed/s, Gift Deed/s and Rectification Deed/s in favour of family members.

6. To receive the entire amount of sale consideration from the prospective purchasers.

7. And To sign other documents such as patta transfer forms, applications and other papers, forms needs thereof and to do all such acts, deeds and things as may be necessary and reasonably required for effectively concluding the registration of the document or documents.

8. To make, sign and verify all applications of objections and exemptions to appropriate Authorities for all and get any license permission or consent etc., required by law in connection with the development and management of the Schedule property.

9. To engage Architects, Contractors and such other technical persons as may be necessary for the effective completion of the proposed construction on the schedule property.

10. To apply and make application and obtain permission from the collector of Kancheepuram or the Thasildar or from any other Competent Authority to get permission for Cement, Iron and Steel or any other building materials for construction the Schedule property.

11. To deliver vacant possession of the Schedule property to the prospective buyer/s on receipt of the entire sale consideration and/or to develop flats or independent houses therein and/or enter into a contract for construction of

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Proprietor

S. தினேஷ்குமார்

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flat with the prospective buyer/s. And generally to do all acts required to effect the transfer of schedule property/flat developed in favour of the prospective buyer/s for and on my behalf.

12. To effect mutations and incorporate the names of the purchaser(s) in the Revenue, Municipal Corporation Records, or Local Authorities, (in respect of water, drainage & sewerage, EB and properties tax transfer etc) and to give necessary statements, affidavits, objection etc in respect of the same and also to apply and make applications, proposals, and correspondence to get electricity Power Supply to the building or buildings to be constructed or for transfer of the existing supply of the Schedule property to the Tamil Nadu Electricity Board or any such other Competent authorities as desired by the purchaser(s).
13. On my behalf to create Mortgage Simple or Equitable Mortgage by Deposit of Title deeds over the schedule property and borrow funds on such mortgage from any financier, like HDFC LTD, LICHFL, SBI, other Banking Institutions, HFC's, NBFC's, Mortgage bank, societies and or other financial institutions and admit execution and register the Mortgage deed before the Sub Register of Assurances.
14. To sign all forms, applications, affidavits, connected papers, letters, undertakings, indemnities, authorizations, corrections, deeds and declarations in connection with development of the schedule property and to enter into contract for any my behalf the Chennai Metropolitan Development Authority, Town panchayats, Collector or Kancheepuram and/or with Local Authorities, ULT, Tamil Nadu Electricity Board, Water & Sewerage Board, Drainage Board etc or any other necessary competent authorities of the respective department as the case may be for the purpose of obtaining necessary sanctions connected with the schedule property in respect of any or all of the following matters.

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a. Sub-Division, Re-union, Consolidation, Amalgamation or Reclassification of the Plot.

b. Apply submit and obtain sanction of plan in respect of the proposed construction of the building or buildings.

c. Apply for additions, revisions and alterations to the existing building or buildings that may be constructed thereon.

d. To apply for demolition of the existing building / superstructures and obtain sanction thereof.

e. Intimate the Revenue Department for cancellation of the properties tax assessment in case of demolition and to obtain necessary tax exemption.

f. Apply and obtain Legal Heirship Certificates, Patta from the Thasildar or any other competent Authorities.

g. To apply and obtain exemption and no objections from the Competent Authorities and also under the Urban Land Ceiling and Regulation Act, as and when required.

h. To effect publication in the dailies, newspapers (English & Tamil) for the sale of apartments and also for any act, statements, and deeds if any pertaining to the Schedule property in case of loss of documents, misplace of any important deeds.

i. To effect publication in newspapers calling for traders, tenders, regotiation, notices with respect to the schedule property.

15. To settle, adjust, compound, compromise, or submit to Arbitration all action, suits, accounts, claims, and disputes if any with the prospective purchaser(s), his/her/their nominees, assignees, Powers of Attorneys, and any other person or persons to compound and compromise the same and also to admit finalization of any business transaction with any party.

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Proprietor

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16. To appear, act and represent in all Courts, Civil, Criminal, Revenue, Labour Courts, Registering Authorities, Income tax authorities, Insurance authorities, and to engage Advocates, Sign Vakalat, execute, verify and present Plaints, Written Statements, Petitions, Counter, Claims, Objections, Appeals, Revisions and to accept services of all notices, summons, processes of law, orders and judgments.
17. The Principal hereby agrees to ratify and confirm all and whatever act or acts, the power agent shall lawfully execute or cause to be have done, executed or performed in connection with the sale of schedule property/flat/independent house developed in favour of the prospective buyer/s by virtue of this presents.
18. To accept bills, cheques, drafts, pay orders, money orders and to open account or accounts in the name and on my behalf.
19. The power of attorney holder shall however maintain true, proper and faithful account of all monies collected and expenses incurred by furnishing periodical income and expenditure account as may be directed from time to time, this power is irrevocable.
20. The Power of Attorney is authorized do any other acts, deeds which is of prudent, appropriate in nature and is deemed to execute the same in course of action.
21. To maintain proper accounts and produce whenever required by myself as principal.
22. No consideration has been passed by the virtue of this deed.

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Proprietor

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Registering Officer

SCHEDULE OF PROPERTY

All that piece and parcel of **Agricultural Land,** measuring an extent of **Ac.1.54 Cents** out of Ac.2.26 Cents, Comprised in Punjai **Survey No.126/2,** Under Old **Patta No.318,** as per patta Sub-division **Survey No.126/2B,** New **Patta No.5095,** as per patta Sub-division **Survey No.126/2B1B,** Situated at **No.83, Naduveerapattu** Village, Kundrathur Taluk, Kancheepuram District.

BOUNDED ON THE

NORTH BY : Land in Survey No.126/2, as per patta Sub-division Survey No.126/2B (Part), Present Sub-division Survey No.126/2B1A,

SOUTH BY : Remaining land in Survey No.126/2, as per patta Sub-division Survey No.126/2B (Part), Present Sub-division Survey No.126/2B1B (Part),

EAST BY : Land in Survey Nos.123 and 127,

WEST BY : Land in Survey No.126/1 and 126/2, as per patta Sub-division Survey No.126/2B (Part), Present Sub-division Survey No.126/2B2.

The above property is situated within the **Kundrathur Panchayat Union Limits** and within the Registration District of **Chennai South** and Registration Sub-District of **Padappai.**

S. தினேஷ்குமார்

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Registering Officer

The Guideline Value of the Property is **Rs.1,21,96,800/-**

IN WITNESS WHERE OF PRINCIPAL AND THE POWER AGENT HAVE EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For GTK FOUNDATIONS

Proprietor

S. தனலட்சுமி

POWER AGENT **PRINCIPAL**

WITNESSESS:-

1. V. Rajeswari [RAJESWARI] S/o Vijayaraghavan, Old No. 2/54, New No. 9/54, Pillaiyar Kovil Street, Puducheri, Chennai -69.
2. S. Janaki [JANAKI] W/o Sundar, No-2/10, Kanniyamman Kovil Street, Puducheri, Chennai -69.
3. V. Ponni [PONNI] W/o Vigneshkanthan, No. 52, Ammaiyappan Street, Royapettah, Chennai - 14.
4. S. Anu [ANILA] W/o Saravana Vel, No. 3/290, Veeranam Road, Ganapathy Nagar, Sathankuppam, Kelambakkam - 603103.

S. Selvi



Drafted By:- S. SELVI, B.Sc., LL.B.,
Advocate Enroll No.2229/2016,
Deepam Associates,
Sub-Registrar Office Opposite,
K.R. Puram, Keel Padappai 601 301.

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Registering Officer

R/Padappai/Book-1/7147/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5480 of 2024

I hereby certify that a sum of ₹ 1,16,970/- (Rupees One Lakh Sixteen Thousand Nine Hundred and Seventy only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சீ. தனலட்சுமி residing at எண்.2/54, பிள்ளையார் கோயில் தெரு, புதுச்சேரி, PUDUCHERY, Kundrathur, Kancheepuram, Tamil Nadu, India, 600069.

SUB-REGISTRAR
PADAPPAI

Sub Registrar: Padappai
Date: 17/08/2024

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

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 1,24,580/- paid at 03:30 PM on the 17/08/2024 by

Left Thumb 	ச. தனலட்சுமி 9025655424 Additions as per recitals of document	
Execution admitted by Left Thumb 	ச. தனலட்சுமி Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:40806054b09936467649e3899ad45dc8565bcd **(Details from UIDAI : Dhanalakshmi Srinivasan W/O: Srinivasan, 24-11-1963, xxxxxxxx8442)**	

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Registering Officer

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:16790900a482cbbf87436f92e7a2954c251509
(Details from UIDAI : Karthikeyan G T S/O: Thirunavukkarasu, 28-01-1969, xxxxxxxx7145)



17th day of August 2024

SUB-REGISTRAR
PADAPPAI
MOHANRAJ CHINNAIYAN
Sub Registrar
Padappai

Registered as Number **R/Padappai/Book-1/7147/2024**.

Date: 17/08/2024
Padappai

SUB-REGISTRAR
PADAPPAI
MOHANRAJ CHINNAIYAN
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







For GTK FOUNDATIONS

Proprietor

S. தினேஷ்குமார்

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Registering Officer





ஆதார் - சாதாரண மனிதனின் அதிகாரம்



For GTK FOUNDATIONS

Proprietor

S. தனலட்சுமி

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Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00742/74316

To
Rajeswari Vijayaragavan
ராஜேஸ்வரி விஜயராகவன்
w/O Vijayaragavan,
old 2/54, new 9/54,
Pillaiyar kovil street,
VTC: Puducheri, PO: Somangalam,
District: Kancheepuram,
State: Tamil Nadu, PIN Code: 600069,
Mobile: 9043524237

25608490

KG256084903FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9981 8187 0684

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஆதார்

Issue Date: 05/01/2014



ராஜேஸ்வரி விஜயராகவன்
Rajeswari Vijayaragavan
பிறந்த நாள் / DOB: 03/12/1980
பெண்பால் / Female

9981 8187 0684

எனது ஆதார், எனது அடையாளம்

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்ப
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0628/30469/02058

To
சு ஜானகி
S Janaki
W/O: Sundar,
2/10,
KANNIYAMMAN KOIL STREET,
VTC: Puducheri,
PO: Somangalam,
Sub District: Sriperumbudur,
District: Kancheepuram,
State: Tamil Nadu,
PIN Code: 602109,
Mobile: 8807755525

Signature valid
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2024.10.12 11:46:58 GMT+05:30

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4355 6076 5681

VID : 9128 3726 7577 7300

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஆதார்

Aadhaar no. issued: 28/08/2015



சு ஜானகி
S Janaki
பிறந்த நாள்/DOB: 31/10/1984
பெண்/ FEMALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த நேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல்/ஆஃப்லைன் XML)

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).

4355 6076 5681

எனது ஆதார், எனது அடையாளம்

For GTK FOUNDATIONS

Proprietor

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Registering Officer

V. Rajeswari

S. Janaki

S. தினலட்சுமி



பொன்னி விக்னேஷ்கந்தன்
PONNI VIGNESHKANTHAN
பிறந்த நாள்/DOB: 21/01/1987
பெண்/ FEMALE
Mobile No. 8122940977

2116 8690 8760
VID : 9154 3860 3806 1366

எனது ஆதார், எனது அடையாளம்

V. Ponni



இந்திய அரசாங்கம்
Government of India

அகிலா
Agila
பிறந்த நாள்/DOB: 17/04/1991
பெண்/ FEMALE

7876 6367 9496
VID : 9174 9650 4300 1705

எனது ஆதார், எனது அடையாளம்

S. Agila

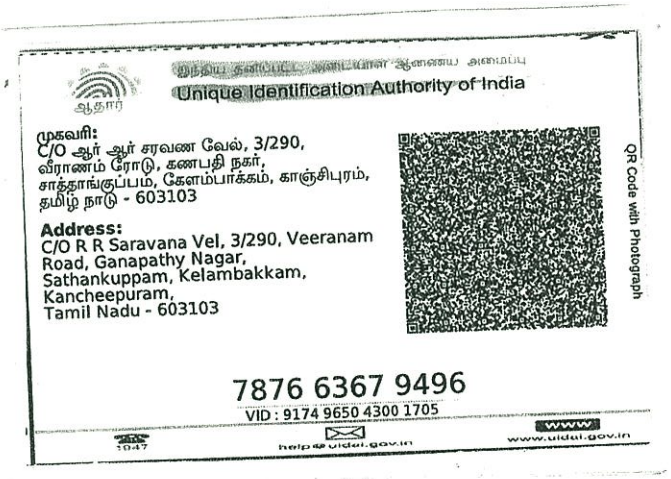


முகவரி:
W/O: பா விக்னேஷ்கந்தன், எண் 52,
அம்மையப்பன் தெரு, இராயப்பேட்டை,
ரொயபெட்டை, சென்னை,
தமிழ் நாடு - 600014

Address
W/O: B Vigneshkanthan NO 52
AMMAIYAPPAN STREET ROYAPETTAH
Royapettah Royapettah Chennai Tamil
Nadu - 600014

2116 8690 8760

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



Unique Identification Authority of India

முகவரி:
C/O ஆர் ஆர் சரவண வேல், 3/290,
வீராணம் ரோடு, கணபதி நகர்,
சாத்தாங்குப்பம், கேளம்பாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 603103

Address:
C/O R R Saravana Vel, 3/290, Veeranam
Road, Ganapathy Nagar,
Sathankuppam, Kelambakkam,
Kancheepuram,
Tamil Nadu - 603103

7876 6367 9496
VID : 9174 9650 4300 1705

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QR Code with Photograph

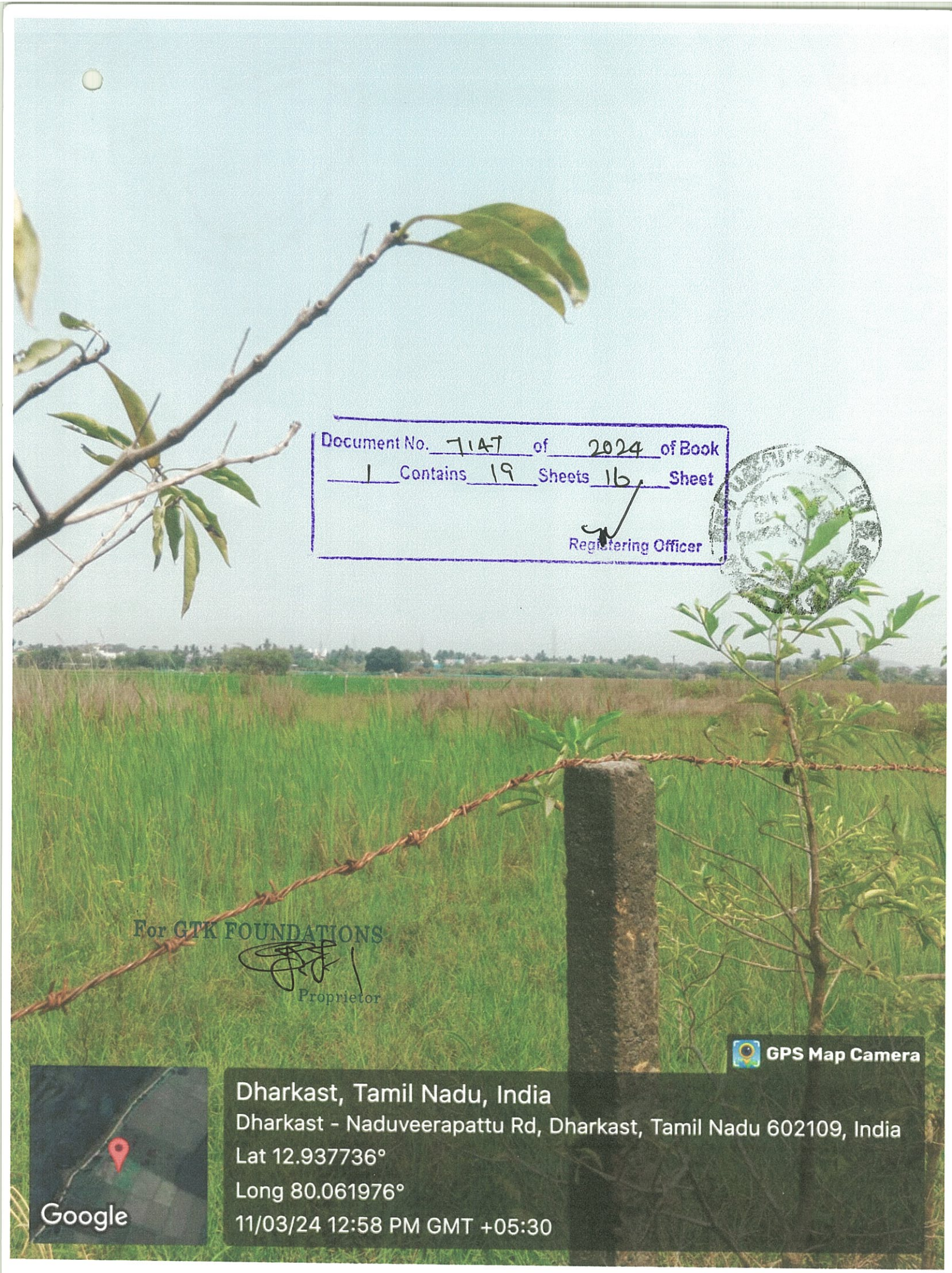
S. தினேஷ் சுமி

For GTK FOUNDATIONS

Proprietor

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Registering Officer


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Registering Officer
For GTK FOUNDATIONS
Proprietor
GPS Map Camera
Dharkast, Tamil Nadu, India
Dharkast - Naduveerapattu Rd, Dharkast, Tamil Nadu 602109, India
Lat 12.937736°
Long 80.061976°
11/03/24 12:58 PM GMT +05:30
Google

S. தினேஷ்குமார்

பதிவுத்துறைத்தலைவர் அவர்களின் ந.க.எண். 35083/சி1/2021, நாள். 07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி (Declaration)

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

For GTK FOUNDATIONS

Proprietor

S. தனலட்சுமி

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்கொடுப்பவர்களின் கையொப்பம்

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Contains 19 Sheets 17 Sheet

Registering Officer

தமிழ்நாடு அரசு
வருவாய்த் துறை
நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : நடுவீரப்பட்டு பட்டா எண் : 5095

உரிமையாளர்கள் பெயர்

1. சீனிவாசன் மனைவி தனலட்சுமி

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	
126	2B1B	0 - 91.50	2.00	--	--	--	--	2024/0105/03/446092--2024/03/14/001068SD -------- 15-02-2024
		0 - 91.50	2.00					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/083/05095/80399** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 17-08-2024 அன்று 02:44:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 7147 of 2024 of Book 1 Contains 19 Sheets 18 Sheet

Registering Officer

District : Kancheepuram

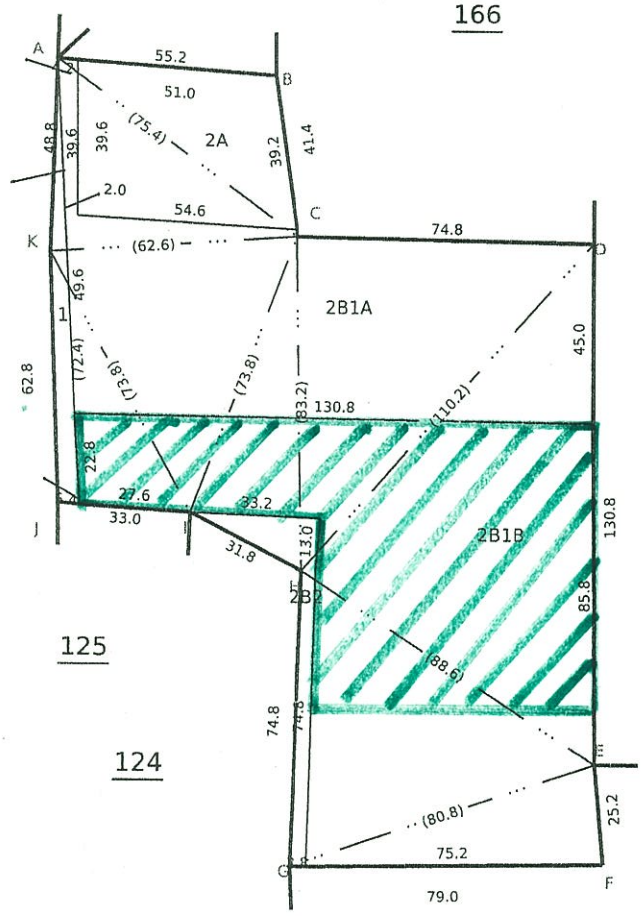
Taluk : Kundrathur

Village : Naduveerap Pattu [83]

Survey No : 126

Area : Hect 01 Ares 87.50

Scale : 1 : 1286



Document No. 7147 of 2024 of Book 1 Contains 19 Sheets 19 Sheet

Registering Officer

Data Digitally Signed By
NARAYANAN M

Date of Issue: 17-08-2024 13:28:40

Survey and Settlement Department, Government of TamilNadu

270 fv.3

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

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

Verified RealEstate
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.