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DIGITALLY VERIFIED RECORD

17347/2022



தமிழ்நாடு तमिलनाडु TAMILNADU

S. Anand and S. Venkatesh

Ch-17

R. Jayalakshmi

L.No. B7/1087/7 Dt: 8-2-71

R. JAYALAKSHMI
STAMP VENDOR
5/2, South Dhandapani Street,
T. Nagar, Ch-17, Ph:2432 8189

CS 566198

08 NOV 2022

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at Chennai on this 9th Day of **NOVEMBER, 2022**

BY

Mr. M. LOGANATHAN, (AADHAR No. 270452565159) Hindu, aged about 42 years, son of Mr. Murugesan, residing at House No.11, Mohammed Ali Street 2nd Lane, Thiruvallur Post, Thiruvallur - 602001 hereinafter called the **'PRINCIPAL'.**

TO AND IN FAVOUR OF

1) **MR. S. VENKATESH,** (PAN No.AEHPV9607D) (Aadhar No.290469600092) Hindu, aged about 42 years and **2) MR. S. ANAND,** (PAN No.AHRPA9971E) (Aadhar No.623812130568) Hindu, aged about 38 years, both sons of Late. V. Sampath, having their office at "Sampath Building", No.52/2, Bazullah Road, T. Nagar, Chennai – 600 017 hereinafter jointly called the **"POWER OF ATTORNEY".**

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NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

WHEREAS G. Murugesa Reddiar son of Govinda Reddiar was jointly owning and possessing along with his father Govinda Reddiar son of Murugappa Reddiar, his mother Kuppammal and his brother Velu Reddiar, the Nanja agricultural lands as per Patta No.442 measuring to an extent of 1.48 Acres in Survey No.544/1, 4.96 Acres (out of total extent of 9.75 Acres) in Survey No.547/1A coming under patta No. 446, 1 Acre in Survey No.548/1 under Patta No. 548 and 97 Cents (out of 1.94 Acres) under patta No. 445 all aggreegating to 8.41 Acres situated at Pungathur Village, Thiruvallur Taluk and Thiruvallur District.

WHEREAS the above said 1) Govinda Reddiar, son of Murgappa Reddiar, 2) Kuppammal wife of Govinda Reddiar, 3) Velu Reddiar son of Govinda Reddiar and 4) Murugesa Reddiar son of Govinda Reddiar were doing agricultural activities in the above said lands totally measuring 8.41 Acres situated at Pungathur Village, Thiruvallur Taluk and Thiruvallur District.

WHEREAS the above mentioned the 4 persons made a partition deed which was registered as Document No.1905/1976 Dated 15.07.1976 in the office of the sub-registrar Thiruvallur among them which includes schedule A, B and C. Whereas as per the above partition deed Schedule A property was allotted to Mrs. Kuppammal wife of Govinda reddiar, Schedule B property was allotted to Velu Reddiar son of Govinda reddiar and Schedule C property was allotted to Murugesa Reddiar son of Govinda reddiar.

WHEREAS subsequently Mr. G. Murugesa Reddiar was getting old and unable to do agriculture in the above said lands, hence he has settled the Vacant land measuring to an extent of 2 Acres and 59.5 Cents situated at Pungathur Village which is morefully described hereunder as Item No.1 to 4 along with his three daughters namely G. Manjula,

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J. Sumathi and B. Selvi respectively to and in favour of his only son Mr. M. Logathan the Principal herein out of love and affection by a deed of Settlement registered as Document No.12349/2022 dated 08.08.2022, SRO, Thiruvallur – Joint 1

ITEM 1 : EXTENT: 72 Cents (Out of total extent of 1.48 Acres) in SURVEY NO.544/1 AND T.S. No. 14/6, in Ward B and Block 13, of Pungathur village.

ITEM 2 : EXTENT: 89 Cents (Out of 4.96 Acres) in SURVEY NO.547/1A AND T.S. NO.14/2, in Ward B and Block 13, of Pungathur village.

ITEM 3 : EXTENT: 50 Cents (Out of total extent of 1 Acre) in SURVEY NO. 548/1 AND T.S. NO.12/4B, in Ward B and Block 13, of Pungathur village.

ITEM 4 : EXTENT: 48.5 Cents (Out of 97 Cents) (50% UNDIVIDED SHARE in 97 Cents) in SURVEY NO.546/3 AND T.S. NO.14/5, in Ward B and Block 13, of Pungathur village.

IN ALL ITEM 1 TO 4 TOTALLY MEASURING TO AN EXTENT OF 2 ACRES 59.5 CENTS

WHEREAS Mr. Loganathan is absolutely owning and possessing the vacant **Land** measuring to an extent of **2 Acres and 59.5 Cents** comprised in Pungathur Village, Thiruvallur Taluk and District and also obtained Patta in his favour for the above holdings, ever since the date of Settlement without any encumbrance whatsoever.

WHEREAS Mr. Loganathan, the **PRINCIPAL** herein because of his personal affairs and preoccupations and he is unable to look after, sell and maintain the **ITEM 1 : MEASURING 72 Cents (Out of total extent of 1.48 Acres) in SURVEY NO.544/1 AND T.S. No. 14/6, in Ward B and Block 13, of Pungathur village** therefore the **PRINCIPAL** herein has decided to appoint both **Mr. S. Venkatesh** and **Mr. S. Anand**, jointly or severally to act upon.

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KNOW ALL MEN BY THESE PRESENTS:-

I, Mr. Loganathan, do hereby appoint, constitute, ordain, and retain both **Mr. S. Venkatesh** and **Mr. S. Anand** as my **TRUE AND LAWFUL POWER OF ATTORNEY** to develop, to look after, to maintain and to sell the schedule mentioned property in my name and on my behalf and also to do the following acts, deeds and things in respect of our schedule mentioned property that is to say;

1. To look after and to maintain the property mentioned in the schedule hereunder.

2. To construct building being House, Apartment/s, Residential and Commercial Complex on our behalf and also to take necessary steps for the same.

3. To divide the schedule mentioned property into pieces of undivided share of land for the purpose of constructing Apartment/s.

4. To negotiate with prospective purchaser/s in respect of sale of our property or undivided share of land/s or in whole.

5. To receive money or advance amount or part payment or entire payment from the prospective purchaser/s towards the sale transactions, in the name of the lawful Power Agent.

6. To fix sale consideration for the sale of the property mentioned in the schedule in whole or undivided share of land/s or in part.

7. To give valid receipt for the amount received and obtain vouchers for the payment made.

8. To enter into a sale agreement or agreements with prospective purchaser/s in respect of sale of the property in whole or undivided share of land/s or in parts or in pieces of land.

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9. To execute sale deed or deeds in favour of the prospective Purchaser/s in respect of the schedule mentioned property and receive the full Sale consideration in whole or undivided share of land/s or in parts or in pieces of land.
10. To present the sale deed/s for registration and also to admit the same before the Registration Authorities on our behalf and take necessary steps to register the said Sale Deed/s before the competent Registration Authorities.

11. To layout the said land into housing sites and to obtain necessary permission from competent authority viz, Thiruvallur First Grade Municipality, Director of Town and Country Planning / District Town & Country Planning – Thiruvallur District/Chennai metropolitan development authority CMDA and to sign all applications, drawings, plans etc. (to be submitted for the purpose of obtaining planning permission).

12. To sign all the prescribed application forms and other relevant papers as may be required for the purpose of housing layout.

13. To pay the fees, charges and levies prescribed and payable for the purpose of obtaining housing layout.

14. To hand over the land earmarked for roads, public purpose and parks in the proposed housing layout to the Commissioner, Thiruvallur First Grade Municipality by executing Gift Deed/s duly registered as may be required by the concerned authorities on our behalf.

15. To represent me in all meetings, discussions and other connected proceedings relating to the application for the sanction of the said layout and give explanations to the authorities concerned.

16. To appear and to present plan or document before the local body authorities in respect of change or deviation in the plan or any other additional alteration in our property.

17. To take return of the sanctioned layout plan and to receive the orders made in the proceedings of the Thiruvallur First Grade Municipality.

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18. To construct compound Wall, lay stones and form roads as per the plan approved by the Director of Town and Country Planning / District Town & Country Planning – Thiruvallur District/Chennai metropolitan development authority CMDA.

19. To take necessary steps to get new electricity connection and sewerage connections to the schedule mentioned property and also to present application/s before the competent authorities for the said purpose and also to deposit the security amounts and pay necessary charges for the aforesaid connections to the competent authorities on our behalf.

20. To pay necessary charges in respect of the said property to the Government bodies or local bodies, our Power of Attorney is also entitled to deposit the security amounts, fees and all incidental charges payable to the concerned authorities for the purpose to get water, drainage, and electricity etc., on our behalf.

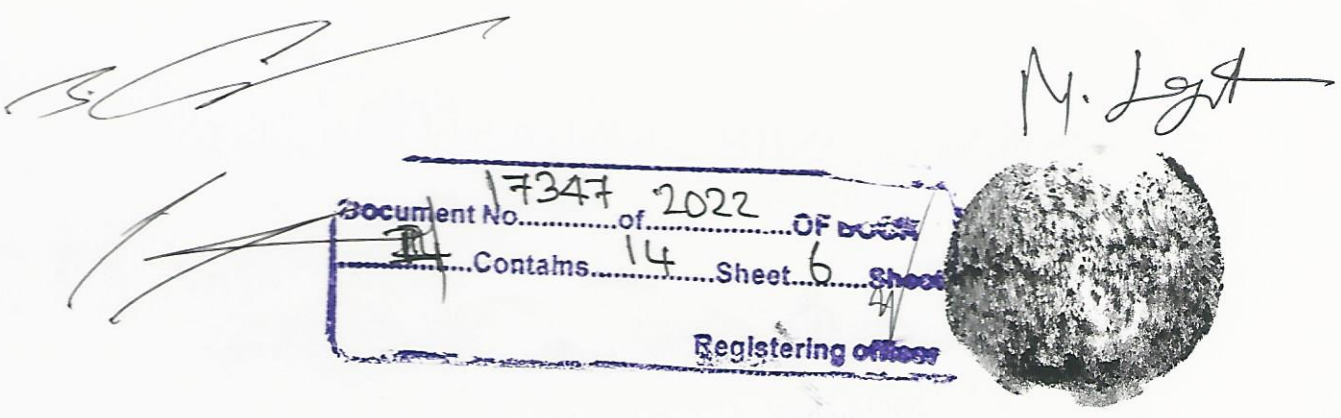
21. To appoint Advocates, Auditors, Arbitrators or any other official or workers for the management of the property.

22. And generally to do all acts and deeds in respect of the above said property on our behalf.

23. Transfer of property is not made through this Power.

24. No money transactions have been made in respect of the said Power and our Power of Attorney should maintain proper accounts for the inspection of the accounts.

I hereby agree that all acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for me by virtue of this Power.



SCHEDULE OF PROPERTY

All that piece and parcel of Agricultural Nanja land measuring to an extent of **72 Cents (Out of total extent of 1.48 Acres)** in SURVEY NO.**544/1** AND T.S. No. **14/6,** in Ward B and Block 13**,** situate at Pungathur Village, Thiruvallur Taluk, Thiruvallur District and lies within the Registration District of Thiruvallur and Sub Registration District of Thiruvallur-Joint 1 and lies within Thiruvallur Municipal limit.

(i) : EXTENT: 72 CENTS or 29 Ares (Out of total extent of 1.48 Acres) in SURVEY NO.544/1 AND T.S. No. 14/6,

BOUNDED ON THE:

NORTH BY	:	Land in T.S. No.14/5 and S. No.546/3 measuring 97 Cents.
SOUTH BY	:	Land in T.S. No.14/7 and S. No.544/1
EAST BY	:	Land in T.S. No.15/3 and S. No.546/4
WEST BY	:	Land in T.S. No.12/7A and S. No.548/2B measuring 1 Acre.

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER OF ATTORNEY AGENT HEREIN HAVE SET THEIR HANDS AND SIGNED IN THIS DEED OF GENERAL POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

POWER OF ATTORNEY AGENT

PRINCIPAL

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Registering Officer

WITNESSES:-

1.

Mr. Surendiran. S S/o, Mr. R. Soundararajan
No. AP-1608, 103RD Street, 14th Sector,
K K Nagar, Chennai- 600078.

2. D. Vadivelu

Mr. VADIVELU D, S/O Mr. Duraisami
Door No.16/1A/45, Mohammad ali Street,
3rd Lane, Thiruvallur Post,
Thiruvallur – 602001.



Drafted by: R.RAJESH,ADVOCATE,
MS/3143/2012 No.36,Parkway Apartments,
Rukmani Lakshmipathy Salai,
Egmore, Chennai.600008

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Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruvallur Taluk : Tiruvallur Town : Tiruvallur Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam Part (Ward B)

S.No	Block Code and Name Of Locality	Number		C.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0013--	14	6	544/1 Pt		புழுத்துவாரி	நஞ்சை	0	-	7-	6	4.00		0	26	0.0	-	0.00	-	முருகேசன் மகன் எம்.லோகநாதன்	நிலம்	2022/0153 /01/001741TR DT. 2022-10-14 TR DT: 14-10-2022

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

மின் கையொப்பம் / Digital Signature : 14-10-2022
பெயர் / Name : Aruna K
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : திருவள்ளூர் வட்டம் / Tiruvallur, திருவள்ளூர் மாவட்டம் / Tiruvallur

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குறி

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/01 /07/001/002/0013/14/6** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/01/07/001/002/0013/14/6**
2.	இத் தகவல்கள் 17-10-2022 அன்று 03:30:50 PM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 17-10-2022 at 03:30:50 PM
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

COPY OF SURVEY PLAN

மாவட்டம் : திருவள்ளூர்

வட்டம் : திருவள்ளூர்

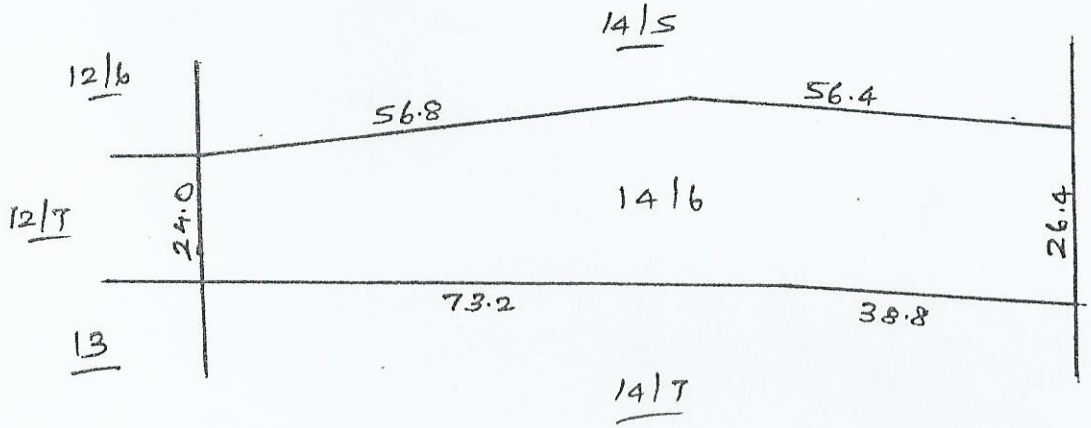
நகரம் : திருவள்ளூர்

வார்டு எண் .....B.....

பிளாக் எண் :.....13.....

நகர புல எண் :.....14/6.....

பரப்பு :.....0260.0 ச.மீ

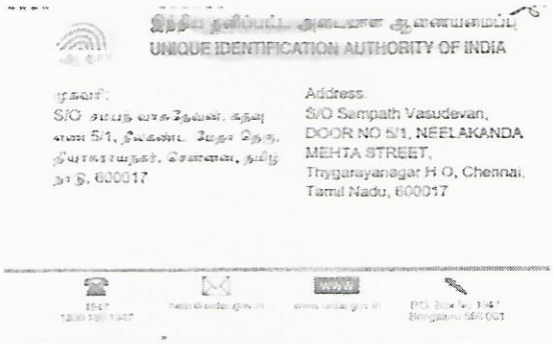




நகர சார் ஆய்வாளர் (தி.நி.அ)
நகராட்சி அலுவலகம்,
திருவள்ளூர்.

முதுநிலை வரைவாளர்
வட்டாட்சியர் அலுவலகம்
திருவள்ளூர்.

வட்டதுணை ஆய்வாளர்
திருவள்ளூர் வட்டம்



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Sampath Vasudevan,
DOOR NO 5/1, NEELAKANDA
MEHTA STREET,
Thygarayanagar H O, Chennai,
Tamil Nadu, 600017

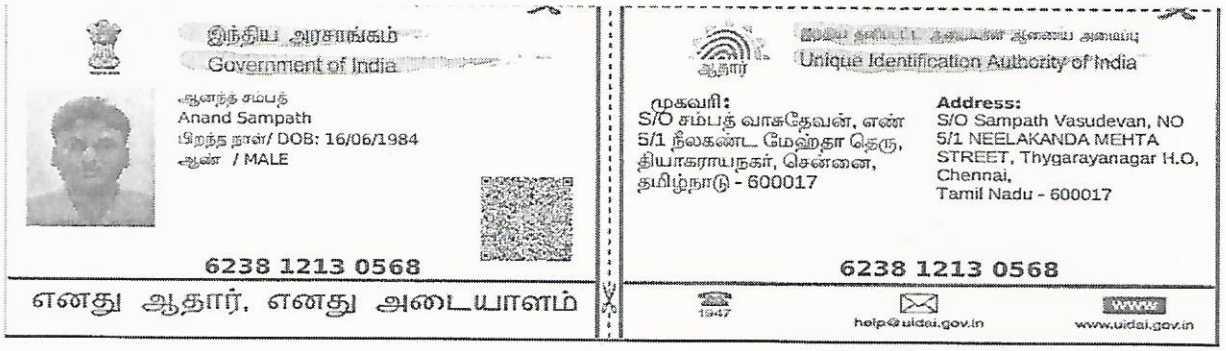


भारत सरकार
GOVERNMENT OF INDIA

Venkatesh Sampath
Year of Birth 1990
Male

2904 6960 0092

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India

ஆனந்த் சம்பத்
Anand Sampath
பிறந்த நாள்/ DOB: 16/06/1984
ஆண் / MALE

6238 1213 0568

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O சம்பத் வாசுதேவன், எண் 5/1 நீலகண்ட மேஹ்தா தெரு, தியாகராயநகர், சென்னை, தமிழ்நாடு - 600017

Address:
S/O Sampath Vasudevan, NO 5/1 NEELAKANDA MEHTA STREET, Thygarayanagar H.O, Chennai,
Tamil Nadu - 600017

6238 1213 0568

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



Government of India

Loganathan M
DOB: 10/04/1983
MALE

2704 5256 5159
VID : 9161 9209 4017 1072



Unique Identification Authority of India

Address:
S/O Murugesan, HOUSE NO 11, MOHAMED ALI STREET 2ND LANE, THIRUVALLUR POST, Thiruvallur, Tiruvallur,
Tamil Nadu - 602001

2704 5256 5159
VID : 9161 9209 4017 1072

M. Lgk

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Registering officer


भारत सरकार
GOVERNMENT OF INDIA
எஸ் சுரேந்திரன்
S Surendiran
பிறந்த நாள் / DOB : 28/10/1965
ஆண் / MALE
4217 7179 9810
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
Address:
S/O R Soundararajan, AP 1608,
103RD STREET, 14TH
SECTOR, NEAR SIVAN PARK,
Kalaignar Karunanidhi Nagar
S.O, Chennai, Tamil Nadu,
600078
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,


Unique Identification Authority of India
Address: S/O: Durjasami,
DOOR NO 16/1A/45,
MOHAMMAD ALLI STREET
3RD LANE, THIRUVALLUR
POST, THIRUVALLUR,
Thiruvallur, Tiruvallur,
Tiruvallur, Tamil Nadu,
602001
5670 8618 6505
இந்திய அரசாங்கம்
Government of India
Vadivelu D
DOB: 02/08/1964
Male
5670 8618 6505
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


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1 Contains 14 Sheet 12 Sheet
Registering officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

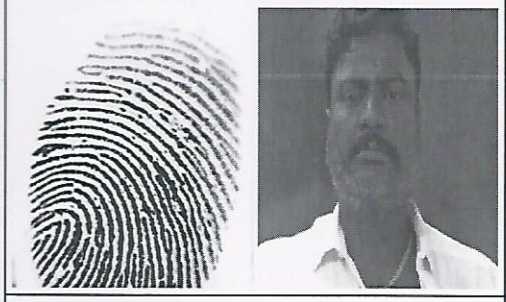
S.No 8473 of 2022

I hereby certify that a sum of ₹ 1/- (Rupees One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. மு. லோகநாதன் residing at House No.11, Mohammed Ali Street 2nd Lane, Thiruvallur Post,, Perumbakkam, Tiruvallur, Tiruvallur, Tamil Nadu, India, 602001.

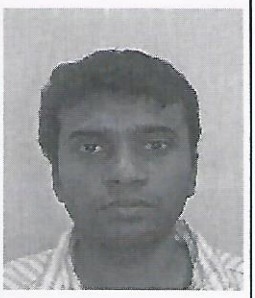
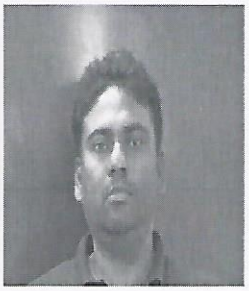
Sub Registrar: Tiruvallur Joint 1
Date: 09/11/2022

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

Presented in the office of the Sub Registrar of Tiruvallur Joint 1 and fee of ₹ 10,300/- paid at 12:30 PM on the 09/11/2022 by

Left Thumb 	N. Loganathan 9003512344 Additions as per recitals of document	
Execution admitted by Left Thumb 	M. Loganathan Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9356809e01a8edb68c4a9b95724ac692969a45 **(Details from UIDAI : Loganathan M S/O: Murugesan, 10-04-1983, xxxxxxxx5159)**	

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Claim admitted by Left Thumb  	08407520 45 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:832333a41f6d0070e34e859672537e2adff97a **(Details from UIDAI : Venkatesh Sampath S/O Sampath Vasudevan, 12-03-1980, xxxxxxxx0092)**	
Claim admitted by Left Thumb  	9884046946 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:591971dbcc16373fc54531b817a1b45f99ec92 **(Details from UIDAI : Anand Sampath S/O Sampath Vasudevan, 16-06-1984, xxxxxxxx0568)**	

9th day of November 2022

UMA SANKARI
Sub Registrar
Tiruvallur Joint 1

Registered as Number **R/Tiruvallur Joint 1/Book-1/17347/2022**.

Date: 09/11/2022
Tiruvallur Joint 1

UMA SANKARI
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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Contains 14 Sheet 14 Sheet
Registering officer



தமிழ்நாடு TAMILNADU 06/8/2022 A 271389

M. Loganathan
Thiruvallur 602001

K. KALYANI (S.V.)
Lic.NO.17437/2011/98
No. 1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347695

SETTLEMENT DEED

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS 8th DAY OF AUGUST 2022

BY

1) **MR. G. MURUGESAN (AADHAR No. 952101223991)** son of Mr. Govinda reddiar, Hindu aged 81 years residing at House No.11, Mohammed Ali Street 2nd Lane, Thiruvallur Post, Thiruvallur – 602001

2) **MRS. G. MANJULA (AADHAR No. 445174877474)** wife of Mr. P. Ganapathy and daughter of Mr. G. Murugesan, Hindu aged 48 years residing at No.9/6, Venkatachalam Street, Cholapuram, Ambattur, Chennai – 600053

..2..

VERIFIED
DATE 9/11/22
SUB REGISTRAR

G. Murugesan
G. manjula
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Contains 21 Sheet 1 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

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