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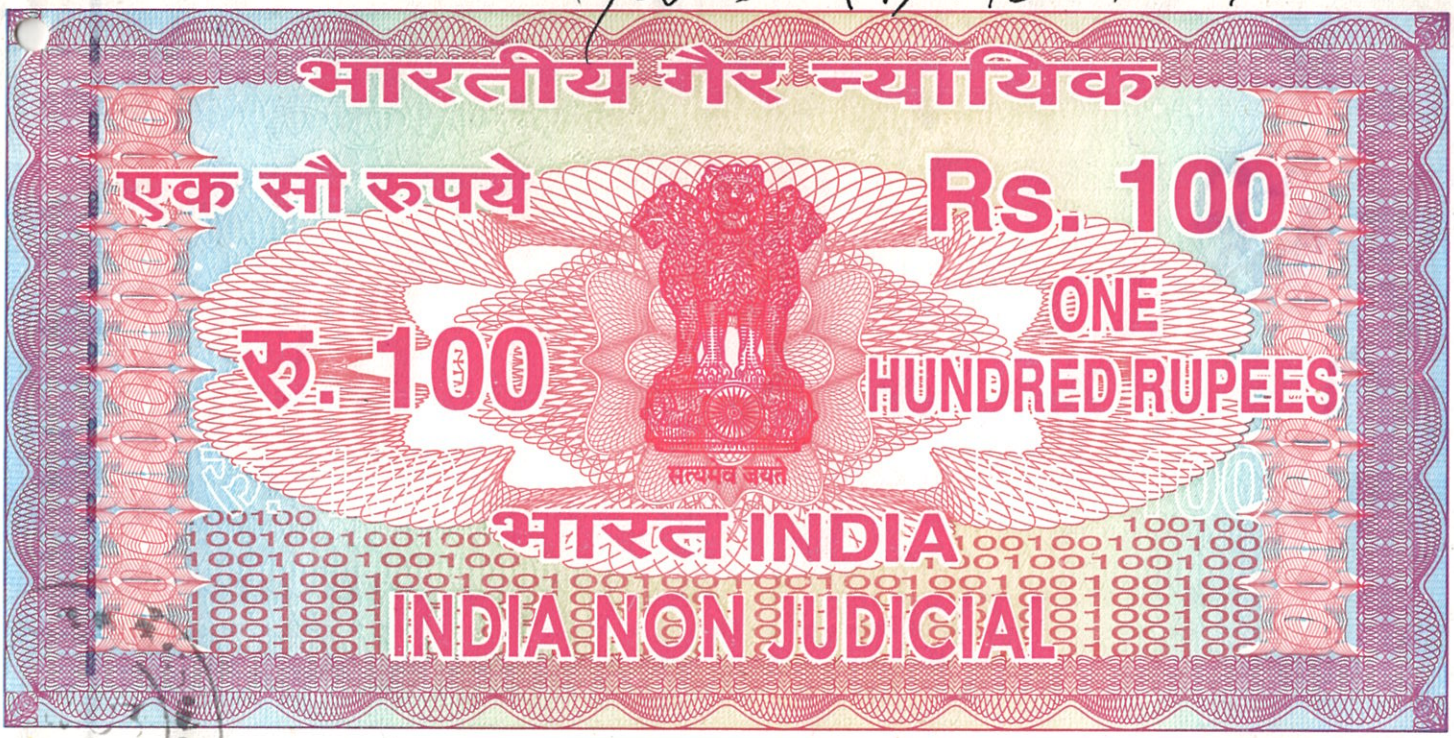
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6134/2023 TP/14880969S/2023



தமிழ்நாடு तमिलनाडु TAMILNADU 25-4-2023

CW 494754

A. DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B/B7/94
164, Amman Koil Street.
Chennai-600 001.

Mr. K. Raja
Chennai-53

GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN by these presents that, I, **Mrs. R.ALAMELU MANGAI (PAN No. BAOPA1056R & Aadhaar No. 5199 1592 4854),** Mobile No. 87540 72961, Wife of Mr.Raja, aged 39 years and residing at No.16, Padmanabha Naidu Street, Varadharajapuram, Ambattur, Chennai-53, the Principal herein, do hereby appoint, authorize, empower and constitute, **Mr.K.RAJA**, **(PAN No.AEDPR9350K & Adhaar No. 3060 7284 3918),** Mobile No.94443 13457, son of (Late) D. Kannappa Chettiar, aged 49 years and residing at No.16, Padmanabha Naidu Street, Varadharajapuram, Ambattur, Chennai-53, to be my lawful attorney for me to do or cause to be done In my name and on my behalf all or any of the following acts, deeds, matters and things in respect of my property mentioned in the schedule hereunder :

AGENT **THE PRINCIPAL**

Document No 6134 of 2023
Contains 16 Sheet 1 Sheet
Registering officer

WHEREAS the Schedule mentioned property, i.e.

(1). Acre 0.71 Cents, Comprised in Survey No.368/2, vide Patta No.414, situated at No.25, Keezhanoor Village, Thiruvallur Taluk, Thiruvallur District. with in the Sub Registration District of Joint 1 Thiruvallur and Previews Registration District of Kancheepuram at Present District of Thiruvallur., more fully described in the Schedule hereunder was Purchased by me from **(1)K.B.Palani and (2)Mr.K.B.Ramesh, both son of K.R.Bakthavatchalam Chettiar,** the same under a Deed of Sale registered **on dated.19.09.2018 as Doc.No.10914/2018** at Sub Registrar Office, Thiruvallur.

(2). Acre 0.75 Cents, Comprised in Survey No.368 vide Old Patta No.496 as per Patta Survey No.368/1 situated at No.25, Keezhanoor Village, Thiruvallur Taluk, Thiruvallur District. with in the Sub Registration District of Joint 1 Thiruvallur and Previews Registration District of Kancheepuram at Present District of Thiruvallur., more fully described in the Schedule hereunder was Purchased by me from **Mrs. R.LATHA Wife of Mr.K.B.Ramesh,** the same under a Deed of Sale registered **on dated.19.09.2018** as **Doc.No.10915/2018** at Sub Registrar Office, Thiruvallur.

Whereas pursuant to the afore mentioned sale in my favour I am thus the absolute owner of the entire schedule property and I am in absolute possession and enjoyment of the same uninterruptedly and the Revenue records are mutated in my name.

Whereas I have decided to sell the schedule property and due to my pre-occupation and also for the reason that I am residing away from the schedule property I am not in a position to appear before the sub-registrar to execute and register sale deeds in favour of the proposed purchaser(s) and for that purpose it was thought just and necessary that an agent be appointed.

AGENT **THE PRINCIPAL**

Document No.6134 of 2023 of Book 1
Contains 16 Sheet 2 Sheet
Registering Officer

Whereas for the aforementioned purpose I do hereby appoint authorize, empower and constitutue, **MY HUSBAND Mr.K.RAJA, (PAN No. AEDPR9350K, Adhaar No.3060 7284 3918),** Mobile No.94443 13457, son of (Late) D.Kannappa Chettiar, aged 49 years and residing at No.16, Padmanabha Naidu Street, Varadharajapuram, Ambattur, Chennai-53., To be my lawful Attorney for me to do or cause to be done in my name and on my behalf all or any on the following acts, deeds matters and things in respect of my property mentioned in the schedule hereunder.

1. To enter in to agreement or agreements or construction agreements with prospective purchaser/purchasers for the sale of the schedule property either wholly or in parts thereof to the proposed prospective purchaser.
2. To sell to mortgage to lease or to any manner alienate the schedule mentioned property on terms and conditions which the said attorney may deem fit such sale mortgage or lease may either be for the entire property or any portion/portions/ UNDIVIDED SHARE thereof either by one deed or by several deeds either to one person or to several persons as the said attorney may deem fit for the purpose of alienation of the said property the said attorney is authorized to enter into an agreement of sale /mortgage/lease or execute any sale deeds/Mortgage deeds/Lease Deeds and to do all such things and acts that are necessary and conducive to effectively alienate the Schedule mentioned property To receive sale Consideration advances and execute necessary Agreements on my behalf To Sign Loan Applications, receive Loan amounts and Acknowledge receipt on my behalf
3. To execute all documents like sale deed etc pertaining to the sale of the schedule property and cause the same to be stamped registered or authenticated as may be required.
4. To receive the advance amounts or agree to receive the consideration for the sale of the schedule property and to acknowledge the receipt of the same.

AGENT **THE PRINCIPAL**

Document No 6134 of 2023 OF BOOK
2 Contains 16 Sheet 3 Sheet
Registering officer

5. To present and submit any of the said documents before the sub-registrar or Registrar or other competent authority for the purpose of Registration of the same and to receive the same after due registration.
6. To make applications before the Tahsildar concerned to obtain patta in respect of the said schedule property and to mutate the revenue records accordingly.
7. To pay taxes charges and other outgoings in respect of the schedule property.
8. To institute or defend any proceedings in any court, Tribunal or other judicial or quasi-Judicial bodies to protect the Principals interest and in that connection to appoint advocates, sign vakalats, plaints petitions, affidavits counter affidavits, written statements petitions, etc, and to give evidence to execute any decree to withdraw, compound or compromise such proceedings.
9. To evict tenants if any who are in occupation of the Schedule mentioned property, file eviction proceedings against them necessary or pay necessary compensation to them on my behalf for the purpose of securing eviction of the tenants and take possession and demolish the existing superstructure in the schedule mentioned Property and to do such incidental things which may be necessary for the said Act.
10. To file Applications, affidavits or any other documents before the appropriate authority in come tax Department in repect of the Schedule mentioned property.
11. To appear for hearing before the Appropriate Authority income tax Department and to receive orders, Letters documents or any other Papers from the appropriate authority income tax Department.

AGENT

THE PRINCIPAL

Document No. 6134 of 2023 of Book 1
Contains 16 Sheet 4 Sheet
Registering officer

12. To do all such further acts, deeds and things to execute declarations and all such other further documents as may be necessary and reasonably for the purpose of more perfectly assuring title and peaceful and effective possession in respect of the schedule mentioned property.

13. To delegate nominate constitute and appoint any other person or persons and execute and get notarized or registered Power(s) of Attorney on the same terms and conditions to carryout the objective of these presents more effectively in respect of the schedule property according to the true meaning intent and spirit of the transaction.

14. To execute cancellation deeds, rectification deeds, ratification deeds and reconstitution deeds and to submit and register the same and to receive the same after due registration.

15. To enter into any agreement/joint development agreement/builders agreement, promoters agreement or any other type of agreement for the purpose of development of the schedule mentioned property.

16. To receive any amount as security deposit/advance for the purpose of entering into joint development agreement or any other type of agreement and to issue receipts therefore.

17. To apply for any document pertaining to the sale of the schedule mentioned property with any competent authority to pay necessary fees and collect and take the same and to issue receipt therefore.

18 To hand over the Schedule mentioned property before or after development to the prospective purchaser/s either as a whole or any part thereof any undivided shares to gether with the proposed developed property thereon To apply to the electricity department for electricity connection and also to sign and submit to the panchayat, Municipality /CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY (CMDA/CORPORATION OF CHENNAI/ MUNICIPALITY /PANCHAYATS plans and other testimonials for approval and for construction of commercial/residential flats/houses buildings in respect of the development of the schedule mentioned property.

AGENT **THE PRINCIPAL**

Document No.6134/2023 OF BOOK
1 Contains 16 Sheet 5
Registering

19. To apply to the electricity department for electricity connetion and to sign and submit to the panchayat municipality /CMDA/ CORPORATION OF CHENNAI/MUNICIPALITY plans for sub division of plots and for constrution of independent residential houses residential flats commercial buildings warehouses, god owns etc, in respect of the development of the schedule mentioned property.

20. To apply to the CMDA panchayat union or any other authority for a sanctioned plan for putting up a new super structure at the schedule mentioned property.

21. To apply and obtain permission from all concerned authorities regarding water connection drainage connection sewerage connection and electricity connection for the new super structure to be put up on the schedule mentioned property.

22. To execute and register any re-constitution deed or deeds in respect of the Schedule mentioned property.

23. To engage architects contractors sub contractors for development of the Schedule mentioned property and for that purpose to sign agreements contracts, affidavits and other documents for effectively engaging the services of those persons for carrying out the development of the schedule mentioned property.

24. To sign affidavits, indemnity bonds or any other forms papers documents etc in favour of the CMDA/CORPORATION OF CHENNAI Panchayat, union or any other authority for the purpose of obtaining permission and sanction for construction of residential houses/flats in respect of the Schedule mentioned property.

AGENT **THE PRINCIPAL**

Document No. 6134 of 2022 Book 1
Contains 16 Sheet 6 Sheet
Registering officer

25 To apply for permission to get all types of building construction materials for the schedule mentioned property.

26 To enter into any agreement/joint development agreement/builders agreement, promoters agreement/ construction agreements with the proposed purchasers or any other type of agreement for the purpose of development of the schedule mentioned property.

27. To attend Meetings and other discussions with the CMDA/CORPORATION OF CHENNAI and panchayat for the purpose of approval and to produce all the original testimonials pertaining to the schedule mentioned property.

28. To pay process fees at the time of execution of application forms for approval and also to pay development charges to the MUNICIPALITY/ CMDA/ CORPORATION OF CHENNAI and panchayat authorities.

29. The Power of attorney is revocable by the Principal hereinTo render from time to time proper accounts in respect of the schedule property.

30. I hereby declare that no consideration is passed touching the schedule mentioned property and no sale is effected herein I hereby agree that all acts. deeds and things lawfully done by the said Attorney shall be construed as acts, deeds and things done by ME and I undertake to ratify and confirm all acts whatsoever that the said Attorney shall do and called to be done for ME by virtue of the Power hereby given.

AGENT **THE PRINCIPAL**

Document No. 6134 of 2023 OF BOOK 1
Contains 16 Sheet 7 Sheet
Registering Officer

SCHEDULE OF PROPERTY

All That Piece And Parcel Of **Vacant Land Acre 0.71 Cents, Old Patta No.414 as per New Patta No.874,** Comprised in **Survey No.368/2** and **Acre.0.75 Cents, old Patta No.496 Comprised in Survey No.368 vide New Patta No.875 as per Patta Survey No.368/1** situated at **No.25, Keezhanoor Village,** Thiruvallur Taluk, Thiruvallur District., **with in the Sub Registration District of Joint 1 Thiruvallur and** Previews Registration District of Kancheepuram at Present District of Thiruvallur.,

Survey No. 368/2 Bounded On The

North by : Land in S.No.368/1
South by : Land in S.No.363
East by : Land in S.No.366
West by : Land in S.No.369
in Acre .0.71 cents

Survey No. 368, New Survey No.368/1 Bounded On The

North by : Land in S.No.367
South by : Land in S.No.368/2
East by : Land in S.No.366
West by : Land in S.No.369
in Acre .0.75 cents

AGENT **THE PRINCIPAL**

Document No 6134 of 2023 of Book 1
Contains 16 Sheet 8 Sheet
Registering officer

Total all **Acre.1.46 Cents** Cents land or thereabouts. This Property lies within the limits of **No.25, Keezhanoor Village** Panchayat of Thiruvallur Panchayat Union. In witness whereof the parties have set their hands and subscribed their signatures 26th on the date April Month and 2023 year.

AGENT **THE PRINCIPAL**

Witnesses:-

1. Mr.R.RAMESH, S/o. Mr.Rajasekar, residing at No.17/12, Perumal Koil Street, Periya Koladi, Thiruverkadu, Chennai – 600 077, (Adhaar No. 9567 0753 7581)

R. Vidhya

2. Miss.R.VIDHYA, D/o. Mr.Rajasekar, residing at No.17/12, Perumal Koil Street, Periya Koladi, Thiruverkadu, Chennai – 600 077. (Aadhar No.7684 0825 9467).

Drafted By:-

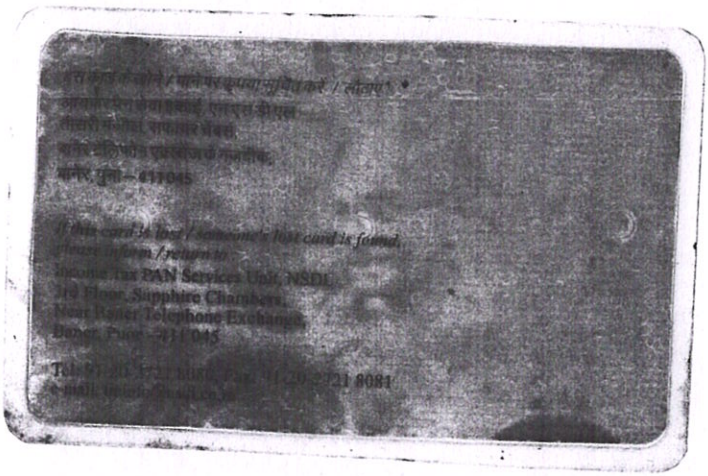


A. Gokila

A.GOKILA,B.A.B.L.,ADVOCATE, ENRL No.6706/2022,
No.184/16,Jaya Nagar Main Road, Thiruvallur-602001.
Cell.9841182210, 9444325515

Document No. 6134 of 2023 of Book 1
Contains 16 Sheet 9 Sheet
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Document No. 6134 of 2023 OF BOOK 2
Contains 16 Sheet 10 Sheet
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भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/12701/04422

To
ராஜா கண்ணப்ப செட்டியார்
Raja Kannappa Chettiyar
S/O Kannappa Chettiyar
16
PATHMANABA NAIDU STREET
VARATHARAJAPURAM
Ambattur
Tiruvallur Tamil Nadu - 600053
9444313457

Signature valid

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உங்கள் ஆதார் எண் / Your Aadhaar No. :

3060 7284 3918

VID : 9189 5573 7755 2630

எனது ஆதார், எனது அடையாளம்

Issue Date: 17/12/2013



ராஜா கண்ணப்ப செட்டியார்
Raja Kannappa Chettiyar
பிறந்த நாள்/DOB: 15/05/1973
ஆண்/ MALE

3060 7284 3918

VID : 9189 5573 7755 2630

எனது ஆதார், எனது அடையாளம்

Government of India

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தகவல்

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Download Date: 31/08/2022

முகவரி:
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Address:
S/O Kannappa Chettiyar, 16, PATHMANABA NAIDU STREET, VARATHARAJAPURAM, Ambattur, Tiruvallur, Tamil Nadu - 600053

3060 7284 3918

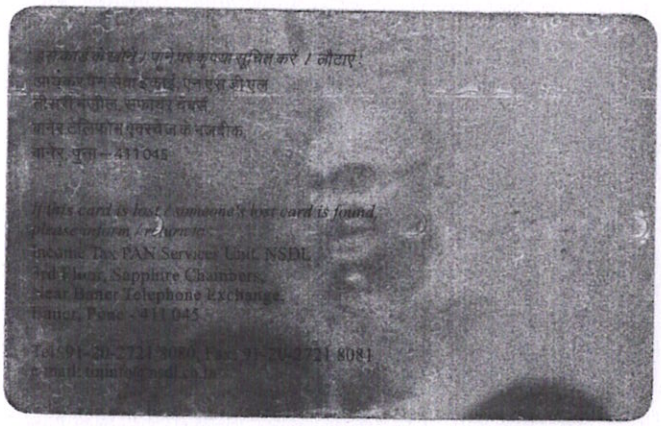
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help@uidai.gov.in | www.uidai.gov.in

Document No. 634 of 2022 Book 1
Contains 16 Sheet 11 Sheet
Registering officer



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
R ALAMELU MANGAI
SUBRAMANI
02/07/1983
Permanent Account Number
BAOPA1056R
Signature
10022012



If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Document No. 6134 of 2023 Of Book 1
Contains 16 Sheet 2 Sheet
Registering officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/12701/04583

To
அலமேலு மங்கை ராஜா
Alamelu Mangai Raja
W/O Raja
16
PADHMANABA NAIDU STREET
VARATHARAJAPURAM
Ambattur
Tiruvallur Tamil Nadu - 600053
8754072961

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Date: 2022.03.26 08:42 UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5199 1592 4854

VID : 9188 3890 0513 7360

எனது ஆதார், எனது அடையாளம்

Government of India

ஆதார்

Issue Date: 16/12/2013



அலமேலு மங்கை ராஜா
Alamelu Mangai Raja
பிறந்த நாள்/DOB: 02/07/1983
பெண்/ FEMALE

5199 1592 4854

VID : 9188 3890 0513 7360

எனது ஆதார், எனது அடையாளம்

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தகவல்

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- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
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ஆதார்

Download Date: 26/03/2022

முகவரி:
W/O ராஜா, 16, பத்மனாப நாயுடு தெரு, வரதராஜபுரம், அம்பத்தூர், திருவள்ளூர், தமிழ் நாடு - 600053

Address:
W/O Raja, 16, PADHMANABA NAIDU STREET, VARATHARAJAPURAM, Ambattur, Tiruvallur, Tamil Nadu - 600053

5199 1592 4854

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Document No. 6134 of 2023 of Book 4
Contained in 13 Sheet
Registering Officer

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आधार

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பதிவு அடையாளம் / Enrollment No.: 2192/50189/06060

To
ரமேஷ் ரா
Ramesh R
S/O Rajasekar
17/12 Perumal Kovil Street
Thiruverkadu Periya Koladi
Ayappakkam
Ayapakkam
Ambattur Tiruvallur
Tamil Nadu 600077
9952924804

07/06/2015
119989777

ME199897779FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9567 0753 7581

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India
ரமேஷ் ரா
Ramesh R
பிறந்த நாள் / DOB : 25/03/1994
ஆண்பால் / Male

9567 0753 7581

எனது ஆதார், எனது அடையாளம்

भारत सरकार

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2192/50189/06061

To
வித்யா ரா
Vidhya R
D/O Rajasekar
17/12 Perumal Kovil Street
Periya Koladi Thiruverkadu
Ayappakkam
Ayapakkam
Ambattur Tiruvallur
Tamil Nadu 600077
9952924804

12/05/2015
119989765

ME199897650FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7684 0825 9467

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India
வித்யா ரா
Vidhya R
பிறந்த நாள் / DOB : 29/05/1995
பெண்பால் / Female

7684 0825 9467

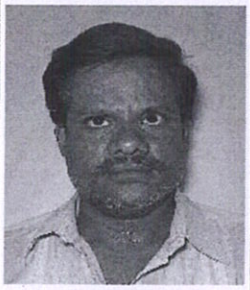
எனது ஆதார், எனது அடையாளம்

R. Vidhya

Document No. 6134 of 2023 of Book 2
Contains 16 Sheet 1 Sheet
Registering Officer

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/6134/2023

2023 ஆம் ஆண்டு ஏப்ரல் மாதம் 26ம் தேதி மு.ப. 11:37 மணியளவில் 1 எண் இணை சார்பதிவாளர் திருவள்ளூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,360/- செலுத்தியவர்.

இடது பெருவிரல்  	8754672961 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:3364911e44469e500f441d900c18c8ddd46ae8 **(Details from UIDAI : Alamelu Mangai Raja W/O Raja, 02-07-1983, xxxxxxxx4854)**	
எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	9444313457 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:5894703a3e87f3fd634e64aa8dab04c4a55531 **(Details from UIDAI : Raja Kannappa Chettiyar S/O Kannappa Chettiyar, 15-05-1973, xxxxxxxx3918)**	

2023 ஆம் ஆண்டு ஏப்ரல் மாதம் 26ம் நாள்

Mohabathullah A
சார்பதிவாளர்
1 எண் இணை சார்பதிவாளர் திருவள்ளூர்

Document No. 6134 of 2023 Of Book 1
Contains 16 Sheet 15
Registering Officer

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/6134/2023 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 26/04/2023

1 எண் இணை சார்பதிவாளர் திருவள்ளூர்

53922742

சார்பதிவாளர் திருவள்ளூர்

Mohabathullah A

சார்பதிவாளர்

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உரிமையுடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.

Document No 6134 of 2023 Of Book
D Contains 16 Sheet 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
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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.