Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Certified Copy of R/Vadalur/Book1/3765/2011

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 20/- (Rupees. Twenty Only) has been paid through e-payment on 25-Jul-2020 for application number CCA/Online/23461373/2020.

----Certified Copy of R/Vadalur/Book1/3765/2011----



தமிழ்நாடு तमिलनाडु TAMILNADU W 246518

வ.எண்: 2887
தேதி 10.10.2011
ரூ. 50/-

The President
Vadakuthu Panchayat

தி. சரவணன், ம.ஐ.எ
உ.எண். 9581/B1/10-5
வேலூர் - 607 303

FORM (2)

GIFT DEED

THIS INDENTURE made this the 11th day of October 2011

Between

Mr. D.B. Prakash Chand Jain, son of Mr.Bhanwarlal Jain, Hindu, aged about 56 years, residing at No.46, Dewan Rama Road, Purasawalkam, Chennai -600 084- P.A.No.AAIPP3249G, the land owner for the land of an extent of Acres 4-71 cents comprised in Survey Nos. 192/8 part, 193/1 part, 193/2, 193/3, 193/4, 193/5 part, 193/6 part, 193/7 part, 193/8, 193/9, 193/10 part, 193/11, 193/12, 193/13 part, 193/20 of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, hereinafter called 'THE DONOR'

DOCUMENT NO/YEAR 3265/11 Page No: 1 Total Pages 7

THE DONOR

THE DONEE

தலைவர்
வடக்குத்து ஊராட்சி

3765/2011

DOCUMENT NO/YEAR 3765/11 Page No: 2 Total Pages 3

Document No 3765 of 20 11
Contains 5 Sheets
1 Sheet

Sub Registrar

Presented in the Office of the Sub Register of Vadalur and fee of Rs. 505/- paid between the hours of 10 & 11 on the day of 11/10/2011 by

LEFT THUMB



VADALUR.

"Additions as per the recitals of this Document"

EXECUTION ADMITTED BY

LEFT THUMB

Identification Verified with PTTR/001/001346/2006.

"Additions as per the recitals of this Document"

Claim Admitted by

LEFT THUMB



SUB REGISTRAR
VADALUR.

"Additions as per the recitals of this Document"

Identification Verified with FC
08k/05162O5

And

The President and Executive Officer, Vadakkuthu Panchayat, hereinafter called 'THE DONEE'

Whereas THE DONOR is well and sufficiently entitled, free from encumbrances, to the pieces of lands for roads hereunder described and intended to be hereby granted, conveyed and assigned;

Whereas THE DONOR is the absolute owner of the pieces and parcels of land of an extent of Acres 4 – 71 cents comprised in Survey Nos. 192/8 part, 193/1 part, 193/2, 193/3, 193/4, 193/5 part, 193/6 part, 193/7 part, 193/8, 193/9, 193/10 part, 193/11, 193/12, 193/13 part, 193/20 of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district,and submitted a proposal for layout of land in the above Survey Nos. for residential purposes; To comply with the rules and regulations prevailing now, The DONOR in the interest of public has agreed to transfer the roads described in the schedule hereunder through a gift deed in favour of THE DONEE and THE DONEE has agreed to accept the same;

Now This Indenture Witnesseth that THE DONOR doth hereby give, grant, convey and assign in the interest of public unto THE DONEE who hereby accepts the same for roads situated in Survey Nos. 192/8 part, 193/1 part, 193/2, 193/3, 193/4, 193/5 part, 193/6 part, 193/7 part, 193/8, 193/9, 193/10 part, 193/11, 193/12, 193/13 part, 193/20 of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, which is for the use of the public comprised in layout sketch enclosed, within the registration sub district of Vadalur and registration district of Cuddalore and more particularly described in the schedule hereunder written, and THE DONOR doth hereby covenant with THE DONEE that THE DONOR now does have good right to grant, convey and assign the lands of roads hereby granted conveyed and assigned up to THE DONEE in the manner aforesaid and that THE DONEE shall and may at all times hereafter peacefully and quietly possess enjoy the said lands of roads free from all encumbrances whatsoever, without any lawful eviction, interruption, claims whatsoever from or by THE DONOR or any person claiming under or through THE DONOR and further that THE DONOR and all persons having lawfully or equitably claiming any rights on roads or interest in the said premises or any part thereof from or under THE DONOR or from or under any of his ancestors shall and will from time to time and at all times hereafter at the request and cost of THE DONOR do, execute and register or cause to be done, executed and registered all such acts, deeds and thing whatsoever for further and more perfectly assuring the said lands or roads every part thereof unto THE DONEE in the manner aforesaid or as shall or may be reasonably required.

THE DONOR

DOCUMENT NO/YEAR 3265/11 Page No: Total Pages } 3

THE DONEE

DOCUMENT NO/YEAR 3265/11 Page No: 4 Total Pages 5

Document No 3265 of 2011
Contains 5 Sheets
9 Sheet

Sub Registrar

IDENTIFIED BY

R. Mahesh

R. MAHESH S/o V. Rajagopalan
Plot No 394 Kannigam Nagar,
Muthupillaipalayam
Pondicherry.

S. C. Bandopadhyay

S. C. BANDOPADHYAY S/o T.V. Sivaramakrishnan
C 22, Upper Block
Block-18
Oberoi Towers

11 OCT 2011

SUB REGISTRAR
VADALUR.

REGISTERED AS NO 3265 OF 2011 OF
BOOK 1
DATE 11 OCT 2011

Sub-Registrar
Vadalur

THE SCHEDULE OF PROPERTY

All that piece and parcel of lands admeasuring 46,759 square feet reserved for roads and marked 'Brown' in the layout sketch enclosed herein situated in Survey Nos. 192/8 part, 193/1 part, 193/2, 193/3, 193/4, 193/5 part, 193/6 part, 193/7 part, 193/8, 193/9, 193/10 part, 193/11, 193/12, 193/13 part, 193/20 of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, situate within the sub registration district of Vadalur and registration district of Cuddalore.

In Witness Whereof THE DONOR and THE DONEE have put their respective signatures, on the day, month and year above written in the presence of:

Witnesses:

1. S/o T.V. CHANMUGAM C.22 APPAR SALAI, BLOCK-18, NEYVELI TOWNSHIP

THE DONOR

2. (R. MAHESH) S/o N. RATHAKRISHNAN. Plot No 34x40 Shanmugam Nagar. Muthupillaipalayam. Pondicherry.

THE DONEE

Drafted by:

Mrs. A.Annai Velankanni,

Advocate, (Enrollment No. Ms. 2208/2005)

Residing at No.2/8, Gandhi Nagar,

Second Street, Thirumullaivoyal,

Chennai.

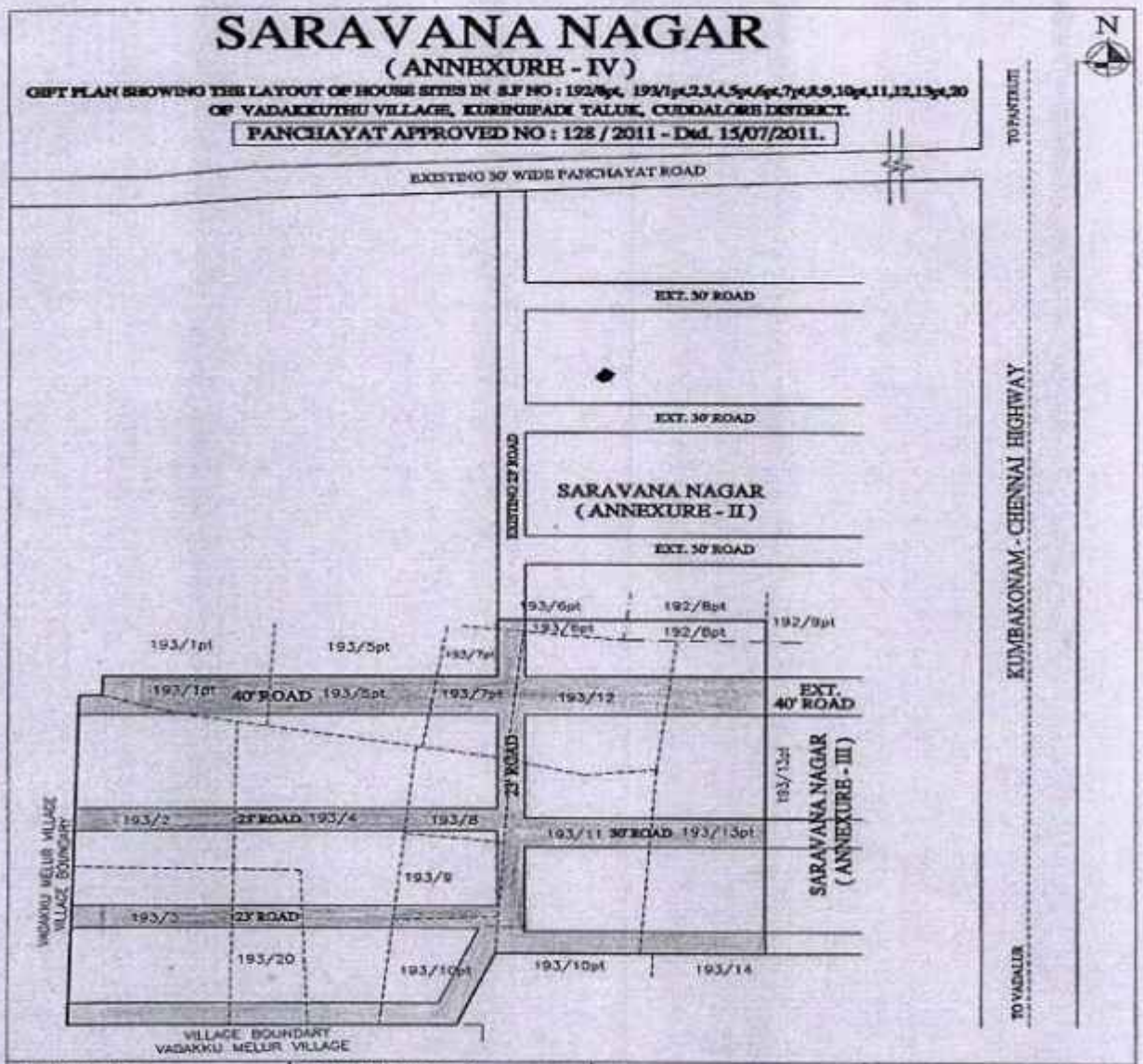
DOCUMENT NO/YEAR 3265/11 Page No: 5 Total Pages 5

SARAVANA NAGAR

(ANNEXURE - IV)

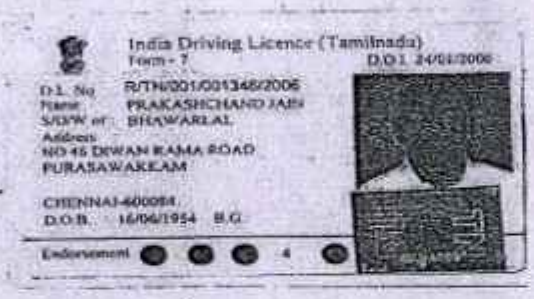
GIFT PLAN SHOWING THE LAYOUT OF HOUSE SITES IN S.F NO : 192/8pt, 193/1pt,2,3,4,5pt,6pt,7pt,8,9,10pt,11,12,13pt,20 OF VADAKKUTHU VILLAGE, KURINJIPADI TALUK, CUDDALORE DISTRICT.

PANCHAYAT APPROVED NO : 128 / 2011 - Dtd. 15/07/2011.



REFERENCE	COLOUR INDEX		
TOTAL SITE AREA = 4.71 acre. (205167 sq.ft.)	EXISTING ROAD		
ROAD GIFT AREA = 46759 sq.ft.	SITE BOUNDARY		
	PROPOSED ROAD (THROUGH GIFT DEED)	DONOR	DONEE

DOCUMENT NO/YEAR 3265/11 Page No: Total Pages 2



India Driving Licence (Tamilnadu)
Form - 7
D.O.I. 24/01/2006

D.L. No TN/01/031346/2006
Name PRAKASHCHAND JAIN
S/D/W of BHAWARLAL
Address
NO 46 DEWAN RAMA ROAD
PURASAWAKKAM
CHENNAI-600084.
D.O.B. 16/06/1954 B.G

Endorsement



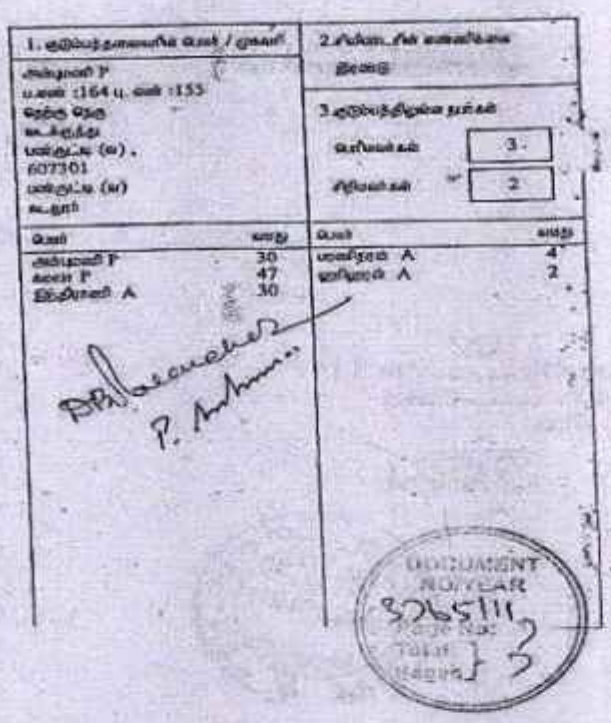
Govt DL No. 498/TN/04/1984
Licensed to drive throughout India vehicles of the following description and valid upto 23/01/2011

Prn DL.Exp.Date : 28/06/2004

M. Hinalee
24-1-06

Signature/L.T.I of the Holder

Issuing Licensing Authority Chennai (Central)



1. குடும்பத் தலைவரின் பெயர் / முகவரி

அம்பாவனி P
ப.எண் :164 பு. எண் :155
தெற்கு தெரு
கடலூர்(மா)
பண்ருட்டி (வ) ,
607301
பண்ருட்டி (வ)
கடலூர்

2.சங்கடரின் கையெழுத்து
இல்லை

3.குடும்பத்திலுள்ள நபர்கள்

பெரியவர்கள்	3
சிறியவர்கள்	2

பெயர்	வயது
அம்பாவனி P	30
கலை P	47
திவ்யாவனி A	30

பெயர்	வயது
மகாலிங்கம் A	4
ஹரிஹரன் A	2

P. Ambavanee

DOCUMENT NOTARIAL 3265111 TAMIL NADU 3



08 / G / 0516205

குடும்ப அட்டை Family Card
2005 - 2009
உணவுப்பொருள் வழங்கல் மற்றும் நுகர்வோர் பாதுகாப்புத்துறை
Civil Supplies and Consumer Protection Department

அரிசி

பண்ருட்டி (வ)			
நேட்டம்/வார்டு 003	தெரு எண் 001	மாறா குடும்ப எண் 164	புதிய குடும்ப எண் 155
கடை எண் FP083	கடையின் பெயர் வடக்கு		அங்கீகார் எண் 694

Certification signature by P Ranganath (Unknown)
Digitally signed by Ranganath P
Date: 2019.04.27

Certified Copy of R/Vadalur/Book1/3766/2011

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 20/- (Rupees. Twenty Only) has been paid through e-payment on 25-Jul-2020 for application number CCA/Online/23460013/2020.

----Certified Copy of R/Vadalur/Book1/3766/2011----



தமிழ்நாடு तमिलनाडु TAMILNADU W 246521

வ.எண்: 2890
தேதி 10.10.2011
ரூ. 50/-

The President
Vadakkuthu Panchayat

FORM (2)

GIFT DEED

THIS INDENTURE made this the 11th day of October 2011

Between

Mr. D.B. Prakash Chand Jain, son of Mr. Bhanwarlal Jain, Hindu, aged about 56 years, residing at No. 46, Dewan Rama Road, Purasawalkam, Chennai -600 084- P.A.No.AAIPP3249G, the land owner for the land of an extent of Acres 4 – 92 cents comprised in Survey Nos.192/11part, 192/12 part, 192/13 part, 200/1, 200/2, 200/3, 200/4 part, 200/7 part, 200/8 part, 200/9 part, 200/10, 200/11, 200/12 part, 200/13 part, of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, hereinafter called 'THE DONOR'

THE DONOR

THE DONEE

DOCUMENT NO/YEAR 3266/11 Page No: 1 Total Pages 7

3766/2011

DOCUMENT NO/YEAR 3766 2011 Page No: 2 Total Pages 3

Document No 3766 of 2011.
Contains 2 Sheet

Sub Registrar

Presented in the Office of the Sub Register of Vadalur and fee of Rs 205/- paid between the hours of 10 & 11 on the day of ~~201~~ by
11/10/2011

LEFT THUMB



"Additions as per the recitals of this Document"

Identification Verified with DL
TN/001/0013 46/2006.

EXECUTION ADMITTED BY
LEFT THUMB

"Additions as per the recitals of this Document"

Claim Admitted by :

LEFT THUMB



SUB REGISTRAR
VADALUR.

"Additions as per the recitals of this Document"

Identification Verified with DL
08/9/05/2011

And

The President and Executive Officer, Vadakkuthu Panchayat, hereinafter called 'THE DONEE'

Whereas THE DONOR is well and sufficiently entitled, free from encumbrances, to the pieces of lands for roads hereunder described and intended to be hereby granted, conveyed and assigned;

Whereas THE DONOR is the absolute owner of the pieces and parcels of land of an extent of Acres 4 – 92 cents comprised in Survey Nos.192/11part, 192/12 part, 192/13 part, 200/1, 200/2, 200/3, 200/4 part, 200/7 part, 200/8 part, 200/9 part, 200/10, 200/11, 200/12 part, 200/13 part, of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, and submitted a proposal for layout of land in the above Survey Nos. for residential purposes; To comply with the rules and regulations prevailing now, The DONOR in the interest of public has agreed to transfer the roads described in the schedule hereunder through a gift deed in favour of THE DONEE and THE DONEE has agreed to accept the same;

Now This Indenture Witnesseth that THE DONOR doth hereby give, grant, convey and assign in the interest of public unto THE DONEE who hereby accepts the same for roads situated in Survey Nos. 192/11part, 192/12 part, 192/13 part, 200/1, 200/2, 200/3, 200/4 part, 200/7 part, 200/8 part, 200/9 part, 200/10, 200/11, 200/12 part, 200/13 part, of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, which is for the use of the public comprised in layout sketch enclosed, within the registration sub district of Vadalur and registration district of Cuddalore and more particularly described in the schedule hereunder written, and THE DONOR doth hereby covenant with THE DONEE that THE DONOR now does have good right to grant, convey and assign the lands of roads hereby granted conveyed and assigned up to THE DONEE in the manner aforesaid and that THE DONEE shall and may at all times hereafter peacefully and quietly possess enjoy the said lands of roads free from all encumbrances whatsoever, without any lawful eviction, interruption, claims whatsoever from or by THE DONOR or any person claiming under or through THE DONOR and further that THE DONOR and all persons having lawfully or equitably claiming any rights on roads or interest in the said premises or any part thereof from or under THE DONOR or from or under any of his ancestors shall and will from time to time and at all times hereafter at the request and cost of THE DONOR do, execute and register or cause to be done, executed and registered all such acts, deeds and thing whatsoever for further and more perfectly assuring the said lands or roads every part thereof unto THE DONEE in the manner aforesaid or as shall or may be reasonably required.

THE DONOR

DOCUMENT NO/YEAR 3264/11 Page No: 3 Total Pages } 7

THE DONEE

DOCUMENT NO/YEAR 3766/11 Page No: 4 Total Pages 5

Document No 3766 of 2011
Contains 5 Sheets
2 Sheet

Sub Registrar

IDENTIFIED BY

R Mak

R. MAKESH S/o V. Rajagopalan
Plot No 39 A 40 Shanmugam Nagar
Muthupillaipalayam,
Pondicherry

S. CHANDRASEKARAN S/o T. V. SUBRAMANIAN
C-22 Upper Soral
BLOCK 18
Neyveli Township

SUB REGISTRAR
VADALUR

11 OCT 2011

REGISTERED AS NO. 3766 OF 2011 OF
BOOK 1
DATE : 11 OCT 2011

Sub-Registrar
Vadalur

THE SEAL OF THE SUBREGISTRAR VADALUR

THE SCHEDULE OF PROPERTY

All that piece and parcel of lands admeasuring 58,265 square feet reserved for roads and marked 'Brown' in the layout sketch enclosed herein situated in Survey Nos. 192/11part, 192/12 part, 192/13 part, 200/1, 200/2, 200/3, 200/4 part, 200/7 part, 200/8 part, 200/9 part, 200/10, 200/11, 200/12 part, 200/13 part, of Vadakkuthu village, Vadakkuthu panchayat, Kurinjipadi taluk (formerly Panruti taluk), Cuddalore district, situate within the sub registration district of Vadalur and registration district of Cuddalore.

In Witness Whereof THE DONOR and THE DONEE have put their respective signatures, on the day, month and year above written in the presence of:

Witnesses:

1. (S. CHANDRASHEKHARAN) S/o T.V. SHANMUGAM
C.22 APPAR SALAI, BLOCK 18, NEYVELI TOWNSHIP
SOUTH ARCOT, CUDDALORE.

THE DONOR

2. (R.MAHESH) S/o V. RAJAGOPALAN
Plot No-39 & 40, Shanmugam Nagar
Muthumpillaichavadi, Pondicherry

THE DONEE

Drafted by:

Mrs. A.Annai Velankanni,

Advocate, (Enrollment No. Ms. 2208/2005)

Residing at No.2/8, Gandhi Nagar,

Second Street, Thirumullaivoyal,

Chennai.

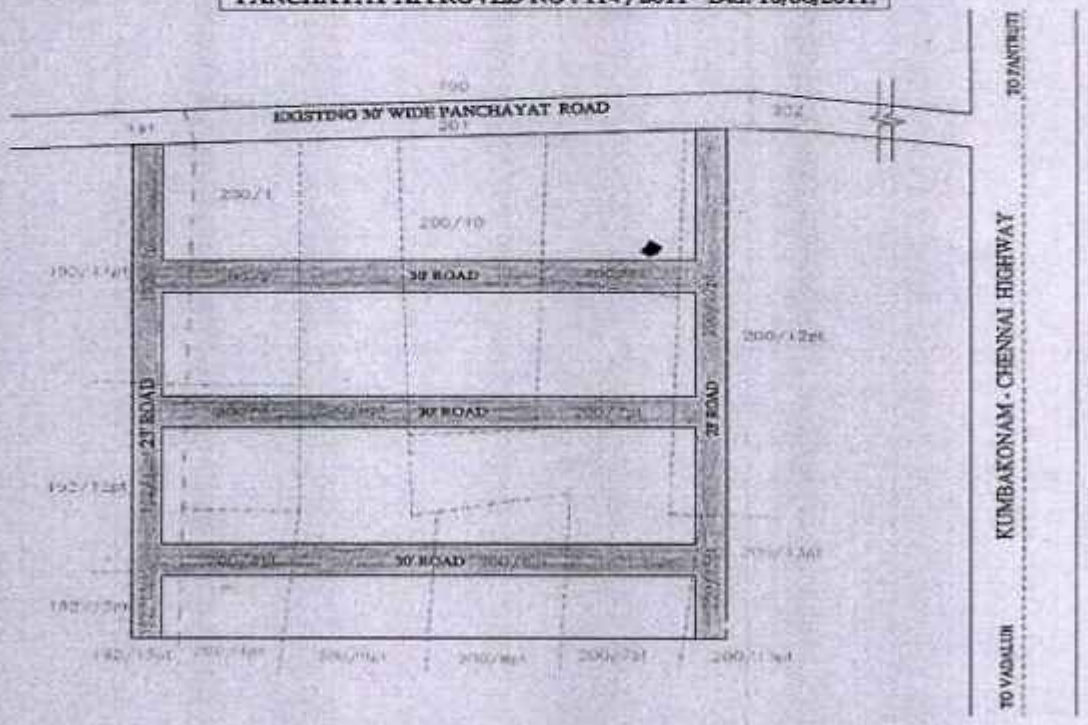
DOCUMENT NO/YEAR 2266/11
Page No: 5
Total Pages 7

SARAVANA NAGAR

(ANNEXURE - I)

GIFT PLAN SHOWING THE LAYOUT OF HOUSE SITES IN S.F NO : 192/11pt,12pt,13pt, 200/1,2,3,4pt,7pt,8pt,9pt,10,11,12pt,13pt OF VADAKKUTHU VILLAGE, KURINJIPADI TALUK, CUDDALORE DISTRICT.

PANCHAYAT APPROVED NO : 114 / 2011 - Dtd. 10/06/2011.



REFERENCE	COLOUR INDEX		
TOTAL SITE AREA = 4.92 acre. (214315 sqft.)	EXISTING ROAD		
ROAD GIFT AREA = 58265 sq.ft.	SITE BOUNDARY		
	PROPOSED ROAD (THROUGH GIFT DEED)	DONOR	DONEE

DOCUMENT NO/YEAR 3266/16 Page No: Total Pages 7

India Driving Licence (Tamilnadu)
Form - 7

D.L. No: R/TN/001/001346/2006
Name: PRAKASHCHAND JAIN
S/O/W of: BHAWARLAL
Address:
NO 46 DEWAN RAMA ROAD
PURASAWAKKAM
CHENNAI-600084.
D.O.B: 16/06/1954 B.G.
D.O.I: 24/01/2006

Endorsement

Civil DL No. 498/TN004/1984
Licensed to drive throughout India vehicles of the following description and valid upto: 23/01/2011

Pre DL Exp Date : 28/09/2004

Signature/L.T.I. of the Holder

Issuing Licensing Authority
Chennai (Central)

1. குடும்பத்தலைவரின் பெயர் / முகவரி	2. சரிபார்ப்பாளரின் கையொப்பம் நிரல்படி
அன்புவேல் P உயரம் :164 மு. வரை :155 தெற்கு தெரு வடகாடு பவித்ரம் (வ), 607301 பவித்ரம் (வ) கடலூர்	3.குடும்பத்திற்கான உரிமம் பச்சரிசி அட்டை 3 சிறப்பரிசி அட்டை 2

பெயர்	வயது	பெயர்	வயது
அன்புவேல் P	50	பழனியம்மை A	4
கமலா P	47	ஜெயஸ்ரீ A	2
திருநாவுக்கரசி A	30		

DOCUMENT NO.PEAR
3266/11,
Page No:
Total Pages 3

08 / G / 0516205

குடும்ப அட்டை Family Card
2005 - 2009
உணவுப்பொருள் வழங்கல் மற்றும் நுகர்வோர் பாதுகாப்புத்துறை
Civil Supplies and Consumer Protection Department

அரிசி

பவித்ரம் (வ)			
கோட்டங்கள்/@ 003	தெரு எண் 001	மனை எண்/வீட்டு எண் 164	குடும்ப எண் 155
வட்ட எண் FP083	கடையின் பெயர் வடகாடு		அட்டைவகை எண் 6/4

Digitally signed by Rangaraj P

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.