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Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

1037/2026 P-276/2025 TP/242366996/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

19 NOV 2025

EG 134548

Jain Housing LLP

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/98
Saidapet, Chennai-15. Ph: 9840173098

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed at Chennai on this **15th** day of **December, 2025.**

BY

(1) **Mrs. J.VIJAYALAKSHMI (AADHAR: 9617 2453 2666) & (PAN: AEMPV0900J)** wife of Mr.J.Janakiraman, aged about 83 years, residing at 334, Second Main Road, Baba Nagar, Villivakkam, Chennai 600 049;

J. Vijayalakshmi

S. Usharani

B. Nalini

PRINCIPALS

M/s. JAIN HOUSING LLP

Authorised Signatory

ATTORNEY

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(2) **Mrs. USHA RANI (AADHAR: 6737 4110 3992) & (PAN: AAXPU 3574E)** wife of Mr. G.Sampath, aged about 65 years residing Old No. 2, New No.3, at Flat B1, E.G.NEST, 18th Avenue, Ashok Nagar, Chennai 600 083.

(3) **Mrs. BALRAJ NALINI DEVI (AADHAR: 6913 6413 8840) & (PAN: AAMPB1374Q)** wife of Mr.R.Balraj aged about 67 years residing at Plot No. 13&14 Kamarajar Salai, Ramakrishna Nagar, Alwarthiru Nagar, Chennai 600 087., hereinafter referred to as the **"PRINCIPALS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

TO AND IN FAVOUR OF

M/s. JAIN HOUSING LLP, (PAN: AAOFJ0016H) a Limited Liability Partnership Firm, registered under the Limited Liability Partnership Act, 2008, having its registered office at No.98/99, Habibullah Road, T. Nagar, Chennai – 600017, represented by its Authorised Signatory **Mr. CHENARAM SENI** (AADHAAR: **431885066098**) S/o. Mr. Ridharamji, aged about 53 years, (duly authorized vide Board Resolution dated 15-12-2025) hereinafter called as **"ATTORNEY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

J. Vijayalakshmi

S. Usharani

B. Nalini R.

M/s. JAIN HOUSING LLP

Authorised Signatory

PRINCIPALS

ATTORNEY

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WHEREAS, the 1st Principal viz., **Mrs. J.VIJAYALAKSHMI** W/o. Late Mr. J.Janakiraman is the absolute owner of the land measuring an extent 21 Cents comprised in S.Nos. 1/2A & 1/2F situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, forming part of Schedule A property, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03.09.1982, registered as Doc.No.6790/1982, in the Office of the Sub Registrar of Tambaram.

WHEREAS the 2nd Principal Owner viz., **MRS. USHA RANI**, W/o. Mr.G.Sampath, is the absolute owner of the land measuring an extent of 50 cents comprised in S.No. 1/2, having purchased the same from Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03-09-1982 registered as Doc. No. 6787/1982 on the file of SRO Tambaram.

WHEREAS, the 2nd Principal subsequently sold an extent of 25 cents in S.No. 1/2 to Mrs. Vathsala vide Sale Deed dated 18-02- 1985 registered as Doc.No. 1035/1985 on the file of SRO Tambaram and retained 25 cents in S.No. 1/2.

WHEREAS, 2nd Principal, further acquired an extent of 75 cents of land through various Settlement Deeds in the following manner.,

NAME OF THE SETTLOR	DOC.NO	S.NO	EXTENT IN CENTS
Mrs.Malliga	Settlement Deed dated 09-06-2025 (Doc.No.	1/2B	25

J.Vijayalakshmi
S.Usharani
B.Nalini

PRINCIPALS

M/s. JAIN HOUSING LLP

Authorised Signatory

ATTORNEY

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	4430/2025) SRO Tambaram		
Mrs.Kalpana	Settlement Deed dated 09-06-2025 (Doc.No. 4431/2025) SRO Tambaram	1/2C	25
Mrs.Vathsala	Settlement dated 23-07-2025 (Doc.No. 5666/2025) SRO Tambaram	1/2D	25

THUS, the 2nd Land Owner viz., **MRS. USHA RANI**, became the absolute owner of the total extent of 1 Acre (100 cents) comprised in S.Nos. 1/2B (25 CENTS), 1/2C (25 CENTS), 1/2D (25 CENTS) and 1/2E (25 CENTS) situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, Forming part of Schedule "A" propety

WHEREAS, the 3rd Principal viz., **Mrs. BALRAJ NALINI DEVI** W/o. Mr. R.Balraj is the absolute owner of theland measuring an extent 1 Acre (100 Cents) comprised in S.Nos. 1/2G situated at Puthur Village, Guduvanchery Panchayat, Chengleput District, forming part of Schedule A property, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed

J. Vijayalakshmi
S. Usharani.
B. Nalini Raj.

M/s. JAIN HOUSING LLP

Authorised Signatory

PRINCIPALS **ATTORNEY**

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dated 03.09.1982, registered as Doc.No.6786/1982, in the Office of the Sub Registrar of Tambaram;

WHEREAS the Principals have formed a Residential Layout viz., **ASHWIT NAGAR"** which contains **53** Residential Plots with the total plot area of **67100 Sq.ft** out of Schedule A Property and in process of obtaining Approvals from CMDA and Local Body (Kattankulathur Panchayat Union) for the said layout.

THUS the Principals have become vested with the Residential plots measuring a total extent of **67100 Sq.ft** situated at Puthur Village, Guduvanchery Panchayat, Chengleput District derived out of Schedule A property and the Principals are in continuous possession and enjoyment of the said Residential Plots without any let or hindrance till date.

WHEREAS the PRINCIPALS are unable to personally attend to all matters and do necessary acts relating to the Schedule B mentioned property.

WHEREAS the PRINCIPALS thereof decided to appoint **M/s. JAIN HOUSING LLP** represented by its Authorised Signatory, **Mr. VASUDEVAN** (duly authorized vide Board Resolution dated 15-12-2025) as their Attorney for the above said purposes.

KNOW ALL MEN BY THESE PRESENTS THAT WE, doth hereby nominate, constitute and appoint **JAIN HOUSING LLP**, represented by its Authorised Signatory **Mr. VASUDEVAN** as our true and lawful Attorney in our name and on our behalf to do any or all of the following acts, deeds and things relating to the property more fully described in the Schedule B hereunder.

J. Vijayalakshmi

S. Usharani

B. Nalini

M/s. JAIN HOUSING LLP

Authorised Signatory

PRINCIPALS **ATTORNEY**

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1. To negotiate and sell, grant, convey and otherwise dispose off the property more particularly described in the Schedule "B" hereunder either in whole or in parts, in divided or undivided share or shares to such person or persons for such sale price or consideration as my Attorney may think it fit and proper.

2. To receive advance, full sale price, for the Schedule "B" property from the purchaser or purchasers and to give proper and expedient receipts therefore.

3. To execute on our behalf any document or documents of otherwise off the sale/conveyance property dispose described in the Schedule "B" hereunder in favour of the prospective purchaser or purchasers in one or more sale deed or deeds either in divided or undivided share or shares or in a lot.

4. To admit execution and to present on our behalf any document so executed by the Attorney to the appropriate Registering Officers, Authorities having Jurisdiction to register the same and to get the registered and receive them back from the Registration Officers/Authorities.

5. To avail loan on the security of the Schedule "B" mentioned property from Financial Institutions, Banks, Life Insurance Corporation of India (LIC), LIC Housing Finance Limited, HDFC Ltd, SBI, Axis Bank, ICICI and any other Financial Institution.

6. To execute security documents, such as Memorandum of Deposit of Title Deeds, Mortgages, Charges, or any other relevant documents for securing the loan availed by our Power of Attorney and to present such documents for registration before the appropriate Sub Registrar Office.

J. Vijayalakshmi

S. Usharani.

B. Nalini.

M/s. JAIN HOUSING LLP

Authorised Signatory

PRINCIPALS **ATTORNEY**

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7. To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate before any Municipal authority, Central or Stare Government District Board or any other authority and to make representations regarding the same orally or in writing, relating to the schedule "B" mentioned property.

8. To Sign and verify Plaints, Written Statements, Affidavits, Petitions, Memorandum of Appeals or criminal complaints and claims relating to the schedule "B" mentioned property and to defend any actions, civil or criminal that may be initiated against the PRINCIPAL.

9. To compromise, compound, and withdraw and to confess judgments or refer to arbitration, any proceedings in Court or before any Government officer or Authority and to execute and receive any decree for money or other dealings relating to the schedule "B" mentioned property.

10. To represent before the Land Tribunal or any Department of the State Government or Central Government or any other Authority for the purpose of filling an appeal, review or revision and to sign Memorandum of Appeals, Revisions, Review, representation and to engage any Advocate(s) or any other Competent Person(s).

11. To defend The PRINCIPALS in all legal proceedings concerning the affairs of the schedule "B" mentioned property.

12. To pay all kinds of taxes in respect of the schedule "B" mentioned property.

13. To maintain and render proper accounts, concerning the affairs of the schedule "B" mentioned property alone to The PRINCIPAL.

J. Vijayalakshmi
S. Usharani.
B. Nalini.

PRINCIPALS

M/s. JAIN HOUSING LLP

Authorised Signatory

ATTORNEY

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14. To appear before Income Tax authorities to obtain J.T. clearance either for NOC or sale or Lease etc., in respect of schedule "B" mentioned property.

15. The PRINCIPAL, hereby, declare that all acts, deeds and things lawfully done by the said ATTORNEY shall be constructed as acts, deeds and things done by the PRINCIPAL himself, by virtue of the Powers hereby given.

16. The Power Agent viz., M/s. Jain Housing LLP shall be entitled to nominate and authorize any person of their choice by way of passing appropriate Resolution and can do/perform any/all acts, deeds and things contemplated by virtue of this document.

17. No consideration has been received for execution of this General Power of Attorney and no transfer is effected.

SCHEDULE A
(TOTAL Property)

All that piece and parcel of land measuring an extent of 2 Acres 21 Cents comprised in old S.no.1/2 and new S.nos. 1/2A, 2B, 2C, 2D, 2E, 2F & 2G situated at Puthur Village, Chenglepet Taluk, Kancheepuram District, and bounded on the :

North by	:	land in S.No.1/1D.
South by	:	land in S.No.37
East by	:	land in S.No.37
West by	:	Meppedu Road.

J. Vijayalakshmi
S. Usharani
B. Nalini

PRINCIPALS

M/s. JAIN HOUSING LLP

Authorised Signatory

ATTORNEY

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Situate within the Registration District of Kancheepuram and Sub Registration District of Tambaram Joint 1.

SCHEDULE-B

(POWER GRANTED HEREIN)

All that piece and parcel of the land measuring an extent of **20246 Sq.ft** comprised in old S.No.1/2 and New S.Nos. 1/2A, 2B, 2C, 2D, 2E, 2F & 2G situated at Puthur Village, Chengelpettu Taluk, Kancheepuram District in form of **17** number of residential plots in the Layout Named **"ASHWIT NAGAR"** forming part of schedule "A" property.

PLOT NO	S.No.	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
4	1/2D, 1/2E	1478		1478
5	1/2D, 1/2E	1524		1524
6	1/2E, 1/2F	1571		1571
7	1/2F, 1/2G	1617		1617
15	1/2G	1090		1090
16	1/2G	1090		1090

J. Vijayalakshmi

S. Usharani

B. Nalini

PRINCIPALS

M/s. JAIN HOUSING LLP

Authorised Signatory

ATTORNEY

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18	1/2E, 1/2F	1200		1200
19	1/2D, 1/2E	1200		1200
20	1/2D, 1/2E	1200		1200
26	1/2C	1200		1200
27	1/2C, 1/2D	1200		1200
32	1/2G	1090		1090
39	1/2G	772	210	982
40	1/2G	768	210	978
49	1/2C, 1/2D	735	210	946
50	1/2C	732	210	942
51	1/2B, 1/2C	728	210	938
TOTAL				**20246**

Situated within the Registration District of Kancheepuram and Sub Registration District of Tambaram Joint 1.

MARKET VALUE OF THE PROPERTY - RS. 66,81,180/-

J. Vijayalakshmi

S. Usharani.

B. Nalini.

M/s. JAIN HOUSING LLP

Authorised Signatory

PRINCIPALS **ATTORNEY**

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IN WITNESS WHEREOF WE HAVE SIGNED THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF :-

M/s. JAIN HOUSING LLP

Authorised Signatory

PRINCIPALS **ATTORNEY**

WITNESSES:

1.
GOWTHAM S/O KARTHIKEYAN

No.98/99, Habibullah Road, T.Nagar, Chennai 600017

2.
SUNDAR S/O MUNUSAMY

No.98/99, Habibullah Road, T.Nagar, Chennai 600017

DRAFTED BY



K. Ramesh Kumar
Advocate
En. Roll. No. 2634/2019
No-14, Loganathan Colony,
Mylapore, Chennai – 600004.

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548415
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0194/2025**
Planning Permission No. : **OL-PPD/LO/0215/2025**
Permit No. : **OL-02419** **Date of permit** : 11-12-2025

Name of Applicant with Address	R Aniruth 98, 99, habibullah road, , T Nagar chennai 600017, Mylapore, -, Mobile No. :9791037372 Email ID :suresh_lasnchn@jainhousing.co.in
Date of Application :	09/07/2025
Nature of Development :	Planning Permission for laying out house sites
Site Address :	S.No 1/2A, 2B, 2C, 2D, 2E, 2F & 2G of Puthur village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit

Development Charge Paid in Rs : Rs.40,000.00/- (Rs. Fourty Thousand Only)

Receipt No. : CMDA/PP/Ch/20840/2025 Date : 01 December, 2025

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name V. Kr...
Designation Assistant Planner
Date 12/1...2025 12:23:41 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

J. Vijayalakshmi.
S. Usharani
B. Nalini

JAIN HOUSING LLP
Partner

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TOTAL EXTENT		8943 SQ.M
ROAD AREA	(25%)	1243 SQ.M
PLOTTABLE AREA	(75%)	6700 SQ.M
OSR EXEMPTED UP TO		6000 SQ.M
BALANCE AREA		3700 SQ.M
10% OSR CHARGES REQUIRED		370 SQ.M
OSR PROVIDED		371 SQ.M
1% PUBLIC PURPOSE REQUIRED		67 SQ.M
PUBLIC PURPOSE PROVIDED		69 SQ.M
NO.OF PLOTS		92 Nos.

JAIN HOUSING LLP. Partner

Registered Sub Office

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APPROVAL CONDITION
THE LAYOUT HAS BEEN APPROVED SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 1/2A, 1/2B, 1/2C, 1/2D, 1/2E, 1/2F & 1/2G OF PUTHUR VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

J. Vijayalakshmi, S. Uthamanni, B. Nalini

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

"This is a system generated drawing, so not the soft copy submitted by the Architect / Licensed Engineer"

P/ Tambaram Joint 1/ 276 / 2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7462 of 2025

I hereby certify that a sum of ₹ 67,000/- (Rupees Sixty Seven Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. விஜயலட்சுமி ஜா residing at 334, Second Main Road, Baba Nagar, Villivakkam, Chennai, Villivakkam[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600049.

Sub Registrar: Tambaram Joint 1
Date: 15/12/2025

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

Presented in the office of the Sub Registrar of Tambaram Joint 1 and fee of ₹ 68,210/- paid at 07:36 PM on the 15/12/2025 by

Left Thumb



J. Vijayalakshmi

6388241189

Additions as per recitals of document

Execution admitted by
Left Thumb

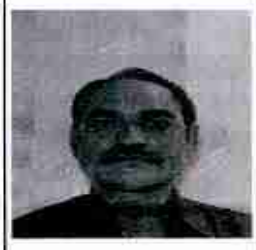


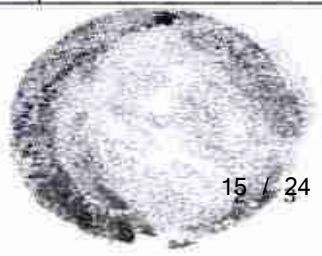
J. Vijayalakshmi

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:179859589e50bec76d84ed8bd9279680afe6e00
(Details from UIDAI : Vijayalakshmi J W/O: Janakiraman, 26-11-1941, xxxxxxxx2666)



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Execution admitted by Left Thumb  	S. Usharani 9786645290 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:84622522bb7a305a90e42259be471ef2d04ebd2 **(Details from UIDAI : Usharani W/O Sampath, 29-05-1960, xxxxxxxx3992)**	
Execution admitted by Left Thumb  	B. Nalini 9283676016 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6938772a923355fc9c542619aa8af09c271e289 **(Details from UIDAI : Balraj Nalini Devi W/O Balraj Ramachandran, 10-06-1957, xxxxxxxx8840)**	
Claim admitted by Left Thumb  	C. K. Seni 9840341111 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:81488439d3d4a05cfc043fa8cbb8eaee71170c4 **(Details from UIDAI : Chena Ram Seni S/O: Ridharamji, 16-04-1972, xxxxxxxx6098)**	
Identified by Witness 1 Left Thumb  	M. Sunder 9500036044 Additions as per recitals of document	



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Identified by Witness 2 Left Thumb  	7010508298 Additions as per recitals of document	

15th day of December 2025

Jayapraba G
Sub Registrar
Tambaram Joint

Sub Registrar
Jt I Tambaram.

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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இந்திய அரசாங்கம்
Government of India

விஜயலக்ஷ்மி ஜா
Vijayalakshmi J
பிறந்த நாள்/DOB: 26/11/1941
பெண்/FEMALE

9617 2453 2666
VID: 9192 5439 3092 0875

எனது ஆதார், எனது அடையாளம்


Enrolment No.: 2193/10291/63255

To
விஜயலக்ஷ்மி ஜா
Vijayalakshmi J
W/O Janakiraman
134
2ND MAIN ROAD VILLIVAKKAM
BABA NAGAR
Villivakkam
Villivakkam
Tiruvallur Tamil Nadu - 600049
9176041996

Signature Valid

9617 2453 2666
VID: 9192 5439 3092 0875

எனது ஆதார், எனது அடையாளம்


भारत सरकार
Government of India

Usharani
जन्म तिथि / DOB: 2/05/1968
Female / Female

6737 4110 3992
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: W/O Sampath, D NO 2, N NO 3, FLAT B1,, 16TH AVENUE, Ashok Nagar, Chennai, Tamil Nadu, 600083

6737 4110 3992

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


भारत सरकार
Government of India

பாலாஜி நளினி தேவி
Balaji Nalini Devi
பிறந்த நாள்/DOB: 10/06/1957
Female / Female

6913 6413 8840
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: W/O Balaji Ramachandran, Plot No 13 and 14, Kamarajar Salai, Near Old RTO Office, Ramakrishna Nagar, Alwarthirunagar, Tiruvallur, Tamil Nadu, 600087

6913 6413 8840

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

J. Vijayalakshmi
S. Usharani
B. Nalini

For JAIN HOUSING LLP
Partner

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J. Vijayalakshmi
S. Usharani
B. Nalini

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J. Vijayalakshmi

S. Usharani

B. Nalini

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J. Vijayalakshmi
S. Usharani
B. Nalini

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J. Vijayalakshmi.

S. Uthara.

B. Nalini

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Registered as Number **R/Tambaram Joint 1/Book-1/1037/2026**

Date: 07/02/2026
Tambaram Joint 1

LINGESAN SEKAR
Sub Registrar
Jt I Tambaram.

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Registering Office

ஆதாரண எண் 1037/2026

குறிப்பு:- முதலை ஒத்திவைத்தீர்வை ரூ. 641800/-ம், முதலை பதிவுக் கட்டணம் ரூ. 641800/-ம் ஆக மொத்தம் ரூ. 12,83,600/- [illegible] அறுநூறு மட்டும்) 07/02/2026 அன்று வசூலிக்கப்பட்டது. இணையவழி: REG2026012723049O4

கா.ம. அ. சாம்பரம்,
நாள்: 07/02/2026

1 எண் இணை சார்பதிவாளர்
சாம்பரம்

பதிவுத்துறை

இரசீது -

இரசீது எண் : 1814/2026

ஆவண எண் : R/ Tambaram Joint 1/ BOOK-1/ 1037 / 2026

திருமதி விஜயலட்சுமி ஜா அவர்களிடமிருந்து ₹ 12,83,600 (ரூபாய் பன்னிரண்டு லட்சம் எண்பத்தி மூன்று ஆயிரம் ஆறு நூறு மட்டும்) [இணைய வழி REG202601272304904 ₹ 1283600] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது

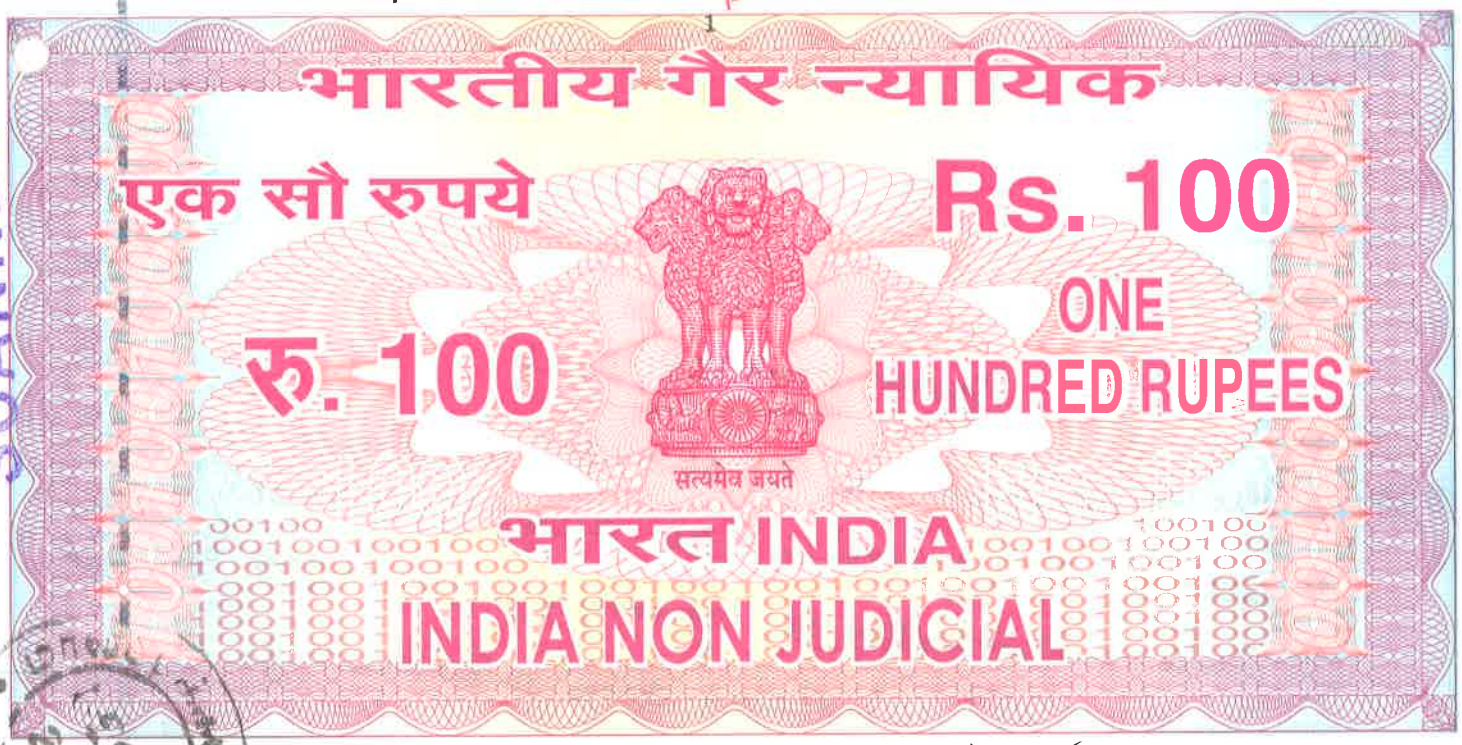
வ.எண்	விவரம்	தொகை (₹)
1	குறைவு முத்திரைத்தீர்வை	6,41,800
2	குறைவு பதிவுக் கட்டணம்	6,41,800
	செலுத்தப்பட்ட மொத்தத் தொகை	**12,83,600**

1 எண் இணை சார்பதிவாளர் தாம்பரம்
அலுவலகம்

நாள்: 7-Feb-2026

பதிவு அலுவலர் கையொப்பம்

1081/2026 P-279/2025 TP/242385994/2025



SCANNED

தமிழ்நாடு तमिलनाडु TAMILNADU

15/12/2025

ET 100180

Sampath

M.C. ANUSUYA
STAMP VENDOR L.No. 21/2000
No.51/2, Soundarya Colony
Anna Nagar (W) Extn, Chennai-600 101
PAN: AAMPA3461D

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed at Chennai on this 15TH day of December, 2025

BY

(1) **Mrs. J.VIJAYALAKSHMI (AADHAR: 9617 2453 2666) & (PAN: AEMPV0900J)** wife of Mr.J.Janakiraman, aged about 83 years, residing at 334, Second Main Road, Baba Nagar, Villivakkam, Chennai 600 049;

J. Vijayalakshmi

S. Usharani

B. Nalini

PRINCIPALS

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Registering Office

Prabaj
ATTORNEY

(2) **Mrs. USHA RANI (AADHAR: 6737 4110 3992) & (PAN: AAXPU 3574E)** wife of Mr. G.Sampath, aged about 65 years residing Old No. 2, New No.3, at Flat B1, E.G.NEST, 18th Avenue, Ashok Nagar, Chennai 600 083.

(3) **Mrs. BALRAJ NALINI DEVI (AADHAR: 6913 6413 8840) & (PAN: AAMPB1374Q)** wife of Mr.R.Balraj aged about 67 years residing at Plot No. 13&14 Kamarajar Salai, Ramakrishna Nagar, Alwarthiru Nagar, Chennai 600 087., hereinafter referred to as the **"PRINCIPALS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

TO AND IN FAVOUR OF

Mr. BALRAJ S/o. Mr. C.M.Ramachandran **(AADHAR: 5617 0054 8117) & (PAN: ABJPB5964E)** aged about 76 years residing at No. 13&14 Kamarajar Salai, Ramakrishna Nagar, Alwarthiru Nagar, Chennai 600 087., hereinafter called as **"ATTORNEY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

WHEREAS, the 1st Principal viz., **Mrs. J.VIJAYALAKSHMI** W/o. late Mr. J.Janakiraman is the absolute owner of the land measuring an extent 21 Cents comprised in S.Nos. 1/2A & 1/2F situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, forming part of Schedule A property, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale

J.Vijayalakshmi
S.Usharani
B.Nalini

PRINCIPALS

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ATTORNEY

Deed dated 03.09.1982, registered as Doc.No.6790/1982, in the Office of the Sub Registrar of Tambaram.

WHEREAS the 2nd Principal Owner viz., **MRS. USHA RANI**, W/o. Mr.G.Sampath, is the absolute owner of the land measuring an extent of 50 cents comprised in S.No. 1/2, having purchased the same from Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03-09-1982 registered as Doc. No. 6787/1982 on the file of SRO Tambaram.

WHEREAS, the 2nd Principal subsequently sold an extent of 25 cents in S.No. 1/2 to Mrs. Vathsala vide Sale Deed dated 18-02- 1985 registered as Doc.No. 1035/1985 on the file of SRO Tambaram and retained 25 cents in S.No. 1/2.

WHEREAS, 2nd Principal, further acquired an extent of 75 cents of land through various Settlement Deeds in the following manner.,

NAME OF THE SETTLOR	DOC.NO	S.NO	EXTENT IN CENTS
Mrs.Malliga	Settlement Deed dated 09-06-2025 (Doc.No. 4430/2025) SRO Tambaram	1/2B	25
Mrs.Kalpana	Settlement Deed dated 09-06-2025 (Doc.No.	1/2C	25

J. Vijayalakshmi
S. Usharani
B. Nalini

PRINCIPALS

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ATTORNEY

	4431/2025) SRO Tambaram		
Mrs.Vathsala	Settlement dated 23-07-2025 (Doc.No. 5666/2025) SRO Tambaram	1/2D	25

THUS, the 2nd Principal viz., **MRS. USHA RANI**, became the absolute owner of the total extent of 1 Acre (100 cents) comprised in S.Nos. 1/2B (25 CENTS), 1/2C (25 CENTS), 1/2D (25 CENTS) and 1/2E (25 CENTS) situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, Forming part of Schedule "A" propety

WHEREAS, the 3rd Principal viz., **Mrs. BALRAJ NALINI DEVI** W/o. Mr. R.Balraj is the absolute owner of the land measuring an extent 1 Acre (100 Cents) comprised in S.Nos. 1/2G situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, forming part of Schedule A property, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03.09.1982, registered as Doc.No.6786/1982, in the Office of the Sub Registrar of Tambaram;

WHEREAS the Principals have formed a Residential Layout viz., **ASHWIT NAGAR"** which contains **53** Residential Plots with the total plot area of **67100 Sq.ft** out of Schedule A Property and in process of obtaining Approvals from CMDA and Local Body (Kattankulathur Panchayat Union) for the said layout.

J.Vijayalakshmi
S.Usharani
B.Nalini

Balraj

PRINCIPALS

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ATTORNEY

THUS the Principals have become vested with the Residential plots measuring a total extent of **67100 Sq.ft** situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District derived out of Schedule A property and the Principals are in continuous possession and enjoyment of the said Residential Plots without any let or hindrance till date.

WHEREAS the PRINCIPALS are unable to personally attend to all matters and do necessary acts relating to the Schedule "B" mentioned property.

WHEREAS the PRINCIPALS thereof decided to appoint **MR. BALRAJ** as her Attorney for the above said purposes.

KNOW ALL MEN BY THESE PRESENTS THAT WE, doth hereby nominate, constitute and appoint **MR. BALRAJ**, as our true and lawful Attorney in our name and on our behalf to do any or all of the following acts, deeds and things relating to the property more fully described in the Schedule "B" hereunder.

1. To negotiate and sell, grant, convey and otherwise dispose off the property more particularly described in the Schedule "B" hereunder either in whole or in parts, in divided or undivided share or shares to such person or persons for such sale price or consideration as my Attorney may think it fit and proper.

2. To receive advance, full sale price, for the Schedule "B" property from the purchaser or purchasers and to give proper and expedient receipts therefore.

3. To execute on our behalf any document or documents of otherwise off the sale/conveyance property dispose described in the Schedule "B" hereunder in favour of the prospective purchaser or purchasers in one or more sale deed or deeds either in divided or undivided share or shares or in a lot.

J. Vijayalakshmi

S. Usharani.

B. Nal...

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Registration Office

PRINCIPALS

Rahaj

ATTORNEY

4. To admit execution and to present on our behalf any document so executed by the Attorney to the appropriate Registering Officers, Authorities having Jurisdiction to register the same and to get the registered and receive them back from the Registration Officers/Authorities.

5. To avail loan on the security of the Schedule "B" mentioned property from Financial Institutions, Banks, Life Insurance Corporation of India (LIC), LIC Housing Finance Limited, HDFC Ltd, SBI, Axis Bank, ICICI and any other Financial Institution.

6. To execute security documents, such as Memorandum of Deposit of Title Deeds, Mortgages, Charges, or any other relevant documents for securing the loan availed by our Power of Attorney and to present such documents for registration before the appropriate Sub Registrar Office.

7. To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate before any Municipal authority, Central or Stare Government District Board or any other authority and to make representations regarding the same orally or in writing, relating to the schedule "B" mentioned property.

8. To Sign and verify Plaints, Written Statements, Affidavits, Petitions, Memorandum of Appeals or criminal complaints and claims relating to the schedule "B" mentioned property and to defend any actions, civil or criminal that may be initiated against the PRINCIPALS.

9. To compromise, compound, and withdraw and to confess judgments or refer to arbitration, any proceedings in Court or before any Government officer or Authority and to execute and receive any decree for money or other dealings relating to the schedule "B" mentioned property

J. Vijayalakshmi

S. Usharani

B. Nalini

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Registering Office

PRINCIPALS

ATTORNEY

10. To represent before the Land Tribunal or any Department of the State Government or Central Government or any other Authority for the purpose of filling an appeal, review or revision and to sign Memorandum of Appeals, Revisions, Review, representation and to engage any Advocate(s) or any other Competent Person(s).

11. To defend The PRINCIPALS in all legal proceedings concerning the affairs of the schedule "B" mentioned property

12. To pay all kinds of taxes in respect of the schedule "B" mentioned property.

13. To maintain and render proper accounts, concerning the affairs of the schedule "B" mentioned property alone to The PRINCIPALS

14. To appear before Income Tax authorities to obtain J.T. clearance either for NOC or sale or Lease etc., in respect of schedule "B" mentioned property.

15. The PRINCIPALS, hereby, declare that all acts, deeds and things lawfully done by the said ATTORNEY shall be constructed as acts, deeds and things done by the PRINCIPALS himself, by virtue of the Powers hereby given.

16. No consideration has been received for execution of this General Power of Attorney and no transfer is effected.

J. Vijayalakshmi

S. Usharani

B. Nalini

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Registering Office

PRINCIPALS

Rahaj

ATTORNEY

SCHEDULE A
(TOTAL Property)

All that piece and parcel of land measuring an extent of 2 Acres 21 Cents comprised in old S.no.1/2 and new S.nos. 1/2A, 2B, 2C, 2D, 2E, 2F & 2G situated at Puthur Village, Chengalpattu Taluk, Kancheepuram District, and bounded on the :

North by	:	land in S.No.1/1D.
South by	:	land in S.No.37
East by	:	land in S.No.37
West by	:	Meppedu Road.

Situate within the Registration District of Kancheepuram and Sub Registration District of Tambaram Joint 1.

SCHEDULE "B"PROPERTY
(POWER GRANTED HEREIN)

All that piece and parcel of 16 Nos, of Residential Plots in Layout named **"ASHWIT NAGAR"** measuring an extent of **20466 Sq.ft** forming part of Schedule "A" property situated at Puthur Village, Chengalpattu Taluk, Kancheepuram District.

J. Vijayalakshmi
S. Usharani.
B. Nal...

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PRINCIPALS **ATTORNEY**

PLOT.NO	SURVEY NUMBER	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
1	1/2A, 1/2B, 1/2C	1610		1610
2	1/2B, 1/2C	1386		1386
3	1/2C, 1/2D	1432		1432
11	1/2G	1801		1801
12	1/2G	1882	674	2556
14	1/2G	1090		1090
21	1/2C, 1/2D	1200		1200
24	1/2A, 1/2B	1398		1398
30	1/2E, 1/2F	1200		1200
36	1/2G	782	210	993
38	1/2G	775	210	985
41	1/2G	764	210	974
42	1/2G	760	210	969
45	1/2E	750	210	960
46	1/2E	747	210	957
47	1/2D, 1/2E	743	210	953
	TOTAL			**20466**

Situated within the Registration District of Kancheepuram and Sub Registration District of Tambaram Joint 1.

MARKET VALUE OF THE PROPERTY RS. 6753780/-

J. Vijayalakshmi
S. Usharani
B. Nalini

PRINCIPALS

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Registering Office

Rathy

ATTORNEY

IN WITNESS WHEREOF WE HAVE SIGNED THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF :-

J. Vijayalakshmi
S. Usharani.
B. Nalini

Rahaj

PRINCIPALS **ATTORNEY**

WITNESSES:

1.
GOWTHAM S/O KARTHIKEYAN
No.98/99, Habibullah Road, T.Nagar, Chennai 600017

2. N. Sundar
SUNDAR S/O MUNUSAMY
No.98/99, Habibullah Road, T.Nagar, Chennai 600017

DRAFTED BY



K. Ramesh Kumar
Advocate
En. Roll. No. 2634/2019
No-14, Loganathan Colony,
Mylapore, Chennai – 600004.

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P/ Tambaram Joint 1/ 279 / 2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7465 of 2025

I hereby certify that a sum of ₹ 67,800/- (Rupees Sixty Seven Thousand Eight Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. பால்ராஜ் நளினி தேவி residing at Plot No. 13&14 Kamarajar Salai, Ramakrishna Nagar, Alwarthiru Nagar, Chennai, Valasaravakkam, Maduravoyal, Chennai, Tamil Nadu, India, 600087.

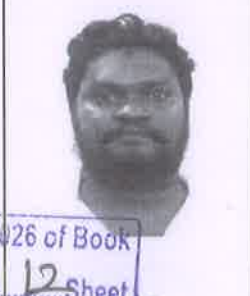
Sub Registrar: Tambaram Joint 1
Date: 15/12/2025

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

Presented in the office of the Sub Registrar of Tambaram Joint 1 and fee of ₹ 68,910/- paid at 07:55 PM on the 15/12/2025 by

Left Thumb 	B. Nalini 9283676016 Additions as per recitals of document	
Execution admitted by Left Thumb 	B. Nalini Additions as per recitals of document	
Execution admitted by Left Thumb 	S. Uthara 9786645290 Identity of the parson verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:71957633bd6a2f239884eacbccf63332ed4bee4	

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	(Details from UIDAI : Usharani W/O Sampath, 29-05-1960, xxxxxxxx3992)	
Execution admitted by Left Thumb  	J. Vijayalakshmi 6388284129 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:74342133dd7ce9d1f5b4d60bcccb5a0d56e7f8c **(Details from UIDAI : Vijayalakshmi J W/O: Janakiraman, 26-11-1941, xxxxxxxx2666)**	
Claim admitted by Left Thumb  	Balraj 9283676016 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1533913c0d16897651841be98f0feb53af570a4 **(Details from UIDAI : Balraj Ramachandran S/O C M Ramachandran, 15-04-1949, xxxxxxxx8117)**	
Identified By Witness 1 Left Thumb  	M. Sundar SUNDAR Son of MUNUSAMY NO. 12 INDIRA GANDHI SALAI DEVARAJAPURAM PATTABIRAM, Chennai, Tamil Nadu, India, 600072. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6512754fd0858e7ac904c15ae29d88907e0d1ea **(Details from UIDAI : Sundar M S/O Munusamy R, 04-06-1982, xxxxxxxx3488)**	
Identified By Witness 2 Left Thumb  	9010908298 GOWTHAM Son of KARTHIKEYAN No.98/99, Habibullah Road, T.Nagar, Chennai, Chennai, Tamil Nadu, India, 600017. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:41533341c4fa7220f6942c5b94a3f067aed7556	

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	(Details from UIDAI : Gowtham K S/O: Karthikeyan, 18-08-1991, xxxxxxxx8028)	
Identified by Witness 1 Left Thumb  	 Additions as per recitals of document	
Identified by Witness 2 Left Thumb  	 Additions as per recitals of document	

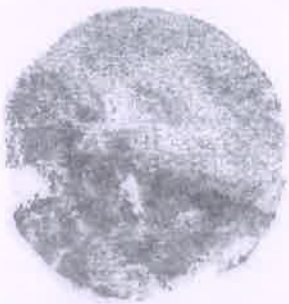
15th day of December 2025

Jayapraba G
Sub Registrar
Jt. I Tambaram

Sub Registrar
Jt. I Tambaram.

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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R/Tambaram Joint 1/Book-1/1081/2026

Registered as Number **R/Tambaram Joint 1/Book-1/1081/2026**.

Date: 09/02/2026

Tambaram Joint 1

DINGESAN SEKAR
Sub Registrar

Sub Registrar
Jt I Tambaram.

60990607

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FILE NO.LAYOUT-I/ 0194/2025

TOTAL EXTENT (AS PER DOCUMENT)	:	**8943 SQ.M**
ROAD AREA (25%)	:	**2243 SQ.M**
PLOTTABLE AREA (75%)	:	**6700 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**3700 SQ.M**
10% OSR CHARGES REQUIRED	:	**370 SQ.M**
OSR PROVIDED	:	**373 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**67 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**69 SQ.M**
NO.OF.PLOTS	:	**53 Nos.**

NOTE :

1 SPLAY - 1.5M X 1.5M

2 MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3 ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO BE IN FINAL LAYOUT

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.WRD/CE/SE-I/ NOC 2614 PUTHUR VILLAGE 343/2024/ DATED 31.07.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The existing ground level of the site should be raised to minimum level of (+)10.750m (i.e., 1.4 m above the Canal level of [illegible] canal (+)9.350m) with filling ratios from 1:4Nos to 1:5Nos with layers of not more than 0.30 metre depth to achieve required degree of compaction in the entire area of the applicant land to avoid inundation during the heavy rains. The finished pavement level within site should not be less than (+)10.750m. The regular habitation should not be below MSL. Also, the applicant should provide emergency pumping equipment in the sump water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.
2. The applicant should clearly demarcate the boundary especially on South & Eastern side of their land before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurements of the Revenue records without any encroachments and should submit the same in Revenue records (VMS)
3 The permission granted to the applicants, should not be altered / modified /changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible for the genuineness of the documents submitted.
4. The WRD officers should be allowed to inspect the site at any time, during construction and thereafter, if necessary. Advance information should be given to the WRD officers concerned before commencement of work.
5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide rules of the Chennai & Central Government from time to time.
6. WRD is giving opinion only in connection with the installation aspect and does not disclose any rights to the applicants to encroach the WRD / Government Lands (Channels/ river. The NOC for this site from the WRD is purely based on the basis of installation point of view.
7.The applicants' land seems to be Poramboke land, which would be classified as Dry lands and it is mentioned as Puthur basic subdivided conditions site as per Revenue records whereas CMDA has not delineated land details in accordance with Second Master Plan which is already declassified as Primary Residential Area for the submerged site. Therefore, encroachment during site visit is assessed that surrounding area was upheaved as per Second Master Plan, as well as the applicant should not disturb the existing catchment division in the land and if so that should be re-aligned within the site for free flow of water to the lake during rainy seasons without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of Layout of the land since Lake is not under the discretion of CMDA and WRD will not be held responsible at any level regarding Layout of above land issues. WRD issuing NOC regarding cumulation point of view as per the encroachment. Further the case should not be considered or construed as precedent for any other cases in future.
8. The applicant should not object at any time for the maintenance work /improvements work of the lake to be carried out by WRD. The applicant should not dump the garbages/ debris in the Lake and spread the sewage water into the channels,etc., The applicant should give an undertaking in writing to the effect that the above proposal will not cause any obstruction in flow any maintenance/improvement work carried out by the Revenue boards (VMS) are to be carried out by WRD in future periodically
Technical Suggestion:
a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network design in such a way to divert the storm water in to the nearest drain of suitable sizes within the site as per the site conditions and the same should be connected to the local drain at their own cost. Wherever necessary, roads with side drain and [illegible] proposed right and to dispose at garbages / debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and should get proper approval from the concerned authority without fail.
The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain/ storm water obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. The applicant should not be any hindrance to free flow of internal drain to downstream.
(b) The necessary setback distance not less than 3.00m especially on Eastern and Southern Side in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Director of Town & Country Planning, Chennai - 2 vide Roc No.456/2019/B4A2 / Dated: 13.03.2019) during developmental and there should not be any construction activities in future and CMDA should issue occupancy certificate only after obtaining compliance report for NOC from WRD.
(c) The applicant should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as [illegible] the proposed boundaries.
(d) The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants and no garbage & construction materials / debris/ garbages, should not be dumped into the River / Eri/ Channel/Pond at any cost.
At any cost, sewage / sullages should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the river/Eri/Channel / Pond [illegible] the flow of water.
The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility and it is only for reference purpose to a department. The legal aspects of the documents should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely based on technical grounds in respect to the physical location of land.
Failing to comply with any of the above conditions, WRD reserves rights to disclose the Technical opinion on inundation point of view to the above proposed site, act in event, the applicants are held responsible for any compensation whatsoever as well as legal suits.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO. [illegible] NOC 2614 PUTHUR VILLAGE 343/2024/ DATED 31.07.2025 AND ALSO OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(III)THE[illegible]-2019, RULE NO. 47 (6) OF G.O(Ms) No.18,MAWS DEPARTMENT, DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE", WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT

(IV)[illegible]-2019, RULE NO. 47 (11)

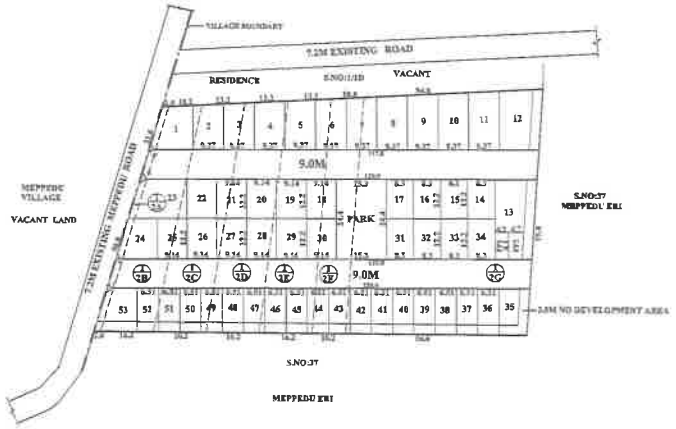
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

● NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND :

SITE BOUNDARY
PROPOSED ROAD
EXISTING ROAD
PUBLIC PURPOSE-1
PUBLIC PURPOSE-2
PARK
ERI



B N [illegible]
S. Uthaman
T. Vijayalakshmi

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 1/2A, 1/2B, 1/2C, 1/2D, 1/2E, 1/2F & 1/2G OF PUTHUR VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Validity unknown

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

This Planning Permission issued under [illegible] Rule TNCDPR, 2019 is subject to land ownership of the WP, (MD) No.[illegible] of 2019 and WMP (MD) Nos. 4812 & 4813 of 2019.

Validity unknown

Signature of the Applicant(s) / Owner / Developer / Power of Attorney)

ISO_A1_(841.00_x_594.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0194/2025**
Planning Permission No. : **OL-PPD/LO/0215/2025**
Permit No. : **OL-02419** **Date of permit** : 11-12-2025

Name of Applicant with Address :	R Anirudh 98, 99, habibullah road, , T Nagar chennai 600017, Mylapore, -, Mobile No. :9791037372 Email ID :suresh_lasnchn@jainhousing.co.in
Date of Application :	09/07/2025
Nature of Development : Planning Permission for laying out house sites	
Site Address :	S.No.1/2A, 2B, 2C, 2D, 2E, 2F & 2G of Puthur village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit

Development Charge Paid in Rs : Rs.40,000.00/- (Rs. Fourty Thousand Only)

Receipt No. : CMDA/PP/Ch/20840/2025 Date : 01 December, 2025

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below

Yours faithfully,

Signature valid
Name :V.Krishnu
Designation :Assistant Planner
Date :12/12/2025 12:23:41 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

B. Nalini
S. Uthara
T. Vijayalakshmi

Document No:1081 of 2026 of Book I Contains 2 Sheets
Registering Office

இந்திய அரசாங்கம்
Government of India

விஜயலட்சுமி ஜா
Vijayalakshmi J
பிறந்த நாள்/DOB: 26/11/1941
பெண்/ FEMALE



9617 2453 2666
VID : 9192 5439 3092 0875

எனது ஆதார், எனது அடையாளம்

பதிவேட்டு எண்/ Enrolment No.: 2193/10291/63255

To
விஜயலட்சுமி ஜா
Vijayalakshmi J
W/O: Janakiraman
334
2ND MAIN ROAD VILLIVAKKAM
BABA NAGAR
Villivakkam
Villivakkam
Tiruvallur Tamil Nadu - 600049
9176041996

Issued Date: 10/12/2018

Generation Date: 26/03/2018

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :
9617 2453 2666
VID : 9192 5439 3092 0875

எனது ஆதார், எனது அடையாளம்

भारत सरकार
Government of India

Issue Date: 17/01/2014



உஷாராணி
Usharani
பிறந்த நாள் / DOB: 23/05/1960
பெண் / Female

6737 4110 3992

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 07/05/2021

முகவரி: W/O சம்பத், பிளாட் 2, ப்ளாக் 3, பிளாட் பி1,, 18வது அவென்யூ, அசோக்நகர், சென்னை, தமிழ் நாடு, 600083

Address: W/O Sampath, O NO 2, N NO 3, FLAT B1,, 18TH AVENUE, Ashok Nagar, Chennai, Tamil Nadu, 600083

6737 4110 3992

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

भारत सरकार
Government of India

Issue Date: 06/12/2014



பால்ராஜ் நளினி தேவி
Balraj Nalini Devi
பிறந்த நாள் / DOB: 10/06/1957
பெண் / Female

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship

6913 6413 8840

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 06/12/2013

முகவரி: W/O பால்ராஜ் ராமச்சந்திரன், பிளாட் எண் 13 அண்டு 14, காமராஜர் சாலை, பழைய ஆர்டிஓ ஆபீஸ் அருகில், ராமகிருஷ்ணா நகர், ஆழ்வார்திருநகர், திருவள்ளூர், தமிழ் நாடு, 600087

Address: W/O Balraj Ramachandran, Plot No 13 and 14, Kamarajar Salai, Near Old RTO Office, Ramakrishna Nagar, Alwarthirunagar, Tiruvallur, Tamil Nadu, 600087

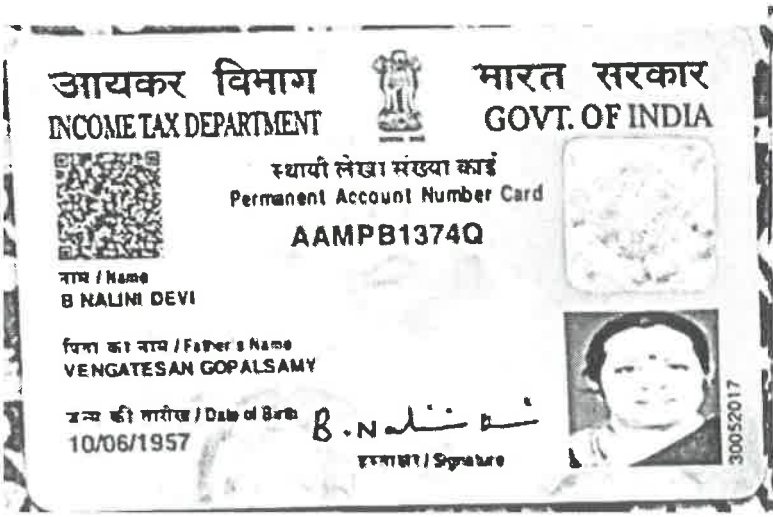
6913 6413 8840

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

J. Vijayalakshmi
S. Usharani
B. Nalini

Balraj

Document No: 1081 of 2026 of Book
I Contains 2 pages & 17 Sheet
Office



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMPB1374Q

नाम / Name
B NALINI DEVI

पिता का नाम / Father's Name
VENGATESAN GOPALSAMY

जन्म की तारीख / Date of Birth
10/06/1957

हस्ताक्षर / Signature

30052017



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXPU3574E

नाम / Name
USHARANI

पिता का नाम / Father's Name
RAMACHANDRAN

जन्म की तारीख / Date of Birth
29/05/1960

हस्ताक्षर / Signature

07122019

I. Vijayalakshmi
S. Usharani
B. Nalini

Rudraj

Document No: 1081 of 2026 of Book I Contains 21 Pages 18 Sheet
Sub Registrar Office



இந்திய அரசாங்கம்
Government of India

பால்ராஜ் ராமசந்திரன்
Balraj Ramachandran
பிறந்த நாள்/DOB: 15/04/1949
ஆண்/ MALE

5617 0054 8117
VID : 9183 3179 7640 6681

எனது ஆதார், எனது அடையாளம்

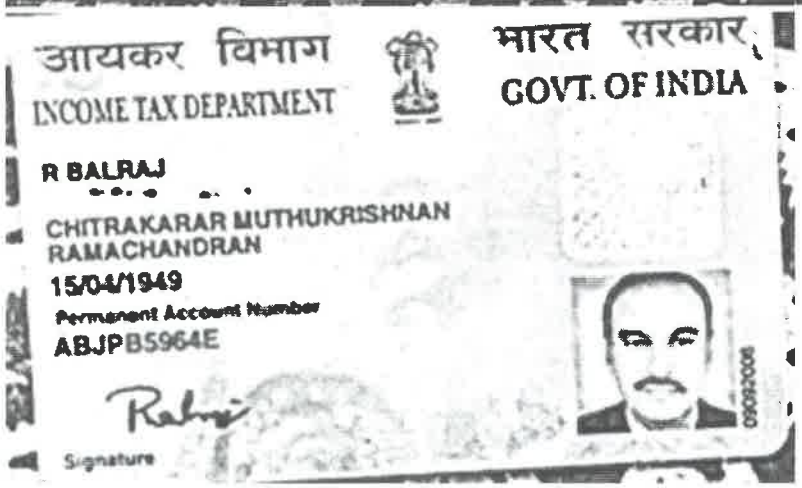


Unique Identification Authority of India

முகவரி:
S/O சி.மு ராமச்சந்திரன், பிளாட் எண் 13 மற்றும்
14, காமராஜர் சாலை, ராமகிருஷ்ணா நகர்,
பழைய ஆர்டிஓ அலுவலகம் அருகில்,
அல்வார்திருநகர், திருவள்ளூர்,
தமிழ் நாடு - 600087

Address:
S/O C M Ramachandran, Plot No 13 and 14,
Kamarajar Salai, Ramakrishna Nagar, Near
Old RTO Office, Alwarthirunagar, Tiruvallur,
Tamil Nadu - 600087

5617 0054 8117
VID : 9183 3179 7640 6681



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

R BALRAJ

CHITRAKARAR MUTHUKRISHNAN
RAMACHANDRAN

15/04/1949

Permanent Account Number
ABJPB5964E

Signature

Rbalraj

J. Vijayalakshmi

S. Usharani

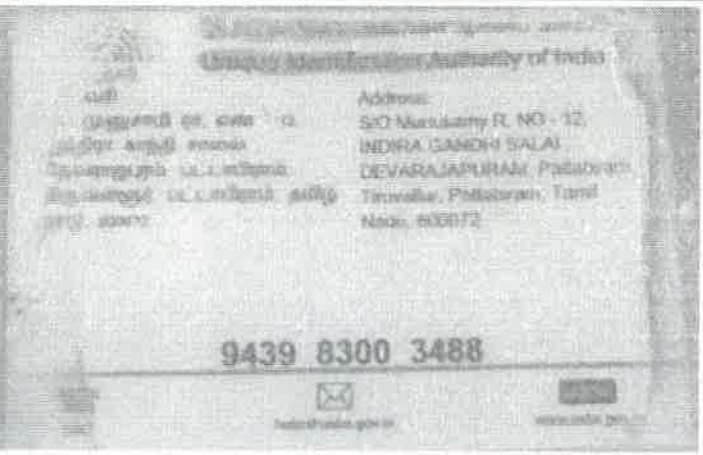
B. Nalini

Document No:..1081.....of 2026 of Book
I .....Contains..21..Sheets..19..Sheet
Registering Office









J. Vijayalakshmi

S. Usharani

B. Nalini

Rajaji

Document No: 108 of 2026 of Book I Contains 21 Sheet 20 Sheet
Registering Office



B. Nalini

S. Usharani

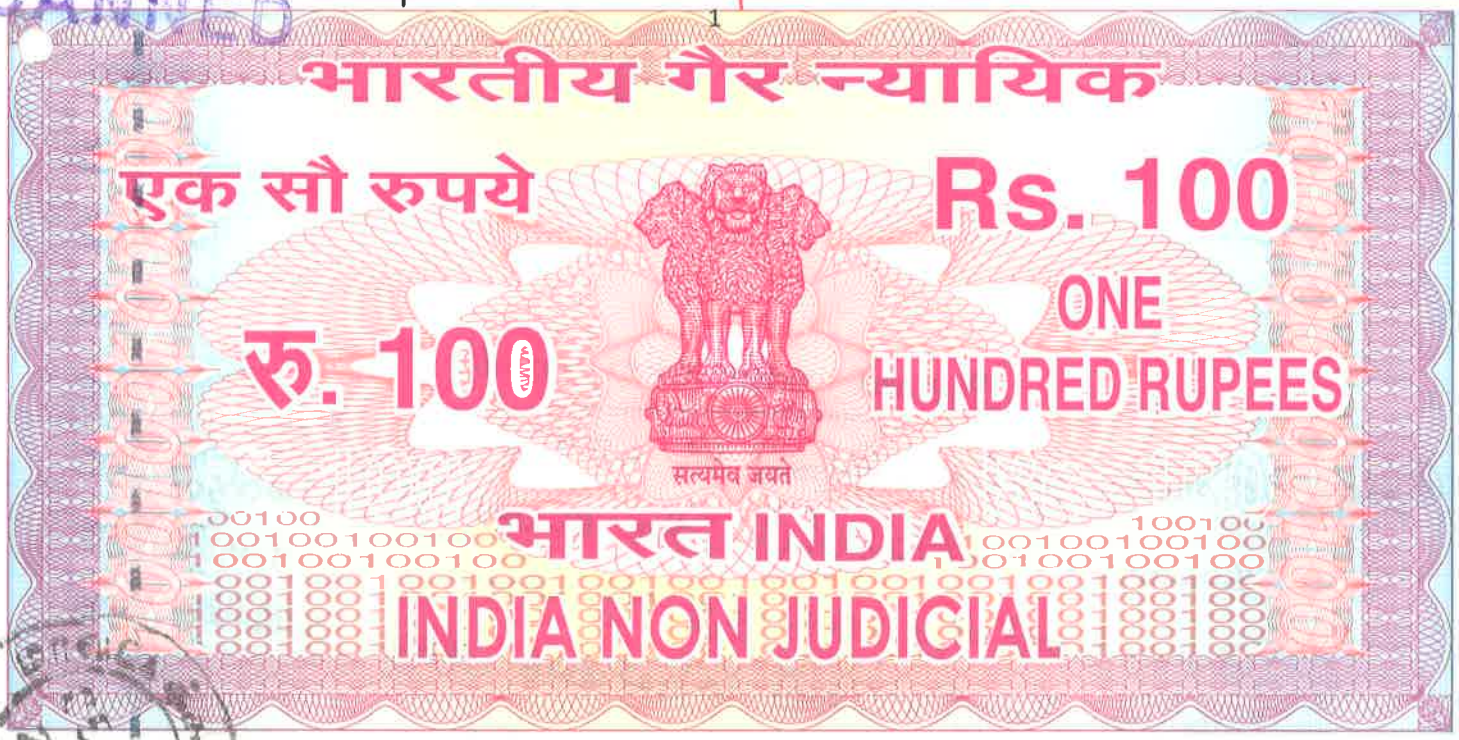
J. Vijayalakshmi

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Registering Office

SCANNED

1080 /2026 P-277 /2025 TP/242387434/2025



தமிழ்நாடு तमिलनाडु TAMILNADU

15/12/2025

ET 100179

Balaji

M.C. ANUSUYA
STAMP VENDOR L.No. 21/2000
No.51/2, Soundarya Colony
Anna Nagar (W) Extn. Chennai-600 101
PAN: AAMPA3461D

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed at Chennai on this 15TH day of December, 2025

BY

(1) **Mrs. J.VIJAYALAKSHMI (AADHAR: 9617 2453 2666) & (PAN: AEMPV0900J)** wife of Mr.J.Janakiraman, aged about 83 years, residing at 334, Second Main Road, Baba Nagar, Villivakkam, Chennai 600 049;

J. Vijayalakshmi

S. Uthara.

B. Nalini

PRINCIPALS

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Registering Office

ATTORNEY

(2) **Mrs. USHA RANI (AADHAR: 6737 4110 3992) & (PAN: AAXPU 3574E)** wife of Mr. G.Sampath, aged about 65 years residing Old No. 2, New No.3, at Flat B1, E.G.NEST, 18th Avenue, Ashok Nagar, Chennai 600 083.

(3) **Mrs. BALRAJ NALINI DEVI (AADHAR: 6913 6413 8840) & (PAN: AAMPB1374Q)** wife of Mr.R.Balraj aged about 67 years residing at Plot No. 13&14 Kamarajar Salai, Ramakrishna Nagar, Alwarthiru Nagar, Chennai 600 087., hereinafter referred to as the **"PRINCIPALS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

TO AND IN FAVOUR OF

Mr.SAMPATH S/o. Mr.Govindarajulu, **(AADHAR: 5803 8884 1095) & (PAN: AAIPS2110F)** aged about 69 years residing at Old No. 2, New No.3, at Flat B1, E.G.NEST, 18th Avenue, Ashok Nagar, Chennai 600 083. hereinafter called as **"ATTORNEY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

WHEREAS, the 1st Principal viz., **Mrs. J.VIJAYALAKSHMI** W/o.late Mr. J.Janakiraman is the absolute owner of the land measuring an extent 21 Cents comprised in S.Nos. 1/2A & 1/2F situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, forming part of Schedule A property, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale

J. Vijayalakshmi

S. Usharani.

B. Nalini

PRINCIPALS

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ATTORNEY

Deed dated 03.09.1982, registered as Doc.No.6790/1982, in the Office of the Sub Registrar of Tambaram.

WHEREAS the 2nd Principal Owner viz., **MRS. USHA RANI**, W/o. Mr.G.Sampath, is the absolute owner of the land measuring an extent of 50 cents comprised in S.No. 1/2, having purchased the same from Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03-09-1982 registered as Doc. No. 6787/1982 on the file of SRO Tambaram.

WHEREAS, the 2nd Principal subsequently sold an extent of 25 cents in S.No. 1/2 to Mrs. Vathsala vide Sale Deed dated 18-02- 1985 registered as Doc.No. 1035/1985 on the file of SRO Tambaram and retained 25 cents in S.No. 1/2.

WHEREAS, 2nd Principal, further acquired an extent of 75 cents of land through various Settlement Deeds in the following manner.,

NAME OF THE SETTLOR	DOC.NO	S.NO	EXTENT IN CENTS
Mrs.Malliga	Settlement Deed dated 09-06-2025 (Doc.No. 4430/2025) SRO Tambaram	1/2B	25
Mrs.Kalpana	Settlement Deed dated 09-06-2025 (Doc.No.	1/2C	25

J. Vijayalakshmi

S. Usharani.

B. N[illegible]

PRINCIPALS

Document No: 1080 of 2026 of Book 1 Contains 21 Sheets 3 to 3 Sheet

Registering Office

ATTORNEY

	4431/2025) SRO Tambaram		
Mrs.Vathsala	Settlement dated 23-07-2025 (Doc.No. 5666/2025) SRO Tambaram	1/2D	25

THUS, the 2nd Principal viz., **MRS. USHA RANI**, became the absolute owner of the total extent of 1 Acre (100 cents) comprised in S.Nos. 1/2B (25 CENTS), 1/2C (25 CENTS), 1/2D (25 CENTS) and 1/2E (25 CENTS) situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, Forming part of Schedule "A" propety

WHEREAS, the 3rd Principal viz., **Mrs. BALRAJ NALINI DEVI** W/o. Mr. R.Balraj is the absolute owner of the land measuring an extent 1 Acre (100 Cents) comprised in S.Nos. 1/2G situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, forming part of Schedule A property, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03.09.1982, registered as Doc.No.6786/1982, in the Office of the Sub Registrar of Tambaram;

WHEREAS the Principals have formed a Residential Layout viz., **ASHWIT NAGAR"** which contains **53** Residential Plots with the total plot area of **67100 Sq.ft** out of Schedule A Property and in process of obtaining Approvals from CMDA and Local Body (Kattankulathur Panchayat Union) for the said layout.

J. Vijayalakshmi

S. Usharani.

B. Nalini.

PRINCIPALS

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Registering Office

ATTORNEY

THUS the Principals have become vested with the Residential plots measuring a total extent of **67100 Sq.ft** situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District derived out of Schedule A property and the Principals are in continuous possession and enjoyment of the said Residential Plots without any let or hindrance till date.

WHEREAS the PRINCIPALS are unable to personally attend to all matters and do necessary acts relating to the Schedule "B" mentioned property.
WHEREAS the PRINCIPALS thereof decided to appoint **MR.SAMPATH** as her Attorney for the above said purposes.

KNOW ALL MEN BY THESE PRESENTS THAT WE, doth hereby nominate, constitute and appoint **MR.SAMPATH** , as our true and lawful Attorney in our name and on our behalf to do any or all of the following acts, deeds and things relating to the property more fully described in the Schedule "B" hereunder.

1. To negotiate and sell, grant, convey and otherwise dispose off the property more particularly described in the Schedule "B" hereunder either in whole or in parts, in divided or undivided share or shares to such person or persons for such sale price or consideration as my Attorney may think it fit and proper.

2. To receive advance, full sale price, for the Schedule "B" property from the purchaser or purchasers and to give proper and expedient receipts therefore.

3. To execute on our behalf any document or documents of otherwise off the sale/conveyance property dispose described in the Schedule "B" hereunder in favour of the prospective purchaser or purchasers in one or more sale deed or deeds either in divided or undivided share or shares or in a lot.

J. Vijayalakshmi
S. Usharani
B. Nalini

Document No: 1080 of 2026 of Book I
Contains 21 Sheets 5 Sheet
Registering Office

PRINCIPALS **ATTORNEY**

4. To admit execution and to present on our behalf any document so executed by the Attorney to the appropriate Registering Officers, Authorities having Jurisdiction to register the same and to get the registered and receive them back from the Registration Officers/Authorities.

5. To avail loan on the security of the Schedule "B" mentioned property from Financial Institutions, Banks, Life Insurance Corporation of India (LIC), LIC Housing Finance Limited, HDFC Ltd, SBI, Axis Bank, ICICI and any other Financial Institution.

6. To execute security documents, such as Memorandum of Deposit of Title Deeds, Mortgages, Charges, or any other relevant documents for securing the loan availed by our Power of Attorney and to present such documents for registration before the appropriate Sub Registrar Office.

7. To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate before any Municipal authority, Central or Stare Government District Board or any other authority and to make representations regarding the same orally or in writing, relating to the schedule "B" mentioned property.

8. To Sign and verify Plaints, Written Statements, Affidavits, Petitions, Memorandum of Appeals or criminal complaints and claims relating to the schedule "B" mentioned property and to defend any actions, civil or criminal that may be initiated against the PRINCIPALS.

9. To compromise, compound, and withdraw and to confess judgments or refer to arbitration, any proceedings in Court or before any Government officer or Authority and to execute and receive any decree for money or other dealings relating to the schedule "B" mentioned property

J. Vijayalakshmi

S. Usharani

B. Nalini

Document No: 1080 of 2026 of Book I Contains 21 Sheets 6 Sheet
Registering Officer

PRINCIPALS

ATTORNEY

10. To represent before the Land Tribunal or any Department of the State Government or Central Government or any other Authority for the purpose of filling an appeal, review or revision and to sign Memorandum of Appeals, Revisions, Review, representation and to engage any Advocate(s) or any other Competent Person(s).

11. To defend The PRINCIPALS in all legal proceedings concerning the affairs of the schedule "B" mentioned property

12. To pay all kinds of taxes in respect of the schedule "B" mentioned property.

13. To maintain and render proper accounts, concerning the affairs of the schedule "B" mentioned property alone to The PRINCIPALS

14. To appear before Income Tax authorizes to obtain J.T. clearance either for NOC or sale or Lease etc., in respect of schedule "B" mentioned property.

15. The PRINCIPALS, hereby, declare that all acts, deeds and things lawfully done by the said ATTORNEY shall be constructed as acts, deeds and things done by the PRINCIPALS himself, by virtue of the Powers hereby given.

16. No consideration has been received for execution of this General Power of Attorney and no transfer is effected.

J. Vijayalakshmi

S. Usharani.

B. Nalini

Document No:....1080.....of 2026 of Book ....I.....Contains 21 Sheets....7....Sheet

Registering Office

PRINCIPALS

ATTORNEY

SCHEDULE A
(TOTAL Property)

All that piece and parcel of land measuring an extent of 2 Acres 21 Cents comprised in old S.no.1/2 and new S.nos. 1/2A, 2B, 2C, 2D, 2E, 2F & 2G situated at Puthur Village, Chengalpattu Taluk, Kancheepuram District, and bounded on the :

North by	:	land in S.No.1/1D.
South by	:	land in S.No.37
East by	:	land in S.No.37
West by	:	Meppedu Road.

Situate within the Registration District of Kancheepuram and Sub Registration District of Tambaram Joint 1.

SCHEDULE PROPERTY
(POWER GRANTED HEREIN)

All that piece and parcel of 16 Nos, of Residential Plots in Layout named **"ASHWIT NAGAR"** measuring an extent of **22059 Sq.ft** forming part of Schedule "A" property situated at Puthur Village, Chengalpattu Taluk, Kancheepuram District.

J. Vijayalakshmi

S. Usharani

B. Nalini

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Registering Office

PRINCIPALS **ATTORNEY**

PLOT NO	SURVEY NUMBER	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
8	1/2G	1663		1663
9	1/2G	1709		1709
10	1/2G	1755		1755
13	1/2G	1621	590	2211
17	1/2G	1090		1090
22	1/2C	1200		1200
23	1/2A, 1/2B, 1/2C	2093		2093
25	1/2B, 1/2C	1200		1200
28	1/2D, 1/2E	1200		1200
34	1/2G	1090		1090
35	1/2G	708	694	1402
37	1/2G	779	210	989
43	1/2F, 1/2G	758	211	969
44	1/2E, 1/2F	753	210	964
52	1/2B, 1/2C	724	210	935
53	1/2A, 1/2B	1176	414	1590
TOTAL				**22059**

Situated within the Registration District of Kancheepuram and Sub Registration District of Tambaram Joint 1.

MARKET VALUE OF THE PROPERTY - Rs. 72,79,470/-

J. Vijayalakshmi

S. Usharani

B. Nalini

PRINCIPALS

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Registering Office

ATTORNEY

IN WITNESS WHEREOF WE HAVE SIGNED THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF :-

J. Vijayalakshmi
S. Usharani
B. Nalini

PRINCIPALS

ATTORNEY

1.
GOWTHAM S/O KARTHIKEYAN
No.98/99, Habibullah Road, T.Nagar, Chennai 600017

2.
SUNDAR S/O MUNUSAMY
No.98/99, Habibullah Road, T.Nagar, Chennai 600017

DRAFTED BY



K. Ramesh Kumar
Advocate
En. Roll. No. 2634/2019
No-14, Loganathan Colony,
Mylapore, Chennai – 600004.

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Registering Office

FILE NO LAYOUT-1/ 0194/2025

TOTAL EXTENT (AS PER DOCUMENT)	:	8943 SQ.M
ROAD AREA (25%)	:	2243 SQ.M
PLOTTABLE AREA (75%)	:	6700 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	3700 SQ.M
10% OSR CHARGES REQUIRED	:	370 SQ.M
OSR PROVIDED	:	373 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	67 SQ.M
PUBLIC PURPOSE PROVIDED	:	69 SQ.M
PUBLIC PURPOSE AREA-1 - 34.8 SQ.M PUBLIC PURPOSE AREA-2 - 34.4 SQ.M		
NO.OF.PLOTS	:	53 Nos.

NOTE :

1. 3PLAY - 1.5m X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE WRD, CHENNAI REGION. CHEPAUK CHENNAI-5 IN LETTER NO. DB/TECH/F.[illegible]/WRD/ 2018/D.[illegible] PUTHUR VILLAGE 3437/2018/ DATED 05.05.2025 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The existing ground level of the site should be raised to minimum level o (+)10.750m (i.e., 1.61m above the Crest level of Puthur [illegible] with filling varies from 1.470m to 1.940m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rain. The all-round pavement level within site should not be less than (+)10.750m. The regular habitation should not be below MPL. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as during warning arrangements during flood periods.
2. The applicant should clearly demarcate the boundary especially on South & Eastern side of their land before commencement of any development activities on the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any unauthorizements and should be maintained as per Revenue records (SMD).
3. The permission granted to the applicants, should not be altered / modified/ changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible for the genuinity of the documents submitted.
4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.
5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law in [illegible] State & Central Government from time to time.
6. WRD is giving opinion only in connection with the inundation report and does not deliver any rights to the applicants to encroach the [illegible] WRD / Government Lands (Channel) river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicants' land seems to be Nyanjai land, which would be classified as Dry lands and it is mentioned as Puthur tank submersion [illegible] as per Revenue records whereas CMDA has not delineated land details in accordance with Second Master Plan which is already reclassified as Primary Residential Area for the submerged site considered. However during site it is ascertained that surrounding area was submerged as per Second Master Plan, as well as the applicant should not disturb the existing catchment drains to the tank and if so that should be re-created within the site for free flow of water to the tank during rainy seasons without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of Layout of above land since WRD issuing NOC regarding inundation point of view as per site condition. Further this case should not be considered or Tied treated as precedent for any other cases in future.
8. The applicant should not breach at any time for the maintenance work /improvements work of the tank to be carried out by WRD. The applicant should not damage the drainage/ debris in the Tank and avoid the sewage water into the channel etc., The applicant should give an undertaking in writing to the effect that the above proposal will not be objected in case any maintenance / improvement/ development works as per Revenue records [PMB] are to be carried out by WRD or future periodically

Technical Suggestions:

a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (main as storm drains as peripheral drain of minimum [illegible] x 1.20m x 0.90m & lateral drain of suitable sizes within the site as per the site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with [illegible] pavement plans and its disposal, & garbages / debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and [illegible] authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be thrown in the drains obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water [illegible] Channel / River etc. to ensure free flow of internal drain to downstream.

(b) The necessary setback distance not less than 3.00m especially on Eastern and Southern side in existence and as per the rules in force of CMDA / [illegible] Town & Country Planning, Chennai - 2 vide Roc No 4307/2019-BA2 / Dated: 13.03.2019] during development and there should not be any construction activities / encroachments / [illegible] certificate only after obtaining completion report for NOC from WRD.

(c) The applicant should get clearance certificate for this site from the Revenue department to make sure that the site is not an encumbered property [illegible] boundaries.

(d) The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made within the site [illegible] construction materials / debris/garbage, should not be dumped into the River / Sit/Channel/Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be thrown in the drains obstructing free flow of water.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility and it is only for reference purpose and the same should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely based on technical grounds in respect to the [illegible] WRD reserves rights to withdraw the Technical opinion on inundation point of view to the applicants at any time without assigning any reasons for any compensation whatsoever as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO. DB/TECH/F. [illegible] /WRD/ 2018/D.[illegible] OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TNCDBR-2019, RULE NO. 47 (1 & 2) IN G.O(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms No. 16, [illegible] DATED 31.01.2020.

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE", WITHIN THE ABOVE CEILING [illegible] TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST, THROUGH A REGISTERED GIFT DEED [illegible] THE LAYOUT. (IV) TNCDBR-2019, RULE NO. 47 (11)

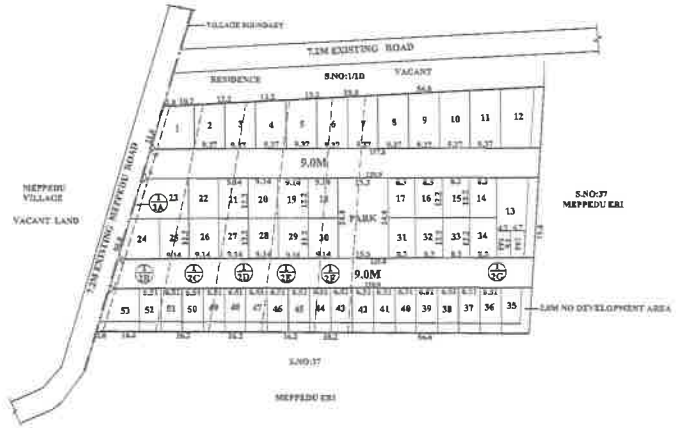
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY. NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

● NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- PARK
- ERI



J. Vijayalakshmi
S. Usharani
B. Nalini

Registered Office
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APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 1/2A, 1/2B, 1/2C, 1/2D, 1/2E, 1/2F & 1/2G OF PUTHUR VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS LETTER

Validity Unknown

For / Deputy Planner / Chief Planner / Member-Secretary
Layout Division

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.4948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019

Validity Unknown

Digitally Signed by [illegible]
Assistant Town & Country Planner
Date: [illegible]

Applicant / Owner / Developer / Power of Attorney

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A1_(841.00_X_594.00_MM)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0194/2025**
Planning Permission No. : **OL-PPD/LO/0215/2025**
Permit No. : **OL-02419** **Date of permit** : 11-12-2025

Name of Applicant with Address :	R Anirudh 98, 99, habibullah road, , T Nagar chennai 600017, Mylapore, -, Mobile No. :9791037372 Email ID :suresh_lasnchn@jainhousing.co.in
Date of Application :	09/07/2025
Nature of Development : Planning Permission for laying out house sites	
Site Address :	S.No.1/2A, 2B, 2C, 2D, 2E, 2F & 2G of Puthur village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit

Development Charge Paid in Rs : Rs.40,000.00/- (Rs. Fourty Thousand Only)

Receipt No. : CMDA/PP/Ch/20840/2025 Date : 01 December, 2025

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :V.Krishna
Designation :Assistant Planner
Date :12/11/2025 12:23:41 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

J. Vijayalakshmi
S. Uthamani
B. Nalini

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P/ Tambaram Joint 1/ 277 / 2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7463 of 2025

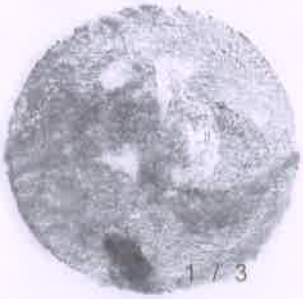
I hereby certify that a sum of ₹ 73,000/- (Rupees Seventy Three Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. உஷா ராணி residing at Flat B1, E.G.NEST, 18th Avenue, Ashok Nagar, Chennai, Mambalam[URBAN], Mambalam, Chennai, Tamil Nadu, India, 600083.

Sub Registrar: Tambaram Joint 1
Date: 15/12/2025

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

Presented in the office of the Sub Registrar of Tambaram Joint 1 and fee of ₹ 74,110/- paid at 07:47 PM on the 15/12/2025 by

Left Thumb 	S. Usharani J.VIJ 9786645290 Additions as per recitals of document	
Execution admitted by Left Thumb 	S. Usharani Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6989875dbe50d6c1be444a0b2d96a5af312f017 (**Details from UIDAI : Usharani W/O Sampath, 29-05-1960, xxxxxxxx3992**)	



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Registering Office

P/ Tambaram Joint 1/ 277 / 2025

Execution admitted by Left Thumb  	J. Vijayalakshmi Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7574222f6edca224f83492fafd53aaa6df06924 **(Details from UIDAI : Vijayalakshmi J W/O: Janakiraman, 26-11-1941, xxxxxxxx2666)**	
Execution admitted by Left Thumb  	B. Nalini 9283676016 Additions as per recitals of document	
Claim admitted by Left Thumb  	L. Vasu 9787766223 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:53333425143d0476bf04251b4174c2faf9a0b35 **(Details from UIDAI : Sampath Govindarajulu S/O Govindarajulu, 02-06-1956, xxxxxxxx1095)**	
Identified By Witness 1 Left Thumb  	M. Sundar 9500036044 SUNDAR Son of MUNUSAMY NO. 12 INDIRA GANDHI SALAI DEVARAJAPURAM PATTABIRAM, Chennai, Tamil Nadu, India, 600072. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4795983aa586b082f4742e7926118f19365e958 **(Details from UIDAI : Sundar M S/O Munusamy R, 04-06-1982, xxxxxxxx3488)**	



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Registering Office

Identified By Witness 2 Left Thumb 	7010508298 GOWTHAM Son of KARTHIKEYAN No.98/99, Habibullah Road, T.Nagar, Chennai, Chennai, Tamil Nadu, India, 600017. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:561675557d4b1ca2f114d19a5d89f3fab9b2dde **(Details from UIDAI : Gowtham K S/O: Karthikeyan, 18-08-1991, xxxxxxxx8028)**	
Identified by Witness 1 Left Thumb 	M. Sunil Additions as per recitals of document	
Identified by Witness 2 Left Thumb 	Additions as per recitals of document	

15th day of December 2025

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Registering Office

G. Jayapraba

Jayapraba G

Sub Registrar

Sub Registrar
Tambaram Joint 1

Jt I Tambaram.

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

R/Tambaram Joint 1/Book-1/1080/2026

Registered as Number **R/Tambaram Joint 1/Book-1/1080/2026**.

Date: 09/02/2026

Tambaram Joint 1

LINGESAN SEKAR
Sub Registrar

Sub Registrar
Jt I Tambaram.

60990606

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Registering Office

இந்திய அரசாங்கம்
Government of India

விஜயலட்சுமி ஜா
Vijayalakshmi J
பிறந்த நாள்/DOB: 26/11/1941
பெண்/ FEMALE



9617 2453 2666
VID : 9192 5439 3092 0875

எனது ஆதார், எனது அடையாளம்

பதிவேட்டு எண்/ Enrolment No.: 2193/10291/63255

To
விஜயலட்சுமி ஜா
Vijayalakshmi J
W/O: Janakiraman
334
2ND MAON ROAD VILLIVAKKAM
BABA NAGAR
Villivakkam
Villivakkam
Tiruvallur Tamil Nadu - 600049
9176041996

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :
9617 2453 2666
VID : 9192 5439 3092 0875

எனது ஆதார், எனது அடையாளம்

भारत सरकार
Government of India



Issue Date: 17/01/2014

உஷாராணி
Usharani
பிறந்த நாள் / DOB: 23/05/1960
பெண் / Female

6737 4110 3992

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

முகவரி: W/O சம்பத், பிளாட் 2, புளாக் 3, மேடம்: பி1., 18வது அவென்யூ, அசோக்நகர், சென்னை, தமிழ் நாடு, 600083

Address: W/O Sampath, O NO 2, N NO 3, FLAT B1,, 18TH AVENUE, Ashok Nagar, Chennai, Tamil Nadu, 600083

Print Date: 07/08/2021

6737 4110 3992

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

भारत सरकार
Government of India



பால்ராஜ் நளினி தேவி
Balraj Nalini Devi
பிறந்த நாள் / DOB: 10/06/1957
பெண் / Female

Issue Date: 09/01/2014

Aadhaar is a proof of identity, not of citizenship

6913 6413 8840

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

முகவரி: W/O பால்ராஜ் ராமச்சந்திரன், பிளாட், எண் 13 அண்டு 14, காமராஜர் சாலை, பழைய ஆர்டிஓ அருகில், ராமகிருஷ்ணா நகர், ஆழ்வார்திருநகர், திருவள்ளூர், தமிழ் நாடு, 600087

Address: W/O Balraj Ramachandran, Plot No 13 and 14, Kamarajar Salai, Near Old RTO Office, Ramakrishna Nagar, Alwarthirunagar, Tiruvallur, Tamil Nadu, 600087

Print Date: 06/10/2020

6913 6413 8840

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

J. Vijayalakshmi
S. Usharani
B. Nalini

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMPB1374Q

नाम / Name
B NALINI DEVI

पिता का नाम / Father's Name
VENGATESAN GOPALSAMY

जन्म की तारीख / Date of Birth
10/06/1957

B. Nalini

हस्ताक्षर / Signature

30052017



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXPU3574E

नाम / Name
USHARANI

पिता का नाम / Father's Name
RAMACHANDRAN

जन्म की तारीख / Date of Birth
29/05/1960

S. Usharani

हस्ताक्षर / Signature

07122019

J. Vijayalakshmi

S. Usharani

B. Nalini

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Registering Office


भारत सरकार
Government of India

சம்பத் கோவிந்தராஜுலு
Sampath Govindarajulu
பிறந்த நாள் / DOB: 02/06/1956
ஆண் / Male

5803 8884 1095

मेरा आधार, मेरी पहचान

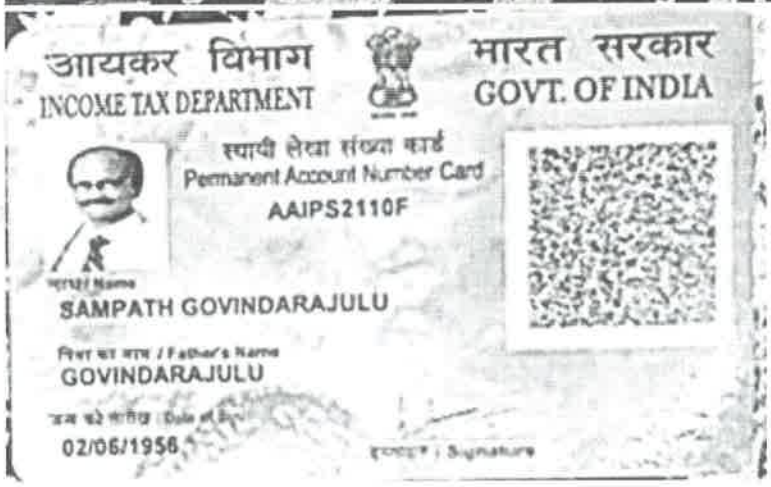

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

முகவரி: S/O கோவிந்தராஜுலு, D எண் 2 D எண் 3, பிளாட் B1, 18வது அவென்யூ, அசோக்நகர், சென்னை, தமிழ் நாடு, 600083

Address: S/O Govindarajulu, D NO 2 N NO 3, FLAT B1,, 18th AVENUE, Ashok Nagar, Chennai, Tamil Nadu, 600083

5803 8884 1095

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


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAIPS2110F

SAMPATH GOVINDARAJULU

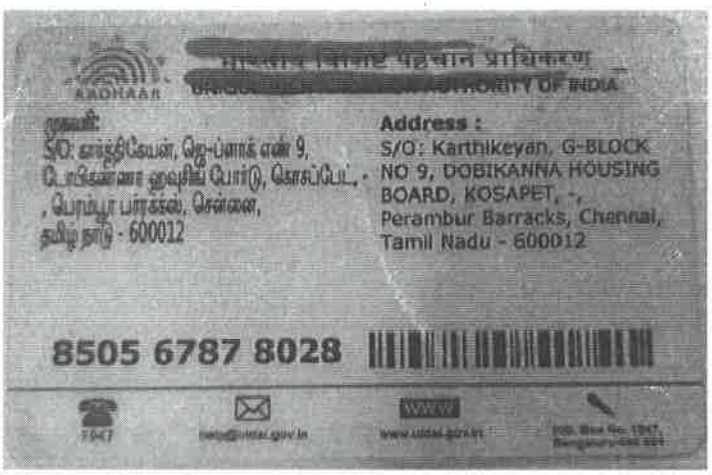
पिता का नाम / Father's Name
GOVINDARAJULU

02/06/1956

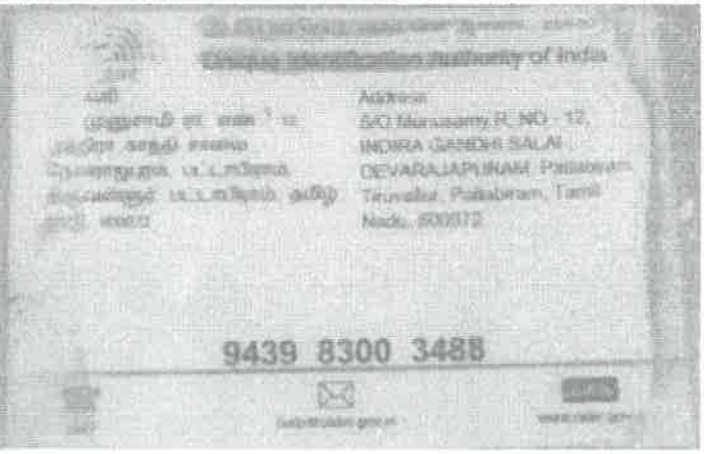
J. Vijayalakshmi
S. Usharani
B. Nalini

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Registering Office









J. Vijayalakshmi

S. Usharani

B. Nalini

Document No: 1080 of 2026 of Book I Contains 2 Sheets 20 Sheet

Registering Officer



J. Vijayalakshmi

S. Usharani

B. Nalini

Document No: 1080 of 2026 of Book I Contains 21 Sheets 21 Sheet

Registering Office

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.