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19/1/2024 983/2024. TP|17122169 1|2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

SRI AYYAN HOMES

CHENNAI

DD 082701

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 21 / 95

001601

19 JAN 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, **G.M. RANJITHKUMAR** (PAN BGUPR9718K; Aadhaar No. 545104357926; Mobile No. 7708883555), S/o. Mr. K.G. Mahan, aged about 26 years, residing at No. 7, Gangaiamman Kovil Street, Karapakkam, Chennai – 600 097, herein after called the PRINCIPAL,

FOR SRI AYYAN HOMES

PARTNERS

Document No. 983 of 2024
of Book 1 Contains 20 Sheets
1 Sheet

Registering Officer

do hereby appoint and retain **M/s. SRI AYYAN HOMES** (PAN ADIFS0487N), a Partnership Firm, duly represented by its Partner **Mr. D. CHAKRAVARTHI** (Aadhaar No. 954324896206; Mobile No. 7299115555), S/o. Mr. Duraisamy, aged about 46 years, having office at No. 12B, Ground Floor, Vallakottai Murugan Street, Rajamanickam Nagar, Keelkattalai, Chennai – 600 117, as my lawfully constituted General Power Agent,

WHEREAS the 35 Cents of land (13 Cents in Survey No. 32/1B and 22 Cents in Survey No. 32/2B), Patta No. 322, situated at Medavakkam Village, Tambaram Taluk, Chengalpattu District, was originally owned by me and my father and sister viz., Mr. K.G. Mahan and Mrs. Gayathreedevi G.M, as our share as "B" schedule to the partition deed entered into between Mrs. D. Sivagami, Mrs. G. Banu, Mr. C. Thayanithi and Mr. C. Kathiravan, vide Partition Deed dated 1st March 2019, registered as Doc. No. 2336/2019, in Book – 1, at the office of the Joint Sub Registrar I, Chennai South and the mistake that had crept in the above mentioned partition deed was duly rectified by way of a Rectification Deed dated 24th July 2019, registered as Doc. No. 8447/2019, in Book – 1, at the office of the Joint Sub Registrar I, Chennai South and Patta for the said property was also issued in our names, vide Patta No. 6530, as per Present Patta Survey Nos. 32/1B1B and 32/2B2.

FOR SRI AYYAN HOMES

PARTNERS

Document No.....983.....of 20...24
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Registering Officer

WHEREAS myself and the above named my father and sister viz., Mr. K.G. Mahan and Mrs. Gayathreedevi G.M, have jointly entered into a Partition Deed dated 21st October 2022, registered as Doc. No. 15845/2022, in Book – 1, at the office of the Joint Sub Registrar I, Chennai South, in which 19 Cents of land in Survey Nos. 32/1B1B and 32/2B2 allotted to the share of my father and sister jointly "B" schedule to the said partition deed and 16 Cents of land in Survey Nos. 32/1B1B and 32/2B2 allotted to the share of me as "C" schedule to the said partition deed and Patta for the lands allotted in the said partition deed was also issued in our respective names, vide Patta No. 7081 in the name of Mrs. Gayathreedevi G.M and Mr. K.G. Mahan, as per Patta Present Survey Nos. 32/1B1B1 and 32/2B2A and Patta No. 7082 in my name, as per Patta Present Survey Nos. 32/2B2B and 32/3.

WHEREAS the above named my father and sister viz., Mr. K.G. Mahan and Mrs. Gayathreedevi G.M, have jointly settled the 19 Cents of land, Patta No. 322, comprised in Old Survey Nos. 32/1B & 32/2B, Patta No. 6530, as per Patta Survey Nos. 32/1B1B and 32/2B2, Patta No. 7081, as per Patta Present Survey Nos. 32/1B1B1 and 32/2B2A, in favour of me, by way of a settlement deed dated 10th October 2023, registered as Doc. No. 15319/2023, in Book – 1, at the office of the Joint Sub Registrar I, Chennai South and Patta for the said land was also issued in my name, vide Patta No. 7398.

FOR SRI AYYAN HOMES

PARTNERS

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3 Sheet

Registering Officer

Thus I become the sole and absolute lawful owner of the 35 Cents of land, Patta No. 322, comprised in Old Survey Nos. 32/1B & 32/2B, Patta No. 6530, as per Patta Survey Nos. 32/1B1B and 32/2B2, Present Patta Nos. 7398 and 7082, as per Present Patta Survey Nos. 32/1B1B1, 32/2B2A, 32/2B2B and 32/3, situated at Medavakkam Village, Tambaram Taluk, Chengalpattu District – morefully stated and described as schedule mentioned property to this general power of attorney and I am in possession and enjoyment of the said property, without any interruption or hindrance from any quarters whatsoever to till date, with full powers of alienation.

WHEREAS I am not in a position to administer, develop or to maintain the schedule mentioned property to this General Power of Attorney and since for better prospects I have also decided to raise funds either by disposing or mortgaging the schedule mentioned property to this General Power of Attorney and since it may not be possible for me to personally attend to all the formalities like negotiation of sale, execution, presentation of the documents such as sale deed/s, mortgage deed/s, rectification deed/s, revocation/cancellation deeds/s, etc., for registration before the competent authority etc., and for that purpose, I do hereby appoint and retain **M/s. SRI AYYAN HOMES,** a Partnership Firm, duly represented by its Partner **Mr. D. CHAKRAVARTHI,** S/o. Mr. Duraisamy, as my lawfully constituted General Power of Attorney Agent empowering the said firm to do the following acts on my behalf:-

FOR SRI AYYAN HOMES

PARTNER

Document No.....983.....of 20..24
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Registering Officer

1. To maintain and to develop the schedule mentioned property to this General power of Attorney, in the manner in which my Power Agent thinks fit and proper;

2. To negotiate for sale of the schedule mentioned property, either in whole or in parts or by way of undivided share/s to various third party/ies (intending purchaser/s) as per its choice;

3. To fix the sale consideration, to receive advance/s, from intending purchaser/s either by cash or by cheque and to give valid receipts for it and to enter into agreement/s for sale with them pertaining to the schedule mentioned property;

4. To sell or mortgage the schedule mentioned property to this General power of Attorney, either in whole or in parts or by way of undivided shares and to receive the balance sale consideration either by cash or by cheque;

5. To execute the necessary sale deed/s, rectification deed/s, revocation/cancellation deeds/s, mortgage deed/s, etc., in favour of the prospective buyers or their nominees, mortgagees or in the name of the power agent, either in whole or in parts or by way of undivided share/s and to present the documents for registration before the competent registering authority/ies and to admit execution of such deed/s pertaining to the schedule mentioned property;

FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

6. To prepare, sign and submit all papers like Building Plans, Affidavits, Applications, Forms, Letters, Indemnity/ies, Authorizations, Corrections and Rectifications if any before competent authority/ies of the respective Department/s or body/ies of the State Government or the Central Government and all authorities like Chennai Metropolitan Development Authority (CMDA), Corporation or Municipal or Local, Village Panchayat or Town Panchayat Authority/ies, Tahsildar, Collector, Tamilnadu Electricity Board (TNEB), Water Board, Sewerage Board, Income Tax/Sale Tax authority/ies, Chennai Telephones, BSNL Authority/ies, Courts and any other Local body/ies as the case may be for the purpose of obtaining necessary permissions, Plan approvals, Sanctions, Permits, Licenses, Exemptions etc., connected with the schedule mentioned property and also for the following matters.

a) Sub division of the plot, reconstitution and/or reunion of the plot;
b) To apply and obtain fresh services in respect of water supply, drainage, sewerage, power supply, electricity, telephones etc.,
c) To pay, remit and obtain refund of any fees, deposits, taxes etc., to with or from any of the authority/ies either in cash or by cheque as the case may be, either in the name of the principal/s or in its name;

FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

d) To apply and obtain cement/steel permits, to dispose the materials, debris, etc.,

e) To apply and register with RERA for the schedule property;

f) To file or defend any suits, complaints, appeals, references, revisions and to appear and represent before the competent body/ies or authority/ies.

7. To develop the schedule mentioned property to this General power of Attorney, by construction of Residential flats/ and or Shops and commercial premises, to apply to get the construction plan for the same sanctioned by the appropriate authority/ies such as CMDA, Greater Chennai Corporation, Local Village/Town Panchayat, to apply for regularization/modification of the construction plan to the appropriate authorities.

8. To approach the financial institutions/individuals of its choice for the purpose of raising loan and to receive the same by giving the schedule mentioned property to this General Power of Attorney as security and to execute the necessary mortgage deed/s for that purpose;

9. To apply for Income tax clearance certificate if necessary for the proposed sale;

FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

10. To sign patta transfer forms, mutation of records ceiling declaration forms and other forms that may normally be necessary and incidental for effective transfer of the schedule mentioned land in favour of the prospective buyers;

11. To hand over the possession of the super structure to the intended purchaser/s of the land either in whole or in parts or by way of undivided shares.

12. To represent me before the authorities like revenue, urban land ceiling, Corporation of Chennai/ Local authority such as Panchayat or Village Panchayat, Chennai Metropolitan Development Authority, Tamil Nadu Electricity Board, Water and Sewerage Board etc., for getting connections etc., and to correspond with them on my behalf;

13. To receive the communications and letters etc., addressed to me in connection with the above;

14. To engage advocates, to sign Vakalat Nama, to sign pleadings, Affidavits, Petitions, Indemnity Bonds etc., and to give evidence in court on my behalf and to proceed with the matter till the end;

15. The Power Agent is also authorized to sub delegate all or any of the powers hereby given, to any person/s of its choice and generally to do such further or other acts which are necessary and incidental to meet the aforesaid objects;

FOR SRI AYYAN HOMES

PARTNER

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Registering Officer

SEAL OF THE REGISTRAR OF

16. I agree and undertake to ratify and confirm whatever my Power of Attorney Agent may lawfully do by virtue of the powers hereby given;

17. The power agent shall keep a true and correct account and has to produce the same whenever called for.

18. No consideration is received by me for executing this power of Attorney.

SCHEDULE OF PROPERTY

All that piece and parcel of land measuring an extent of 35 Cents of land, Patta No. 322, comprised in Old Survey Nos. 32/1B & 32/2B, Patta No. 6530, as per Patta Survey Nos. 32/1B1B and 32/2B2, Present Patta Nos. 7398 and 7082, as per Present Patta Survey Nos. 32/1B1B1, 32/2B2A, 32/2B2B and 32/3, situated at Medavakkam Village, Tambaram Taluk, Chengalpattu District, situated within the Registration District of Chennai South and Sub Registration District of Joint I, Chennai South and the land being bounded on the:-

North by	:	30 Feet Wide Road (Selvaganapathy Nagar);
South by	:	Lands in Survey Nos. 86/2C & 87/2A;
East by	:	Lands in Survey No. 32/2B (Now Survey Nos. 32/2B3A & 32/2B3B);
West by	:	Residential building named as Ayyan Aradhya in Selvaganapathy Nagar;

FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

The Guideline Value of the schedule mentioned Property is **Rs. 3,82,50,000/- (Rupees Three Crore Twenty Two Lakh and Fifty Thousand Only).**

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER AGENT HAVE SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS THE 20th DAY OF JANUARY 2024 IN THE PRESENCE OF THE FOLLOWING WITNESSES; -

FOR SRI AYYAN HOMES

PARTNERS

POWER AGENT **PRINCIPAL**

WITNESSES:-

1.
K.G. MAHAN, S/o. Mr. K. Gajarajan,
No. 7, Gangaiamman Kovil Street,
Karapakkam, Chennai – 600 097.

2.
P. VIGNESHKUMAR, S/o. Mr. V. Padmanabhan,
No. 4/128, Middle Street, Kovur, Chennai – 600 122.

DRAFTED BY

K. BHARATH
Advocate (Enrl. No. 632/2014),
No. 465, MKN Road, Alandur, Chennai – 600 016.



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Registering Officer

THE SEAL OF THE REGISTRAR OF

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : தாம்பரம்

வருவாய் கிராமம் : மேடவாக்கம் பட்டா எண் : 7082

உரிமையாளர்கள் பெயர்

1. கே ஜி மகான் மகன் இரஞ்சித்குமார் -

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	
32	2B2B	--	--	0 - 4.17	0.74	--	--	2023/0106 /35/000532--2023 /35/05/000004CB -- 23-11-2022
32	3	--	--	0 - 2.38	0.30	--	--	2023/0106 /35/000531--2023 /35/05/000003CB -- 23-11-2022
				0 - 6.55	1.04			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/151/07082/70177** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 31-08-2023 அன்று 04:06:25 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

THE SEAL OF THE REGISTRAR OF

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு **வட்டம் : தாம்பரம்**

வருவாய் கிராமம் : மேடவாக்கம் **பட்டா எண் : 7398**

உரிமையாளர்கள் பெயர்

1. மகான் மகன் ரஞ்சித் குமார் -

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	
32	1B1B1	--	--	0 - 3.15	0.50	--	--	2023/0103 /35/340923--2023 /35/05/000002CB -- 21-10-2023
32	2B2A	--	--	0 - 4.47	0.72	--	--	2023/0103 /35/340923--2022 /35/05/000563SD -- 21-10-2023
				0 - 7.62	1.22			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/151/07398/70137** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-01-2024 அன்று 03:50:11 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

FOR SRI AYYAN HOMES

PARTNERS

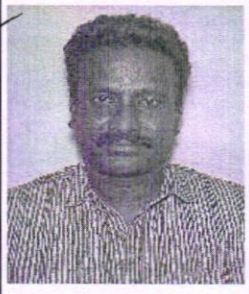
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Registering Officer

THE SEAL OF THE REGISTRAR OF

P/ Chennai South Joint I/ 7 / 2024

Presented in the office of the Sub Registrar of Chennai South Joint I and fee of ₹ 3,84,610/- paid at 01:24 PM on the 20/01/2024 by

Left Thumb  	7708883555 Additions as per recitals of document	
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:17388478c501f6c65a45b58dbce439a7cd2242 (**Details from UIDAI : Ranjith Kumar G M S/O: Mahan K G, 1996, xxxxxxxx7926**)	
Claim admitted by Left Thumb  	72 9911 5555 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:349721686f0d973e3c434a8e1b48ed484b29d5 (**Details from UIDAI : Chakravarthi Duraisamy S/O: Duraisamy, 18-06-1977, xxxxxxxx6206**)	

20th day of January 2024

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Registering Officer

VISWANATHAN RAMAKRISHNAN
Sub Registrar
Chennai South Joint I

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

R/Chennai South Joint I/Book-1/983/2024

Registered as Number **R/Chennai South Joint I/Book-1/983/2024**.

Date: 29/01/2024
Chennai South Joint I

VISWANATHAN RAMAKRISHNAN
Sub Registrar

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.....14...Sheet

Registering Officer

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 2017/49406/00022

To

ரஞ்சித் குமார் க ம

Ranjith Kumar G M

S/O: Mahan K G

NO/ 2/99 NEWNO/ /7 GANGAI AMMAN KOIL SALAI

Karapakkam

Oggiam Thuraipakkam

Sholinganallur Kancheepuram

Tamil Nadu 600097

9840096255

29/12/2015

3178874239

MA178874239FT

உங்கள் ஆதார் எண் / Your Aadhaar No :

5451 0435 7926

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India



ரஞ்சித் குமார் க ம

Ranjith Kumar G M

பிறந்த நாள் / DOB : 13/10/1996

ஆண்பால் / Male

5451 0435 7926

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

BGUPR9718K

नाम / Name

RANJITH KUMAR G M

पिता का नाम / Father's Name

MAHAN

25012023

जन्म की तारीख / Date of Birth

13/10/1996

हस्ताक्षर / Signature

FOR SRI AYYAN HOMES

PARTNER

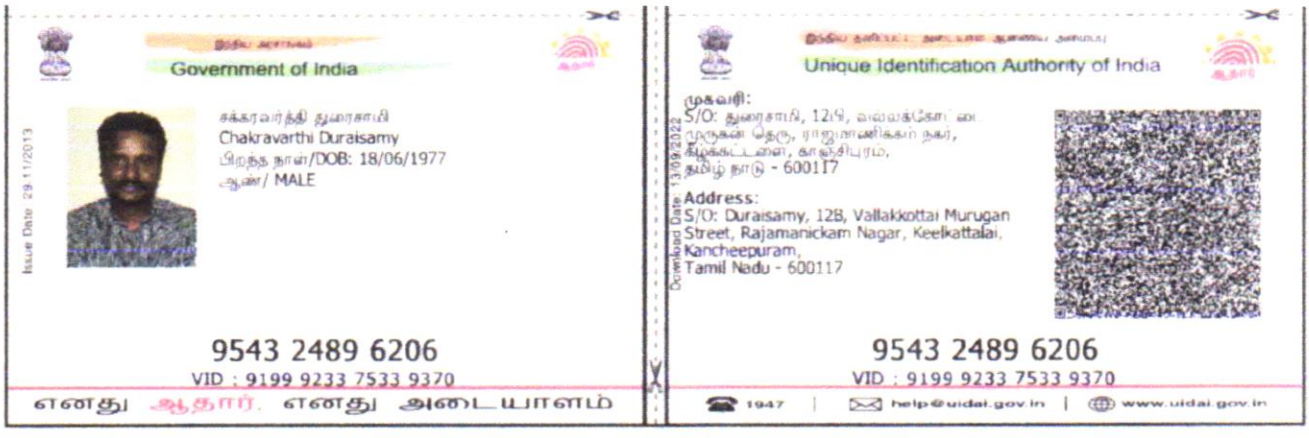
Registering Officer

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of Book 1 Contains 20 Sheets

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FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No. : 2017/49406/00021

To
Mahan K G
மகான் கே ஜி
S/O: Gajarajan K
NO/2/99 NEWNO/ 7
GANGAIAMMAN KOIL SALAI
Karapakkam
Oggiam Thuraipakkam,Kancheepuram
Tamil Nadu - 600097
9840096255

31/12/2015

KH615467689FT

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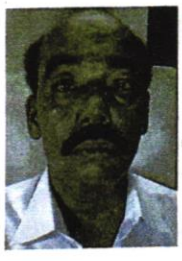
உங்கள் ஆதார் எண் / Your Aadhaar No. :

2370 3121 8930

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India



மகான் கே ஜி
Mahan K G

பிறந்த நாள் / DOB: 09/09/1963
ஆண்பால் / Male

2370 3121 8930

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

FOR SRI AYYAN HOMES

PARTNERS

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Registering Officer

இந்திய அரசாங்கம்
Government of India



விக்னேஷ்குமார் ப
Vigneshkumar P
பிறந்த நாள்/DOB: 05/11/1993
ஆண்/ MALE

Issue Date: 18/04/2013

6430 9089 2625
VID : 9151 0462 9791 3091

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: பத்மநாபன், 4/128, நடுத் தெரு,
கோவூர், காஞ்சிபுரம்,
தமிழ் நாடு - 600122

Address:
S/O: Padmanabhan, 4/128, MIDDLE STREET,
Kovur, Kancheepuram,
Tamil Nadu - 600122

6430 9089 2625
VID : 9151 0462 9791 3091

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.....18.....Sheet

Registering Officer



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

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை
எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான
தீர்ப்பாணை நாள்.27.01.2022

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

FOR SRI AYYAN HOMES

PARTNERS

ஆவணத்தை எழுதிப்பெறுபவர்களின்
கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின்
கையொப்பம்

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PARTNERS

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Registering Officer

SCANNED TP/1590279O8/2023/5319/2023



தமிழ்நாடு TAMILNADU

AN 833309

G M RANJITHKUMAR

CHENNAI -97

036195

10 OCT 2023

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 21 / 95

Verified for Doc.....

Sub Registrar
Jt I Saidapet
Chennai South

SETTLEMENT DEED

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS THE 10th DAY OF OCTOBER 2023

BY

1) Mr. K.G. MAHAN (PAN AGQPM1100P; Aadhaar No. 237031218930; Mobile No. 9840096255), S/o. Mr. K. Gajarajan, aged about 60 years and **2) Mrs. GAYATHREEDEVI G.M** (PAN BDCPG5858G; Aadhaar No. 507758436143; Mobile No. 9884455112), W/o. Mr. Pradeep & D/o. Mr. K.G. Mahan, aged about 28 years, both residing at No. 7, Gangaiamman Kovil Street, Karapakkam, Chennai – 600 097, herein after in this deed of settlement be referred to as the SETTLORS OF THE ONE PART;

Gayathree Devi G.M

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of Book 1 Contains 16 Sheets
1 Sheet

Registering Officer



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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