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RE REGULATORY RECORD

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Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

2784/2022 TP/112195899/2022



தமிழ்நாடு तमिलनाडु TAMILNADU

28.02.2022

MK ABDUL ROUF
Chennai - 24

CP 471344

சி. சந்திரசேகரன்
முத்திரைத்தாள் விற்பனையாளர்
L.No. 28/CGL/ 08.31.10.08
காஞ்சிபுரம் பை ரோடு,
செங்கல்பட்டு

DEED OF GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney executed at **CHENGALPATTU** on 28th day of FEBRUARY 2022, by **Mr.M.K.ABDUL ROUF (AADHAAR – 2287 3061 4037),** aged about 63 years, son of M.Kamal Basha, residing at No.12/14, Rangarajapuram 1st Street, Kodambakkam, Chennai – 600024, hereinafter called the **'PRINCIPAL',** which term shall unless the context otherwise require mean and include his heirs executors, legal representatives and assigns;

For United Developers & Promoters

Proprietor

THE SEAL OF THE JOINT SUB REGISTRAR II CHENGALPATTU

Document No. 2784 of 1 of Book 1
29.22 Contains 16 Sheets 1 Sheet

Registering Officer

TO AND IN FAVOUR OF:

M/s.UNITED DEVELOPERS & PROMOTERS, a proprietorship firm having its marketing office at Old No.1, New No.6, First Floor, Nellikuppam Main Road, Krishnapuram, Nandhivaram, Guduvanchery – 603202, represented by its proprietor, **Mr.A.NIZAMUDDIN (AADHHAR – 2906 0749 7727),** Son of Mr.M.Amir John Sheriff, aged about 49 years, residing at Plot No.11, MIT Colony, Urapakkam – 603210, hereinafter called the **'ATTORNEY'** which term shall unless the context otherwise require mean and include its heirs executors legal representatives and assigns, as Principal's lawfully constituted **GENERAL POWER OF ATTORNEY** to do the following acts, deeds and things in his name and on his behalf;

WHEREAS the Principal is the sole and absolute owner of the property, measuring Acre **0.60 Cents** out of Acre 3.51 Cents comprised in Old Survey No.2/-, and measuring Acre **0.10 Cents** out of Acre 0.70 Cents in Old Survey No.3/-, together admeasuring **0 Acre 70 Cents** of punjai land, as per **Patta No.1072,** the **New Survey Nos.2/5 & 3/5** at **PARERI VILLAGE**, Chengalpattu Taluk and District, hereinafter referred to as **'Scheduled Property'**, obtained the ownership from Principal's wife, Mrs.V.Kurshith Begum, by virtue of Settlement Deed dated 21.02.2022, registered as Doc No.2402 of 2022, in the office of Sub Registrar, Joint II, Chengalpattu. Whereas the Principal has been in continuous possession and peaceful enjoyment of the Scheduled Property ever since the date of Settlement Deed executed in Principal's favour and became absolute owner thereof;

WHEREAS the Principal has approached and applied Patta to the revenue authority concerned in the office of Taluk, Chengalpattu, with respect to the Scheduled Property and granted and issued in Principal's favour vide **Patta No.1183.**

For United Developers & Promoters

Proprietor

Document No 2282 of ..... of Book
2022 Contains 16 Sheets 2 Sheet

Registering Officer

WHEREAS Principal is unable to spare adequate time to personally attend to, manage, look after and sell all matters concerning maintenance, development, transfer, convey and sale of the scheduled property as morefully described in the schedule hereunder, owing to Principal's pre-occupations, and compelling domestic reasons;

AND WHEREAS Principal deem it appropriate to appoint a duly constituted, the above said Attorney, **M/s.UNITED DEVELOPERS & PROMOTERS,** to represent Principal and to act on Principal's behalf in all such manners and affairs;

NOW THEREFORE the Principal subsequently hereby nominate, ordain, constitute and appoint aforesaid attorney to be my true, certain and lawful ATTORNEY to act for Principal on Principal's behalf to do all or any of the following acts, deeds, and things with respect to the scheduled property as morefully described in the schedule hereunder:-

1. To convey, sell, gift, settle, exchange, mortgage, lease, transfer and/ or assign at such price or consideration as deemed fit by the above said Attorney;
2. To execute sale deed/s, deeds of conveyance, gift, settlement, mortgage, lease, transfer or assignment as deemed fit by the Attorney;
3. To sell either as a whole or in parts to any person / persons at such price or consideration as ATTORNEY may fix and determine;
4. To negotiate for sale and settle sale consideration, to enter into sale agreement with prospective purchase for selling as deemed fit by the Attorney;

For United Developers & Promoters

Proprietor

Document No 2734 of 1 of Book 20.22 Contains 16 Sheets 3 Sheet

Registering Officer

5. To execute any agreement of sale or sale deed or deeds or other documents necessary to effectuate the sale and to cause the same to be stamped, registered or authenticated as the case may be;

6. To appear, represent and apply layout approval in the office of DTCP/CMDA for the purpose obtaining residential layout;

7. To appear and represent in the office of concerned Taluk/RDO/DRO

8. To receive or agree to receive the sale consideration from the intending purchaser/s and to give necessary stamped receipts and acknowledgements for receipt of such sale consideration;

9. To execute the sale deed or sale deeds at the instance of the purchaser/s, either to the purchaser/s or to purchaser/s nominee/s;

10. To sign, execute, furnish all deeds, documents, papers, and to all such acts, deeds and things which may be necessary in law to perfect the title of the purchaser/s and/ or purchaser/s nominee/s;

11. To appear before any Registrar/ Sub-Registrar or other authorities for the purpose of sale or transfer of Scheduled Property and to execute, sign and present the Sale Deed/s or Deed/s of transfer or other Deed/s in respect of the schedule mentioned property and admit the execution thereof before the Sub-Registrar or Registrar for registration;

12. To receive the registered Sale Deed or other Deeds and deliver the same to the purchaser/s or transferees as the case may be;

13. To apply to civic authorities concerned for sub division into parts and obtain approval from authorities concerned for such sub division if need or necessary arises to effectuate the sale;

For United Developers & Promoters

Proprietor

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2022 Contains 16 Sheets 4 Sheet

Registering Officer

14. To cause mutation wherever necessary to be effected in the revenue records and make such statements personally or through advocate or other agents to complete the sale in all respects;

15. To deliver vacant possession to the intending purchaser/s on completion of sale;

16. To execute and register rectification deed, ratification deed or all other deeds as may be deemed proper by the Attorney;

17. To deliver vacant possession, leased out, licensed or otherwise permitted to the purchaser/s/ lessee/ licensee or any person duly authorized, as the case may be, either at the time of execution or at the time of registration or any other point of time as deemed appropriate by the Attorney;

18. To prepare building plan and apply for its approval from the authorities concerned;

19. To represent authorities like the Panchayat Board, Municipality, Corporation, Block Development Authority, Urban Land Ceiling Authorities, Electricity Board, Water and Sewage Board and other Revenue Authorities/Local Bodies in respect of any matter concerning the Scheduled Property;

20. To prepare and sign building plan, revised building plan and present the same to the concerned authorities on Principal's behalf for sanction and also apply to get building materials to any concerned authority;

21. To construct superstructures, carry out repairs, demolish, remodel, renovate, re-construct or alter whenever necessary and for the said purpose to incur necessary expense and to engage qualified worker/s;

For United Developers & Promoters

Proprietor

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Registering Officer

22. To apply for electricity, water, sewerage connection with the concerned authorities to personally appear and represent before concerned authorities, if necessary;

23. To pledge, hypothecate, mortgage and avail loan from Individuals, Private or Public Institutions, Nationalised or Scheduled Banks or any other Institutions like LIC, HDFC, GIC and to execute any document as may be needed in this regard;

24. To appoint auditors, advocates etc., for any lawful purpose;

25. To institute, prosecute or defend all legal proceedings against or by any person or persons before civil, criminal or revenue Forums of Courts, Tribunals, Arbitrators, Authorities or Bodies as concerning or relating or concerning or relating to any matter empowered or authorized hereby and to appear before any court, Tribunal, Appellate Forum or other Body either in person or through Counsel and to sign vakalats, plaints, written statements, affidavits, applications, appeal papers etc., and to arrange or adduce evidence in any suit, appeal, revision, petition, application or any other proceedings pertaining to or in connection therewith;

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

27. To enter into any agreement or contract with any person or persons for discharging any of the functions stated herein and to carry into effect any obligation arising in respect of the said agreement or contract;

For United Developers & Promoters

Proprietor

Document No. 2784 of ..... 1 ..... of Book 1
2022 Contains 16 Sheets 6 Sheet

Registering Officer

28. And generally to do all such acts, deeds and things which, the said Attorney thinks necessary for the purpose of effectively implementing the powers hereby granted and that are necessary to carry out the aforesaid intention.

No consideration has passed under this Deed and the Attorney shall maintain a true and correct account of all income and expenditure in exercise of the all the powers and functions foregoing and make the same available for Principal's inspection as and when required by the Principal;

Principal do hereby authorize and empower Principal's Attorney to act, do and perform on Principal's behalf all acts, deeds and things above mentioned and agree to ratify and confirm all acts, deeds and things which the said Attorney may lawfully do or cause to be done by virtue of these presents as if such acts, deeds and things were done by Principal's acting and in Principal's own person.

SCHEDULE OF PROPERTY

All that piece and parcel of a punjai land measuring Acre **0.60 Cents** out of Acre 3.51 Cents comprised in Old Survey No.2/-, and measuring Acre **0.10 Cents** out of Acre 0.70 Cents in Old Survey No.3/-, together admeasuring **0 Acre 70 Cents,** as per **Patta No.1183,** the **New Survey Nos.2/5 & 3/5** at **PARERI VILLAGE**, Chengalpattu Taluk and District,

Boundaries :-

North by	:	Survey No.4
South by	:	Survey No.1
East by	:	Singaperumal Koil Village border
West by	:	Survey Nos.2/4 & 3/4 (Chan Begum Land)

For United Developers & Promoters

Proprietor

Document No. 2784 of ....1.... of Book 1
2022 Contains 16 Sheets 7 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

The scheduled property is situated within the limits of Singaperumal Koil Panchayat and Kattankulathur Union Office and lies within the Registration District of Chengalpattu and Sub-Registration District of Sub Registrar, Joint II, Chengalpattu.

IN WITNESS WHEREOF, THE PRINCIPAL AND THE GENERAL POWER AGENT, HAVE SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURE TO THIS DEED OF GENERAL POWER OF ATTORNEY ON THIS DAY MONTH AND YEAR ABOVE WRITTEN

For United Developers & Promoters

Proprietor

GENERAL POWER AGENT

PRINCIPAL

WITNESSES:-

1. *Samsudeen S/o.Mohamed Hussain,*
No.6/169 Jeeva nagar 2nd Street,
Pareri, Singaperumal Koil – 603204.

2. *V.Kurshith Begum W/o.M.K.Abdul Rouf,*
12/14, Rangarajapuram 1st St, Kodambakkam,
Chennai – 600024

3. *D.Ashok kumar, S/o.Dhanapal,*
No.46. Gangaiymman Koil St,
Maraimalai Nagar, Gudalore - 603204



Drafted By

G.SUGUMAR B.A, B.L.,Enrol No.1173/07. No.21, I Floor, Thulasi Complex, Opp SRO Chenglepet. 9443264160

Document No. 2784 of 2022 ..... of Book I
Contains 16 Sheets 2 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II CHENGALPATTU

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : பாரேரி பட்டா எண் : 1183

உரிமையாளர்கள் பெயர்

1. கமால் பாஷா மகன் அப்துல் ரஃஊப் -

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	
2	5	0 - 23.53	0.75	--	--	--	--	2022/0103/35/252595--2019/03/04/000048SD -- 22-02-2022
3	5	0 - 4.90	0.15	--	--	--	--	2022/0103/35/252595--2019/03/04/000048SD -- 22-02-2022
		0 - 28.43	0.90					

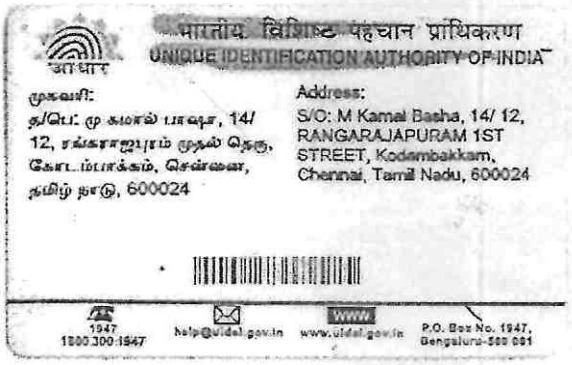
குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/04/087/01183/40773** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 28-02-2022 அன்று 01:30:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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2022 Contains 16 Sheets 9 Sheet
Registering Officer

28-02-2022, 01:33 pm





For United Developers & Promoters

Proprietor

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2022 Contains 16 Sheets 19 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB-REGISTRAR II





For United Developers & Promoters

Proprietor

Document No 2784 of ...I..... of Book
20 22 Contains 16 Sheets 11 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR XI



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrollment No.: 2007/13816/04313

To
சம்சுதீன் முகமது உசேன்
Samsudeen Mohamed Hussain
S/O: Mohamed Hussain
6/169 JEEVA NAGAR 2ND STREET
PARERI CHENGALPATTU
SINGAPERUMALKOIL
Singaperumalkoil
Chengalpattu Kancheepuram
Tamil Nadu 603204

21/05/2019
34827584

MN348275841FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :
5192 5928 1783

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India
சம்சுதீன் முகமது உசேன்
Samsudeen Mohamed Hussain
பிறந்த வருடம் / Year of Birth : 1956
ஆண்/Male

5192 5928 1783

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

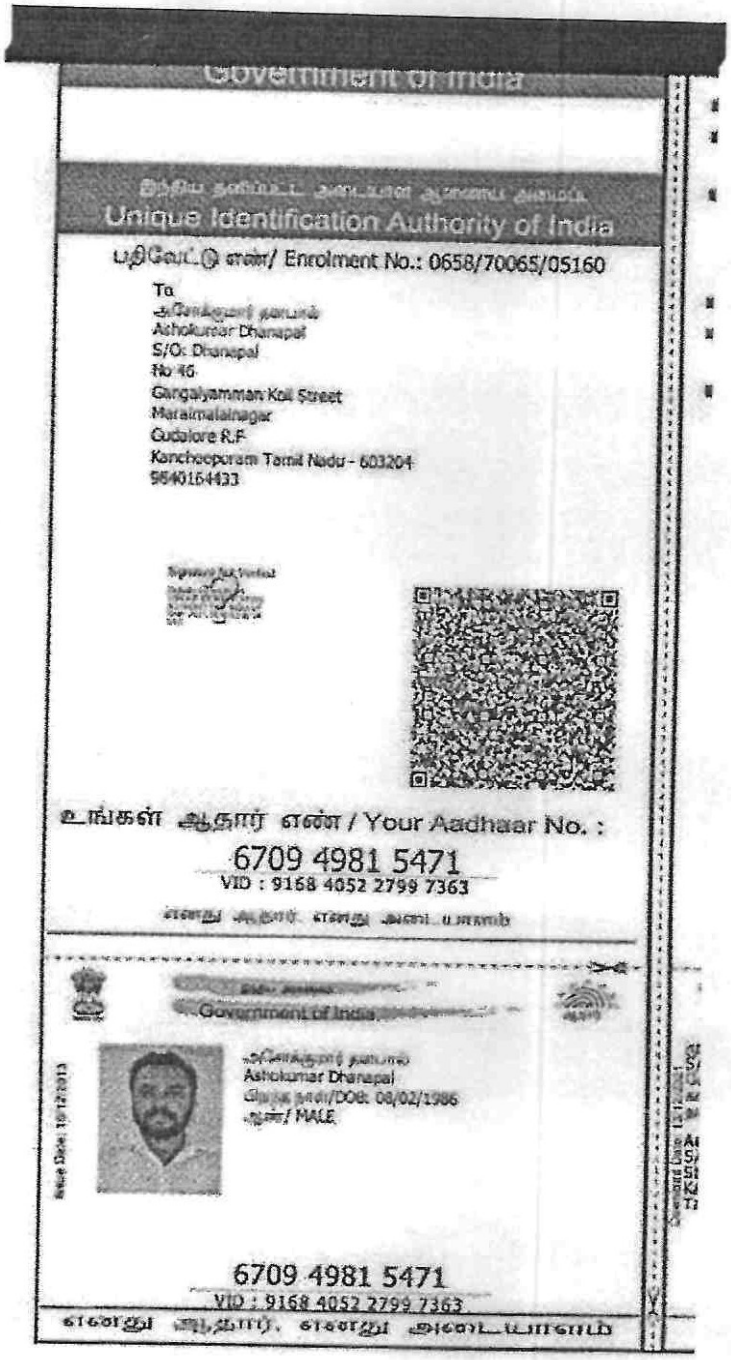
For United Developers & Promoters

Partner/Proprietor

Document No. 2124 of 1 of Book
2022 Contains 16 Sheets 17 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II



Government of India

Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 0658/70065/05160

To
Ashokumar Dhanapal
S/O: Dhanapal
No 46
Gangaiyamman Koil Street
Maraimalainagar
Gudalore R.F
Kanchipuram Tamil Nadu - 603204
9840164433

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6709 4981 5471

VID : 9168 4052 2799 7363

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 18/12/2013

Ashokumar Dhanapal

பிறந்த நாள்/DOB: 08/02/1986

ஆண்/ MALE

6709 4981 5471

VID : 9168 4052 2799 7363

எனது ஆதார், எனது அடையாளம்

For United Developers & Promoters

Proprietor

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2022 Contains 16 Sheets 13 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR IX



For United Developers & Promoters

Proprietor



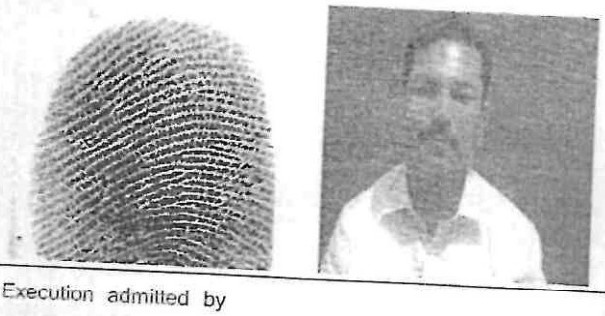
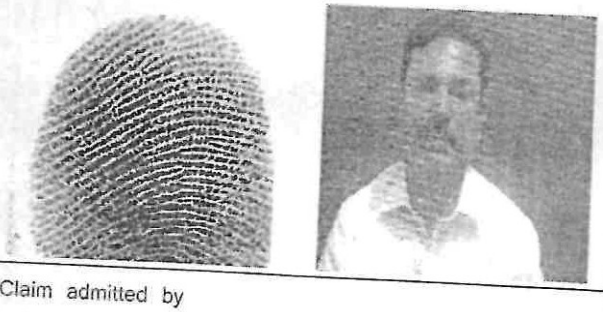
Document No. 2784 of ....1..... of Book 1
2022 Consideration Value Rs. 16 Sheets 14 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

R/Chengleput Joint II/Book-1/2784/2022

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 10,290/- paid at 05:10 PM on the 28/02/2022 by

Left Thumb 	Additions as per recitals of document
Execution admitted by Left Thumb 	29403 11545 Additions as per recitals of document Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 076751160a1c18619143a09a0b0269aeea862b
Claim admitted by Left Thumb 	Additions as per recitals of document Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 577610a04410df2b6b4dde913f6bae40d4e36b

28th day of February 2022

BANUMATHI V
Sub Registrar
Chengleput Joint II

Document No. 2784 of 1 of Book
2022 Contains 16 Sheets 15 Sheet
Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

R/Chengleput Joint II/Book-1/2784/2022

Registered as Number **R/Chengleput Joint II/Book-1/2784/2022.**

Date: 28/02/2022
Chengleput Joint II

BANUMATHI 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

THE SEAL OF THE JOINT SUB REGISTRAR II

Document No.2784...of.....I.....of Book
20.22 Contains...16...Sheets..16.....Sheet

Registering Officer

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.