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T.NAGAR - RAMACHANDRA IYER STREET- LIST OF DOCUMENT				
S.No	**Nature of Document**	**Doc.Date**	**Doc.No**	**Details**
1	Sale Deed	14.09.1946	689/1946	K.Aiyadurai Ayyar to and in favour of V.K.Kanakavalli Ammal
2	Settlement Deed	27.05.1948	459/1948	V.K.Kanakavalli Ammal to and in favour of Chandra, Nappina, Malathi
3	Release Deed	12.04.1979	695/1979	Nappina, Malathi to and in favour of Chandra
4	Settlement Deed	06.07.2006	1628/2006	T.P.Chandra to and in favour of S.Sowmitran
5	Settlement Deed	06.07.2006	1629/2006	T.P.Chandra to and in favour of S.Raghunandan
6	Release Deed of Life Interest	29.05.2023	1615/2023	T.P.Chandra to and in favour of S.Raghunandan
7	Release Deed of Life Interest	29.05.2023	1616/2023	T.P.Chandra to and in favour of S.Sowmitran
8	A.POA	20.10.2023	149/2023	S.Sowmitran to and in favour of S.Raghunandan
9	Settlement Deed	13.10.2023	3122/2023	S.Raghunandan to and in favour of Sarayu Raghunandan, Santhanakrishnan
10	Settlement Deed	25.10.2023	3236/2023	S.Sowmitran, (POA Agent S.Raghunandan) to and in favour of Swathi Sowmitran
	Common Records			
11	Patta			
12	Joint Venture Agreement			
13	Power of Attorney - Doc.No.1432/2024			
14	A.POA - Dated.20.05.2024 - Doc No.90/2024			
15	A.POA - Dated.20.05.2024 - Doc No.91/2024			
16	A.POA - Dated.20.05.2024 - Doc No.92/2024			
17	A.POA - Dated.20.05.2024 - Doc No.95/2024			
18	A.POA - Dated.20.05.2024 - Doc No.96/2024			
19	A.POA - Dated.20.05.2024 - Doc No.97/2024			
20	A.POA - Dated.20.05.2024 - Doc No.98/2024			
21	A.POA - Dated.20.05.2024 - Doc No.99/2024			

100 Rs.



Rs. one Hundred only.

2023.
10.9.46. V. K. Kanakavalli Ammal.
T. Nafar. Hamam.

T. Malli, Stamp Vendor,
11. Kasi Chetty St., G.T. Madras.

THIS INDENTURE made this 14 day of SEPTEMBER 1946, between K.Aiyadurai Ayyar, son of Krishna Aiyar, a Hindu --- Brahmin Saivite, Retired District Munsiff, residing at No. 59, Mettu street, Kumbakonam, hereinafter called the VENDOR (which term unless repugnant to the context wherever it may occur in these presents shall mean and include his heirs, executors, administrators and assigns) of the one part AND V.K.Kanakavalli Ammal, wife of V.K.Dorasawmy Iyengar, a Hindu Brahmin Vaishnavite, Land Lady, residing at No.11, Nadamuni street, - Theagaraya Nagar, Madras, hereinafter called the PURCHASER - (which term unless repugnant to the dontext wherever it may occur in these presents shall mean and include her heirs, - executors, administrators and assigns) of the other part:-

WHEREAS the Vendor is solely and absolutely entitled to and is in possession and enjoyment of all that piece and parcel of land situate in K.Ramachandra Aiyar Road, Thiagaraya Nagar, Madras, and more particularly described in the Schedule)

Line 3:- "43" Corrected to 59.

K. Aiyadurai Ayyar

Document 689 of 1946. Volume 1

Chargeable 5

1951 sheets

689

Presented to the office of the Sub-Registrar of Thyagarayanagar

Amount of Rs. 15 Stamp affixed on the reverse of 11 Dec 1/2 noon Letter 14th September 1946

K. Arjadurai Ayyar

Executant admitted by Referred

K. Arjadurai Ayyar son of Krishna Iyer Boarding Pandaram aged 59. Flower Merchant Kumbakonam

Identified by

V. Ranga Swamy Son of V. Raghavachariar Brahmin Vaishnavite Municipal corporation of Madras 11. Mechanic of T. Nagar.

S. Swaminathan Son of S. Sabharama Iyer Hindu Brahmin Landlord 64 Usman Road Thyagarayanagar.

Rs 675 Two thousand Six hundred & seventy five rupees only were paid in my presence by the claimant Kavalavalli agent of the executant K. Arjadurai Iyer

K. Arjadurai Ayyar

14th September 1946

V. K. [illegible]

Registered as No. 689 of Book 1

Volume 11 pages 378 to 381

17th September 1946

GOVERNMENT OF TAMIL NADU SUB REGISTRAR OFFICE THYAGARAYANAGAR

VVL 11/378 to 381

45 Rs.



Rs. Four fifty five only.
2024 V. K. Kanakavalli Ammal.
10.9.46.
T. Nagar. Madras.

T. Malli, Stamp Vendor,
11. Kasi Chetty St., G. T. Madras.

hereunder having purchased the same out of his self earnings from C.S. Chakravarthy Iyengar and his sons under a duly -- Registered Deed of Sale dated 28-5-1941;

AND WHEREAS the Vendor has entered into an agreement with the Purchaser to sell and convey to the Purchaser the said plot of land at the rate of Rs.1200-0-0 per Ground and has -- received from the Purchaser a sum of Rs.200-0-0 as advance -- on 17-7-1946 ; And Whereas the said plot of land is --- measuring 115 feet North to South and 50 feet East to West and is of the total extent of 5750 square feet or 2 Grounds and - 950 square feet; And Whereas calculated at Rs.1200-0-0 per ground the total price for the said plot of land works out at Rs.2875-0-0;

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.2875-0-0, paid by the Purchaser to the Vendor as follows;- Rs.200/- paid as advance as aforesaid and the balance of -- Rs.2675/- paid at the time of Registration of these presents before the Sub Registrar of Assurances, the receipt of which

K. Vijayarangam Iyer



Rs. Thirty only.

2025

10.9.46.

V. K. Kamatchiammal. Amma.

T. Nafar. Hindu.

T. Malli

T. Malli, Stamp Vendor,
11. Kasi Chetty St., G. T. Madras.

1946 2 SEP STAMP

3.

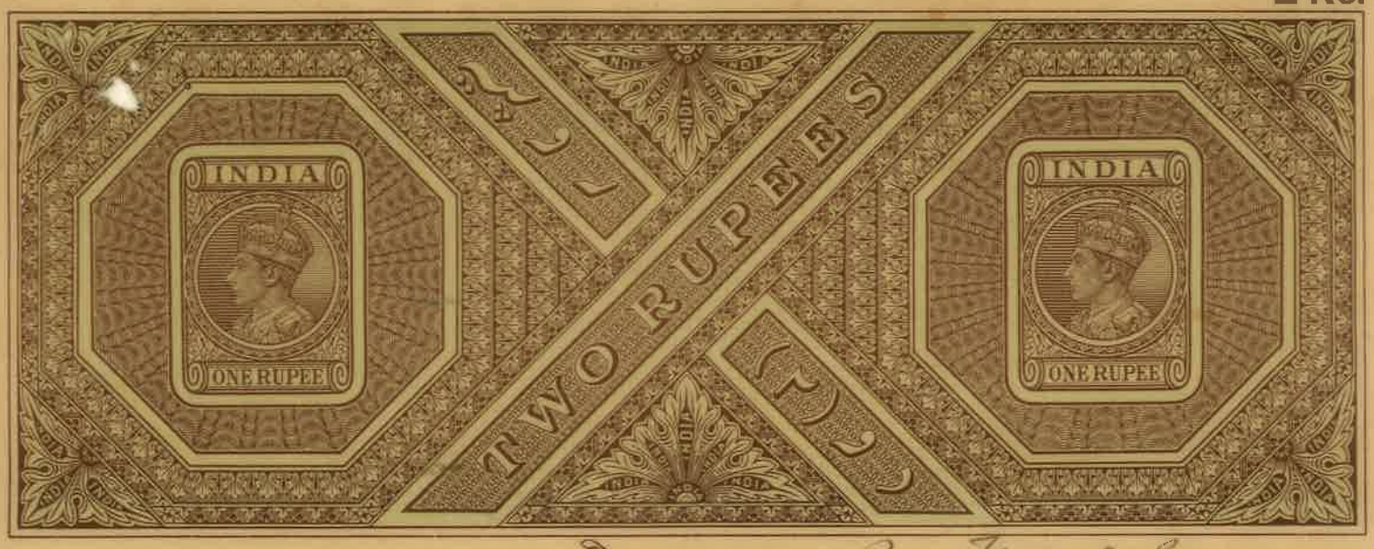
sum of Rs.2875/-(Rupees Two Thousands, Eight Hundred and Seventy five only) in the manner aforesaid, the Vendor ~~do~~ doth hereby admit and acknowledge, the Vendor ~~do~~ doth hereby sell, convey, transfer -- and assign unto the Purchaser, free of encumbrances, all that - piece and parcel of land more particularly described in the schedule hereunder, together with all rights of drains, ways, easements, advantages and appurtenances to the said property belonging or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title and interest, property, claim and demand of the Vendor into and upon the said property; TO HAVE AND TO HOLD the same and every part thereof unto the Purchaser absolutely and for ever and freeof all -- encumbrances whatsoever;

And the Vendor doth hereby COVENANT with the Purchaser that he, the Vendor has good right, power and authority to convey the said property by way of absolute sale to the Purchaser and that the Vendor has not done, omitted or knowingly suffered any

Line 2:- 'Vendors' Corrected as 'Vendor'.
'do' Struck off and 'doth' introduced.
Line 3:- 'Vendors' Corrected as 'Vendor'
'do' struck off and 'doth' introduced.

K. Arjanwala Ayyar

2 Rs.



2026. दो रुपया Re. Two only.
10.9.46. V. K. Kanakavalli Ammal.
T. Nafar. clerk.

T. Malli, Stamp Vendor,
11, Kasi Chetty St., G.T. Madras.



act, deed or thing whereby the said property shall or may be encumbered or affected in the estate, title or otherwise or - whereby the Vendor shall or may be prevented from conveying the said property to the Purchaser absolutely;

The Vendor also COVENANTS with the Purchaser that she, the Purchaser, shall and may at all times hereafter quietly and peaceably possess and enjoy the said property and receive the rents and profits thereof without any lawful let, interruption, or claim from or at the instance of any person or persons -- claiming under the Vendor or any of those through whom the - Vendor derives title and that the Vendor will indemnify the Purchaser and keep her well and sufficiently indemnified -- against all claims, damages, demands, actions-at-law and other proceedings at the instance of any person or persons and -- against all losses, damages, costs and expenses which the - Purchaser may sustain, incur or be put to, by reason of such -- claims or demands, actions-at-law and other proceedings;

Line:- 14. "Such" included.

K. Anjanamma Ayyar

And the Vendor doth hereby further Covenant with the Purchaser that he, the Vendor, and all persons lawfully or equitably claiming under him shall and will from time to time and at all times hereafter do execute and register or cause to be done, -- executed and registered all such acts, deeds and things for -- further and more perfectly assuring the said property and every part thereof unto the Purchaser by way of absolute as by the - Purchaser shall reasonably be required.

SCHEDULE

All that piece and parcel of land(being plot No.12, described in the Sale deed dated 28-5-1941) in K.Ramachandra Iyer Road, Theagarayanagar, Madras, bounded on the North by - the said Road, South by Narayana Sing's house, East by Muthu Reddy's land and West by Alamelumangammal's land and measuring 50 feet East to west and 115 feet North to South in all --- 2(two)grounds and 950 sq:ft: This piece of land is part of a big plot of land known as Devanai Ammal's Garden, bearing -- Survey No.22/2, and Paimash No.1060, bounded on the North by Raju Pillai's land, South by the land of Kesava ~~Pillai~~ Reddy and - Muthu Reddy, East by Muthu Reddy's land and West by Mambalam Railway Border Road, and measuring 32 Grounds, in the Registration District of Madras-Chengleput and Registration Sub -- District of Theagarayanagar, Madras.

In Witness Whereof the Vendor has hereunto set his hand and signature the day and year first above written.

Line :-18 "Pillai" corrected to Reddy.

Signed and delivered by K.Aiyadurai Ayyar, the abovesaid Vendor, in the presence of ... Witnesses:-

K. Aiyadurai Ayyar

(1) [illegible]
Ber. Usman Road
T. Nagar

(2) P C Veeraswamy
News meet (Behind Gandhi St)
Kodambakkam Station Road.
T'Nagar

40 Rs.



Renewal





THIS INDENTURE OF SETTLEMENT is executed at Madras this 27th day of May 1948

b y

V.K.Kanakavalli Ammal, wife of V.K.Doraiswami Iyengar and daughter of Chakravarthi Thiruvengadachari, Hindu, Brahmin, Vaishnavite, married woman, residing at No.11, Nadhamuni Street, Theagaroyanagar, Madras, hereinafter called "The ~~Xxxxxx~~ Settlor" which term shall, wherever the context so requires or permits, mean and include the said "V.K.Kanakavalli Ammal" and her heirs, legal --

line 7- ~~xx~~ creation are creations line 10- on creation. erased

V.K.-ಅಂತಾ ಅವರು ಮತ್ತು ಮಗಳು

Document No. 4159 of 194 Book 1

Contains 6 sheets

6 sheet

G.I Sale Rs 2875

14-2-0

4159

172 words

16-0

Presented in the office of the Sub-Registrar of Thyagarayanagar at 12 hrs. and fee of Rs. 16-0 paid before him on 27th May 1946

V. K. Doraiswami Ayyangar

Execution admitted by V. K. Doraiswami Ayyangar

V. K. Doraiswami Ayyangar V.K. Doraiswamy Ayyangar No. 11. Nadamuni Naicken St. T. Nagar Madras.

Identified by

P. V. Krishnamurthy, son of C. Panchapagesa Ayyar, Hindu, Brahmin, Foreman Water works dept of the Corporation of Madras residing at No. 11. Nanakao naidu St. T Nagar.

V Viswanathampet Son of V. Subramania Ayyar Hindu, Brahmin. Electrical Supervisor Corporation of madras. residing at no 55 pycrofts Road Triplicane madras.

27th May 1946.

Registered as No. 4159 of 1946 at Book 1

Volume 26 pages 430 to 433

27th May 1946 Sub-Registrar

26

430 to 433



135 A 25.5.48. पाँच रुपया Rs Five only.

V. K. Kanakavalli. Amma

No 11, Nadamuni St T. Nagar

Madras.

V. R. BABU,
S. V. 91, C. B. ROAD,
MADRAS.

STAMP DEPARTMENT
TAHSILDAR OF MADRAS
MAY 25

representatives, executors, administrators and assigns,

to and in favour of

(1) Chandra, aged about 8 years, daughter of V.Rangaswami Iyengar,

(2) Nappina, aged about 3 years, daughter of V.Rangaswami Iyengar, and

(3) ~~Xyxkx~~ Malathi, aged about one year, daughter of V.Rangaswami Iyengar,

all of them residing at No.11, Nadhamuni Street, Theagaroyanagar, Madras, hereinafter called "The Beneficiaries" and represented herein by their trustees,

(1) V.Rangaswami Iyengar, son of Raghavachariar, Hindu, Brahmin, Vaishnavite, residing at No.11, Nadhamuni Street, Theagaroyanagar, Madras, overseer Corporation Madras

(2) Chinnammal, wife of T.Rangaswami Iyengar, Hindu, Brahmin, Vaishnavite, residing at No.2/20, Kalathi Pillai Street, G.T., Madras, and

Line 7- Nala erased
" 15- T. altered

V. K. [illegible]

(3) T.Rangaswami Iyengar, son of Kuppuswami Iyengar, Hindu, Brahmin, vaishnavite, residing at No.2/20, Kalathi Pillai Street, G.T., Madras, Clerk. St John & Row advocates. hereinafter referred to as "The Trustees".

Whereas the Settlor is the sole and absolute owner of the piece of land bearing T.S.No.5263 in Ramachandra Iyer Road, Theagaroyanagar, Madras, being plot No.12, more particularly described in the schedule hereunder and hereinafter referred to as "The Hereditaments", the same having been purchased by her from one K.Ayyadorai Ayyar under an indenture of sale dated 14th day of September 1946 since when she has been insole and absolute possession thereof;

And whereas the Hereditaments were purchased from and out of the private property of the Settlor out of monies given to her by her father, Sri Chakravarthi Thiruvengadachariar and also out of the sale of her jewels (By the decree in O.S.No.1152 of 1939 on the file of the City Civil Court at Madras, the settlor has been declared to be the absolute owner of her properties and that her husband has no interest or claim thereon);

(By a registered deed of release ~~xxx~~ dated 27-11-1939 and being document No.2612 of 1939 of book 1, at the Office of the Sub Registrar of Assurances, Mylapore, the husband of the Settlor and his son by his deceased first wife have declared that all the properties of the Settlor belong to her absolutely and that they have no interest therein).

And whereas the beneficiaries are the daughters of V.R.Kamalammal, the second daughter of the Settlor;

And whereas the Settlor had intended to convey the Hereditaments worth Rs 2975/- to the said Kamalammal, but the said -- Kamalammal died suddenly at Madras on 19-4-1948 before the

Line 30- worth Rs 2975/- inserted
" 21 - dat erased

V./d- [illegible]

said deed could be executed in her favour and whereas therefore the Settlor has deemed it desirable to -- execute this Deed of Settlement carrying out her original wish and desire to benefit Kamalammal and her children by executing this deed of settlement in favour of the Beneficiaries;

Now this indenture witnesseth that out of the natural love and affection of the Settlor to the Beneficiaries, the Settlor doth hereby settle, transfer, -- convey, confirm, and assign absolutely upon the said Beneficiaries the said piece of land being plot No.12, bearing T.S.No.5263 in Ramachandra Iyer Road, Theagaroya-nagar, Madras, more particularly described in the schedule hereunder subject to the conditions and stipulations hereinafter contained;

The Settlor is now proceeding with the construction of a house on the said land. She shall during her lifetime be entitled to live therein and be entitled to possession thereof till her death, and after the lifetime of the Settlor, the Hereditaments shall vest in the Beneficiaries absolutely, and in the event of the death of any of the Beneficiaries meanwhile the survivor or survivors shall take the entire estate.

In the event of the beneficiaries or any of them being minors at the time of the death of the settlor, the trustees shall take charge of the Hereditaments, manage it use the nett realisations therefrom to the benefit of the minors and shall hand over the Hereditaments to the -- Beneficiaries on the youngest of the beneficiaries completing her 18th year.

The first of the trustees, who is the father of the Beneficiaries shall have the right restricted to himself

line 9-d erased

V-K-ಒಂದನ್ನು ಅಳಿಸಿದೆ

personally to live in the Hereditaments but such permission shall cease on his marrying a second wife.

The Settlor hereby reserves to herself the right to sell the Hereditaments at her discretion and buy other property or oproperties for the benefit of the beneficiaries in lieu of the Hereditaments.

The Settlor hereby declares that there are no prior or other mortgages, charges, encumbrances or liens whatsoever on the Hereditaments in favour of any person or persons, which will in any way prevent or invalidate in any manner the settlement hereby effected, and that if any dispute, claim or encumbrance be found the settlor shall from and out of her own funds remove and free the Hereditaments from the same.

The Settlor further covenants that there are no suits, appeals, petitions or claims concerning the said piece of land in any Court or Courts whatsoever to and in which the Settlor is a party and in which any question relating to the same is in dispute.

The Settlor hereby states that all taxes, rates and assessments have upto the date of this indenture been duly paid off by her and covenants that if any be found to be unpaid, she the settlor shall discharge the same from and out of her own funds.

The Settlor further covenants with the beneficiaries that notwithstanding any act, deed or thing by her the Settlor done or executed or knowingly suffered to the -- contrary, she the settlor has full right and power to settle the Hereditaments to the ~~beneficiary~~ Beneficiaries, and that the beneficiaries shall and may peaceably possess and enjoy the said land and receive the rents and profits thereof without any lawful eviction, claim or demand

line 29- Benefiting enacted
Beneficiaries entitled V- H-ಅಂ ಪಾವಿಲ್ಲ 2620 ನೆ

whatsoever from or by the settlor or any person or persons lawfully or equitably claiming for or in trust for her whatsoever made or done.

And the settlor hereby covenants with the beneficiaries that she shall at all times hereafter do or cause to be done all such acts, deeds and things for further and more perfectly setting the property hereby settled on the beneficiaries.

IN WITNESS WHEREOF the settlor hath hereunto set his hands at Madras the day and year first abovewritten.

SCHEDULE.

All that piece and parcel of land (being plot No.12, described in the sale deed dated 14-9-46) in K. Ramachandra Iyer Road, Theagaroyanagar, Madras, bounded on the North by the said Road, South by Narayana Sing's house, East by Muthu Reddy's land and West by Alamelumangammal's land and measuring 50 feet East to West and 115 feet North to South in all 2 grounds and 9[illegible] sq. feet, bearing T.S. No.5265. This piece of land is part of a big plot of land known as Devanai Ammal's garden, bearing S. No.22/2, and Paimash No.1060, bounded on the North by Raja Pillai's land, South by the land of Kesava Reddy and Muthu Reddy, East by Muthu Reddy's land and West by Mambalam Railway Border Road, and measuring 32 grounds in the Registration District of Madras-Chingleput and Registration Sub District of Theagaroyanagar, Madras.

V-K-[illegible]

Signed and delivered by the Settlor in the presence of:

1. P. Krishnamurthy.
2. N. Chandra Lekha.

10 Rs.





864
12-4-79

Nappinai & V.R. Malathi



THIS DEED OF RELEASE is executed at Madras this 12th day of April 1979 by(1) Smt. Nappinnai Alias Niraja, 34 years, wife of N.V. Narasimhan, Hindu, residing at No.10 Ramachandra Iyer St., T.Nagr, Madras 17 housewife, and (2) Smt. V.R. Malathi aged about 32 years, wife of M. Muralidaran, Hindu, residing at No.1 Ninth Street, Nandanam Extension, Madras 35, employed as Statistics Inspector, Statistics Dept., Govt. Of Tamil Nadu Madras, both 1 and 2 hereinafter referred to as the RELEASORS which term shall wherever the context so requir s or permits mean and include their respective heirs, executors, legal representatives, administrators and assigns in favour of Smt.T.P. Chandra, aged about 38 years, wife of T.P. Seshadri Hindu, housewife, residing at 10 Ramachandra Iyer Street, T.Nagar, Madras 17 hereinafter called the RELEASEE which term shall wherever the context so requires or permits mean and include her heirs, executors, legal representatives administrators and assigns;

...2/-

Nappinai.
V.R. Malathi

D... No. 695 of 1979
Contains 6 sheets
1st sheet

Sub-Registrar

648/79/695

Received in the office of the Sub Registrar of Thyagarayanagar and fee of Rs. 200/- paid between the hours of 12 noon & 1 p.m.

12th April 1979

SEAL OF THE SUBREGISTRAR THYAGARAYANAGAR

EXECUTION ADMITTED BY

Vappinai. W/o. N. V. Narasimhan.
No. 10. Ramachandra Iyer St,
T. Nagar
Madras. 17

V. L. L. C. W/of. M. Muralidharan
No. 3, 9th Street, Nandanam Extension
Madras. 35.

IDENTIFIED BY

V. RANGASWAMY.
Son of V. Raghavachariar aged about 70 years
Occupation: Medical Practitioner, residing at 10 Ramachandra Iyer St, Madras 17.

Manohar (K. Rajagopalan) son of R.S. Krishnamachari, Advocate, residing at 11 Venkatesa Street, Madras 600017.

12th April 1979

SUB-REGISTRAR

10 Rs.





865 Nappinai @ V.R. Malathi
12.4.99

M. EKAMBARAM,
STAMP-VENDOR,
14; USMAN ROAD,
MADRAS-17.
Phone: 442969.

...2...

Whereas the parties hereto viz. the Releasors and the Releasee are the daughters of V.Rangaswamy, son of Raghava chariar, Hindu, aged about 66 years, retired Official, residing at 10 Ramachandra Iyer Street, Madras 17 and grand daughters of the late V.K. Kanakavallia mal, mother-in-law of V.Rangaswamy;

Whereas the Releasors and the Releasee herein are the legal heirs to the property being land and superstructure bearing Door No.10 old No.17 Ramachandra Iyer Street, Madras 600 017, more particularly described in the Schedule hereunder and left by their grandmother the late V.K.Kanakavalliammal as per deed of Settlement, being Doc.No.459 of 1948 dated 27.5.1948.

Whereas the Releasors herein have been brought up and taken care of ever since their childhood by the Releasee and whereas from time to time the Releasors have been getting various types of monetary and other benefits from the Releasee and whereas the Releasors are desirous of expressing their gratefulness to the Releasee and have therefore decided to release all and every right and interest

...3/

870
3776 379

Registered as No 695 of 79
of Book 1 Volume
870 Page 3776
379

23rd May 79
Sub-Registrar

SEAL OF THE SUB REGISTRAR THYAGARAYANAGAR

Doct. No 695 of 1979
of Book I
Scanned 6 sheets
Sheet.

2nd

Sub-Registrar





866 Nappinai X V. R. Malathi

12.4.79

M. EKAMBARAM,
STAMP-VENDOR,
14, USMAN ROAD,
MADRAS-17.
Phone: 44[illegible]9.

which they have and posses in the property more particularly in the schedule.

Whereas the Releasee has also agreed to pay a sum of Rs.10,000/- (Rupees ten thousand only) to each of the Releasor herein, out of love and affection and in consideration of their relinquishing all their rights and interest whatsoever in the property more particularly mentioned in the schedule hereunder in favour of the Releasee;

Whereas the Releasor shall release their respective shares in the schedule of perperty in favour of the Releasee as described above for the reasons set forth above and for the consideration stated above;

Now this Deed of Release witnesseth as follows:

(1) That the Releasors do hereby release and relinquish their right, title and interest whatsoever in the schedule property in favour of the Releasee on and from this day.

....4

Nappinai.
V.R. 1-1-1C.

2Rs

INDIA

दो रुपये

सत्यमेव जयते

TWO RUPEES भारत TWO RUPEES

दो रुपये

STAMP DEPOT MADRAS TALUK 379 6 APR

867 12.4.79

Nappinai & V.R. Malathi

M. ERAMBARAM, STAMP-VENDOR, 14, USMAN ROAD, MADRAS-17. Phone: 4[illegible]9

...4...

(2) That the Releasee shall hereafter maintain, repair pay taxes and hold and posses the property mentioned in the schedule hereunder at her own costs and the Releasors shall hereafter be not liable for payment of any tax or other outgoings in respect of the schedule property.

(3) That the Releasee has paid a sum of Rs.10,000/- (Rupees ten thousand only) to Mrs. Nappinnai wife of N.V. Narasimhan and Rs.10,000/- (Rupees ten thousand only) to Mrs. V.R.Malathi wife of M.Muralidharan in consideration of the Releasors giving complete release of their respective rights in the abovesaid property being No.10, Old No.17 Ramachandra Iyer Street, T.Nagar, Madras 17 in favour of the Releasee herein the receipt of which sum of Rs.10,000/- each is acknowledged and admitted by the Releasors herein and the Releasors have agreed for the receipt of the above said consideration in view of their natura love and affection and regard they have for their eldest sister and also because of the several other benefits they have received in the past from the Releasee herein;

...5/-

Nappinai.

V.R.M.I.T.



868
12.6.79.

Nappinai & V.R. Malathi

M. EKAMBARAM,
STAMP-VENDOR,
14, USMAN ROAD,
MADRAS-17.
Phone: 442969.

...5...

(4) That the Releasors shall have no right title or interest whatsoever over the said schedule of property on and from this day.

(5) The Releasee has this day taken delivery of possession of the property more particularly described in the schedule hereunder free from all or any encumbrances and any claim from the releasors or any one claiming through or under them or from any one else.

....6/-

Nappinai
V.R. Malathi

50 P.

INDIA

पचास पैसे पचास पैसे

सत्यमेव जयते

भारत

FIFTY PAISE

MADRAS TREASURY

869 Nappinai & V.R. Malathi. 12.6.79

M. ELAMBARAM,
STAMP-VENDOR,
14, USMAN ROAD,
MADRAS-17.
Phone: 442969.

...6...

SCHEDULE

All that piece and parcel of land and superstructure bearing the Door No.10, Old No.17 Ramachandra Iyer Street, Thyagarayanagar, Madras 600 017 bounded on the North by Ramachandra Iyer Street, East by No.9 Ramachandra Iyer Street, West by No.11 Ramachandra Iyer Street, and South by No.12 Gandhi Street, and measuring 50 feet East to West and 115feet North to South in all 2 grounds and 950 sq.feet in Block No.119 bearing T.S.No.7612 in the Registration District of South Madras and Registration Sub-District of Thyagarayanagar Madras.

In Witness whereof the Releasors herein have hereunto set their respective hands at Madras this day month and year first above written.

SIGNED AND DELIVERED BY THE RELEASORS ABOVENAMED IN THE PRESENCE OF

1. Nappinai.
2. V.R. 1-1-IT

WITNESSES:

1.
2.

SIGNATURE OF THE RELEASORS

10,000/-



தமிழ்நாடு TAMILNADU

V. Soumitran
Chennai-17

23329
5/7/06

102914
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

SETTLEMENT DEED

THIS DEED OF SETTLEMENT executed at Chennai this 6TH day of July, 2006

BY

Mrs. T.P.CHANDRA, wife of Mr. T.P. Seshadri, Hindu, aged about 65 years, residing at Old No.10, New No.21, Ramachandra Iyer Street, T.Nagar, Chennai-600 017, hereinafter referred to as **"SETTLOR"** of the ONE PART;

T. P. Chandra.

Verified for Doc. 1432/2024
Sub Registrar T.Nagar
20/5

DOGUMENT NO/YEAR
Page No: 1628/06
Total: 1
Pages: 17

Verified for Doc. 16/2023
Sub Registrar T.Nagar
29.5.23

Verified for Doc. ADJ 94/2023
Sub Registrar T.Nagar
21/7

Verified for Doc. 3226/2023
Sub Registrar T.Nagar
25/10

Verified for Doc. ADJ 149/2023
Sub Registrar T.Nagar
20/10/23

1628/2006
வ.எ 1

Document No 1628 of 2006
containing 3 sheets
1 sheet

Presented in the Office of the
Sub Registrar of Thiyagaraya Nagar
and fee of Rs. 210.00 paid between the
hours of 10 AM & 11 AM on the 6th day of
JUL 2006 by

DOCUMENT NO/YEAR
Page No: 1628/06
Total: 2
Pages: 17

LEFT THUMB





T. P. Chandra. W/o. T. P. SESHADRI HG/NO: 10,
NEW NO: 21. RAMACHANDRA STREET.
T. NAGAR. CHENNAI- 17
I. D. CARD. ELECTION CARD.
NO: TN/003/009/0342557

மாவட்டப் பதிவாளர் (நிலையில்)

EXECUTION ADMITTED BY
LEFT THUMB



T. P. Chandra. W/o. T. P. SESHADRI HG/NO: 10,
NEW NO: 21. RAMACHANDRA STREET. T. NAGAR. CHENNAI-17
I. D. CARD. ELECTION CARD.
NO: TN/003/009/0342557.

IDENTIFIED BY

T. P SESHADRI S/o SAMPARACHARI
21. RAMACHANDRA STREET, T. NAGAR, CHENNAI- 17

M. Jayakumar (M. JAYAKUMAR) S/o N. MUTHU SWAMY 1 YEAR NO 72/4 NEW STREET
KALADIPET CHENNAI- 19.

6 JUL 2006

Sub Registrar
(District Registrar Cadre)

Enter Number of Copies Registered with the original one

Sub-Registrar

REGISTERED AS NO. 1628 OF 2006
BOOK 1
DATED 6 JUL 2006

மா. அனுபாகன
சார்பதிவாளர்
மாவட்டப் பதிவாளர் (நிலையில்)



தமிழ்நாடு TAMILNADU

S. Sowmitran
Chennai-17

23330
5/7/06

102915
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

TO AND IN FAVOUR OF

Mr. S. SOWMITRAN, son of Mr. T.P. Seshadri, Hindu, aged about 43 years, residing at Old No.10, New No.21, Ramachandra Iyer Street, T.Nagar, Chennai-600 017, hereinafter referred to as the **"SETTLEE"** of the OTHER PART;

And the terms "SETTLOR" and "SETTLEE" shall, wherever the context admits or so requires mean and include their heirs, legal representatives, executors, administrators and assigns;

T. P. Chandran.

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Total Pages: 2 17



தமிழ்நாடு TAMILNADU

J. Soumitran
Chennai-17.

23331
5/7/06

102916
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

WHEREAS all that piece and parcel of land measuring 2 Grounds and 950 Sq.feet, along with building thereon situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017, comprised in Old Survey No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, Mambalam-Guindy Taluk, absolutely belonging to the Settlor herein, she having acquired the same under Settlement deed dated 27.5.1948, registered as document No.459 of 1948, in the office of Sub-Registrar Theagarayanagar and under Release deed dated 12.4.1979, registered as document No.695 of 1979, in the office of Sub-Registrar Theagarayanagar.

T. P. Chandran.

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तमिलनाडु TAMILNADU

S. Sowmithran
Chennai-17

102917

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

23332
5/7/06

WHEREAS the Settlor herein is in absolute possession and enjoyment of the said property which is morefully described in schedule "A" hereunder.

WHEREAS the Settlee herein is her own younger son and the Settlor herein has decided to settle, transfer, convey the "B" schedule property to an extent of 2600 Sq.feet, along with building thereon, which forms part of "A" schedule property in favour of the settlee out of natural love and affection over him.

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T. P. Chandra.



तमिलनाडु TAMILNADU

S. Soumitran
Chennai-17

23333
5/2/06

102918
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

WHEREAS the Settlor herein has decided to settle, transfer and convey "B" schedule property in favour of the Settlee herein and retained life interest over the said property for her self and for her husband Mr. T.P. Seshadri and during the life time of the Settlor herein and her said husband are entitled to reside in "B" schedule property and enjoy all income during their life time and whereas after the life time of the Settlor and her said husband, the Settlee herein enjoy and possess "B" schedule property absolutely.

T. P. Chamalra.

DOCUMENT NO/YEAR
Page No: 1628/06
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TAMILNADU

S. Sowmithran
Chennai-17

23334
5/7/06

102919

V. RAJANGAM
STAMP VENDOR
L.No. 579/அ/85-1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

NOW THIS DEED OF FAMILY SETTLEMENT WITNESSETH that in consideration of natural love and affection of the Settlor having towards the Settlee, the Settlor doth hereby, grant, transfer assign unto the Settlee, "B" schedule property to an extent of 2600 Sq.feet, along with building thereon, together with all the rights, liberties, advantages, privileges, easements water, water ways, appurtenances and whatsoever belonging to the said property and the Settlee herein shall take the said property subject to the life interest retained by the Settlor and her husband as stated above.

The Settlor doth hereby declare that she is having absolute power to settle the "B" schedule mentioned property in favour of the Settlee.

T. P. Chandra.

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तमिलनाडु TAMILNADU

V. Soumitran
Chennai-17

102920
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

That the Settlee herein shall hereafter enjoy the "B" schedule mentioned property subject to the life interest as stated above.

That the Settlee assures that the "B" schedule property is free from all encumbrances.

That the Settlor states that the Settlee shall hereafter pay all taxes and outgoings.

That the Settlor agrees to transfer patta, and property tax records in the name of the Settlee.

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T. P. Chandran.



तमिलनाडु TAMILNADU

102921
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

SCHEDULE "A"

(Total Property)

All that piece and parcel of land measuring 2 Grounds and 950 Sq.feet, along with building thereon situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017, comprised in Old Survey No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, Mambalam-Guindy Taluk and bounded on the

NORTH BY : Ramachandra Street,

SOUTH BY : Old Nos.11 &12, New Nos.6 & 8 Gandhi Street,

EAST BY : Old No.9 & New No.19 Ramachandra Street,

WEST BY : Old No.11 & New No.23 Ramachandra Street,

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तमिलनाडु TAMILNADU

182416

V. RAJANGAM
STAMP VENDOR
L.No. 579 / [illegible]
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

S. Saravanan
Chennai-17

23332
5/12/06

MEASURING ON THE

East to West on the Northern side : 50 feet,
East to West on the Southern side : 50 feet ,
North to South on the Eastern side : 115 feet and ,
North to South on the Western side : 115 feet

Within the Sub-Registration District of Theagarayanagar and Registration District of South Chennai,

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Pages: 19

T. P. Chandra.



तमिलनाडु TAMILNADU

S. Soumitran
Chennai-17

182417

V. RAJANGAM
STAMP VENDOR
L.No. 579 / [illegible]
NEW No. 24, MANNAR STREET
T. NAGAR, CHENNAI - 600 017
Ph : 24362608

23328
5/12/06

SCHEDULE "B"

(Property hereby settled –forms part of "A" schedule property)

All that piece and parcel of land to an extent of 2600 Sq.feet, (Road side) along with building thereon, measuring 2580 Sq.feet, consists of Ground and First Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017, comprised in Old Survey No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, Mambalam-Guindy Taluk and bounded on

NORTH BY : Ramachandra Iyer Street,

SOUTH BY : Property being settled in favour of Mr. Raghunandan,

EAST BY : Passage being settled in favour of Mr. Raghunandan,

WEST BY : Old No.11, New No.23, Ramachanda Street.

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T.P Chandra.



तमिलनाडु TAMILNADU

182418

V. RAJANGAM
STAMP VENDOR
L.No. 579 / ...
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

- 11 -

MEASURING ON THE

East to West on the Northern side : 40 feet,

East to West on the Southern side : 40 feet ,

North to South on the Eastern side : 65 feet and ,

North to South on the Western side : 65 feet

As per the rough sketch and marked Red attached along with this deed.

T. P. Chandran.

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Total: 12
Pages: 17



तमिलनाडु TAMILNADU

23340
5/2/06

S. Gowri Shankar
Chennai-17

182419

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

- 12 -

The value of the property hereby settled is Rs. 30,00,000/-.

IN WITNESS WHEREOF THE SETTLOR HEREIN HAS SET HER HAND AND SUBSCRIBED HER SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

T. P. Chandra.

SETTLOR

WITNESSES:

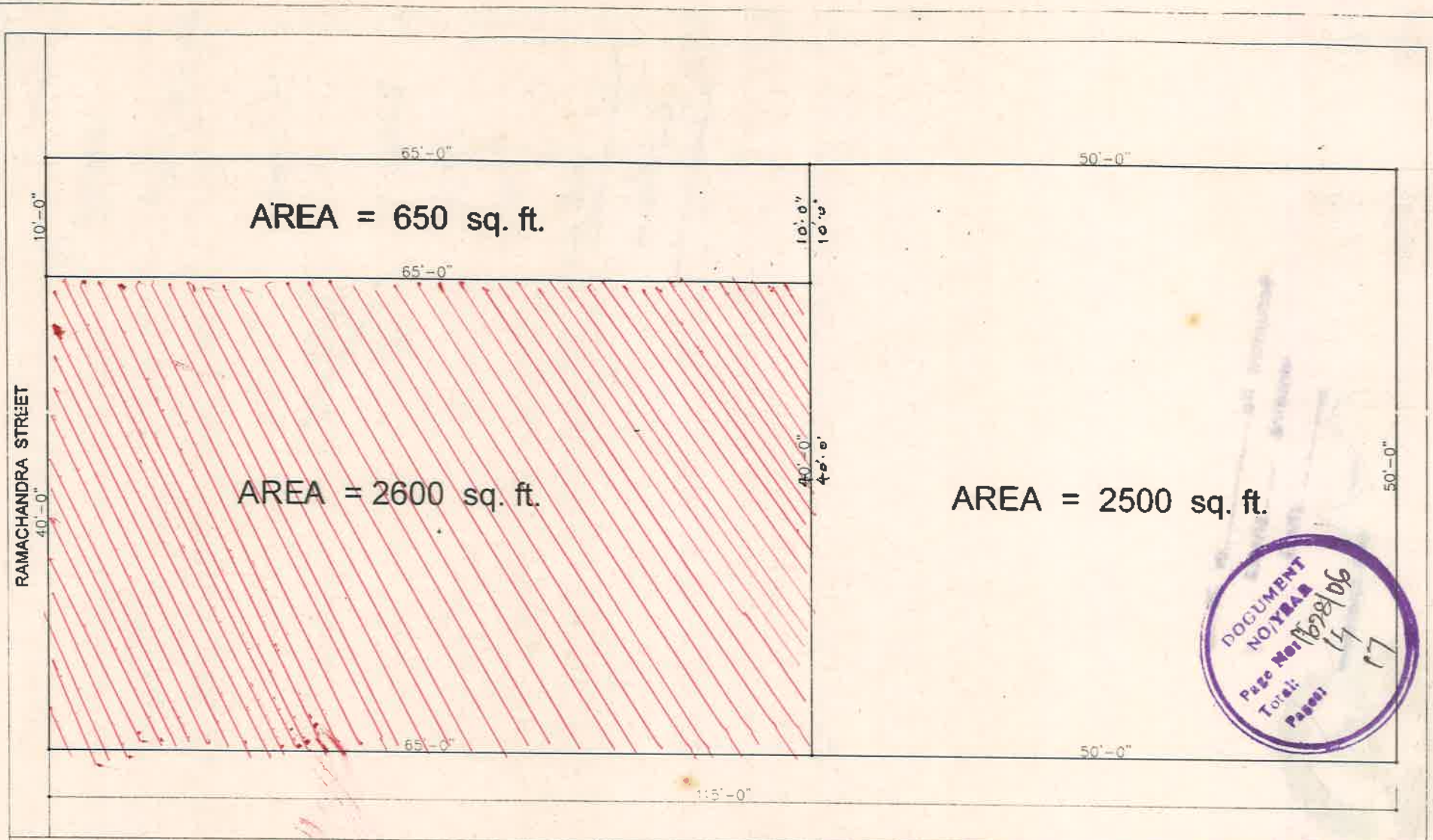
1.

2. M. Jayakumar
(M. JAYAKUMAR)
S/o M. NUTHUSWAMY IYER
72/4 NEW STREET
KALADIPET
CHENNAI - 19.

DRAFTED BY V. Sampathkumar

V. SAMPATHKUMAR
ADVOCATE
(B.C.M. 38 OF 1967)
NO: 5/2, CART TRACK ROAD
T. NAGAR, CHENNAI-17.

DOCUMENT NO/YEAR
Page Nos
Total: Pages
1628/06
13
17



PROJECT

PROPOSED SUB - DIVISION AT OLD NO: 10, NEW NO: 21
RAMACHANDRA STREET, T.NAGAR, CHENNAI -17.

DATE :07-08-2006	SCALE : N.T.S
Drg No. Sk-01	REVISION - 01

N E S W

T. P. Chandra.

SETTLOR

10,00/-



तमिलनाडु TAMILNADU

23309

5/7/06

S. Raghunandan.
Chennai-17

101441
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

SETTLEMENT DEED

THIS DEED OF SETTLEMENT executed at Chennai this 6TH day of July, 2006

BY

Mrs. T.P.CHANDRA, wife of Mr. T.P. Seshadri, Hindu, aged about 65 years, residing at Old No.10, New No.21, Ramachandra Iyer Street, T.Nagar, Chennai-600 017, hereinafter referred to as **"SETTLOR"** of the **ONE PART;**

DOCUMENT NO/YEAR
Page Nos: 1629/06
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T.P Chandra.

Visited 02-06-2024

4/6

Verified for
Doc. 615/2023
Sub Registrar
T.Nagar
29-5-23

Verified for
Doc. 31221/2023
Sub Registrar
T.Nagar
13/10/23

1629/2006

Document No 1629 of 2006
contains 13 sheets
1 sheet

Presented in the Office of the
Sub Registrar of Thiyagaraya Nagar
and fee of Rs. NIL paid between the
hours of 11 & 12 on the 6th day of
JUL 2006

DOCUMENT NO/YEAR
Page No: 1629/06
Total: 2
Page: 17

LEFT THUMB



J. P. Chandra. W/o. T.P. SESHADRI
No:10, Door No: 21. RAMACHANDRA STREET
T. NAGAR. CHENNAI-17
I.D. CARD. ELECTION CARD. CHENNAI
NO: TN/03/009/0342557.

EXECUTION ADMITTED BY
LEFT THUMB



T.P. Chandra W/o. T.P. SESHADRI. No:10, Door No: 21
RAMACHANDRA STREET. T. NAGAR. CHENNAI: 17
I.D. CARD. NO: ELECTION CARD. CHENNAI.
TN/03/009/0342557.

IDENTIFIED BY

T P SESHADRI S/o SUNDARALHARI
No 21. RAMACHANDRA STREET. T. NAGAR. CHENNAI: 17

M. Jayakumar (M. JAYAKUMAR) S/o N. MUTHUSWAMY IYER. 72/A. NEW STREET
KALADIPET, CHENNAI-19.

6 JUL 2006

Sub Registrar
(District Registrar Cadre)

Note: Number of Copies Registered with the original one

Sub-Registrar

REGISTERED AS NO. 1629 OF 2006
BOOK 1
DATE 6 JUL 2006

வா. அன்பழகன்
சார்பதிவாளர்
மாவட்டப் பதிவாளர் (நிலையில்)
தி.நகர்



तमिलनाडु TAMILNADU

S Raghunandan
Chennai-17

101442
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

TO AND IN FAVOUR OF

Mr. S. RAGHUNANDAN, son of Mr. T.P. Seshadri, Hindu, aged about 45 years, residing at Old No.10, New No.21, Ramachandra Iyer Street, T.Nagar, Chennai-600 017, hereinafter referred to as the **"SETTLEE"** of the OTHER PART;

And the terms "SETTLOR" and "SETTLEE" shall, wherever the context admits or so requires mean and include their heirs, legal representatives, executors, administrators and assigns;

DOCUMENT NO/YEAR
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T.P. Chandra.



तमिलनाडु TAMILNADU

S. Raghunandan
Chennai-17

101443
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

23311
5/7/06

WHEREAS all that piece and parcel of land measuring 2 Grounds and 950 Sq.feet, along with building thereon situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017, comprised in Old Survey No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, Mambalam-Guindy Taluk, absolutely belonging to the Settlor herein, she having acquired the same under Settlement deed dated 27.5.1948, registered as document No.459 of 1948, in the office of Sub-Registrar Theagarayanagar and under Release deed dated 12.4.1979, registered as document No.695 of 1979, in the office of Sub-Registrar Theagarayanagar.

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Pages: 19

T. P. Chandra.



तमिलनाडु TAMILNADU

S. Raghunandan
Chennai-17

2331L
5/7/06

J01444
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

WHEREAS the Settlor herein is in absolute possession and enjoyment of the said property which is morefully described in schedule "A" hereunder.

WHEREAS the Settlee herein is her own elder son and the Settlor herein has decided to settle, transfer, convey the "B" schedule property to an extent of 2500 Sq.feet, with building thereon, along with passage leading from Ramachandra Street to an extent of 650 Sq.feet, which forms part of "A" schedule property in favour of the settlee out of natural love and affection over him.

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T. P. Chandra.



तमिलनाडु TAMILNADU

23313
5/7/06

S. Raghuvandan
Chennai-17

J01445
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

WHEREAS the Settlor herein has decided to settle, transfer and convey "B" schedule property in favour of the Settlee herein and retained life interest over the said property for her self and for her husband Mr. T.P. Seshadri and during the life time of the Settlor herein and her said husband are entitled to reside in "B" schedule property and enjoy all income during their life time and whereas after the life time of the Settlor and her said husband, the Settlee herein enjoy and possess "B" schedule property absolutely.

DOGUMENT NO/YEAR
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T.P. Chandra.



தமிழ்நாடு TAMILNADU

S. Raghunandan
Chennai-17

102909
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

23314
5/7/06

NOW THIS DEED OF FAMILY SETTLEMENT WITNESSETH that in consideration of natural love and affection of the Settlor having towards the Settlee, the Settlor doth hereby, grant, transfer assign unto the Settlee, "B" schedule property to an extent of 2500 Sq.feet, along with building thereon, and with passage to an extent of 650 Sq.feet leading from Ramachandra Street to "B" schedule property, together with all the rights, liberties, advantages, privileges, easements water, water ways, appurtenances and whatsoever belonging to the said property and the Settlee herein shall take the said property subject to the life interest retained by the Settlor and her husband as stated above.

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T. P. Chandran.



तमिलनाडु TAMILNADU

S. Raghunandan
Chennai-17

102910
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

The Settlor doth hereby declare that she is having absolute power to settle the "B" schedule mentioned property in favour of the Settlee.

That the Settlee herein shall hereafter enjoy the "B" schedule mentioned property subject to the life interest as stated above.

That the Settlee assures that the "B" schedule property is free from all encumbrances.

That the Settlor states that the Settlee shall hereafter pay all taxes and outgoings.

DOGUMENT NO/YEAR
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T. P. Chandra.



TAMILNADU

S. Raghunandan
Chennai-17

102911
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

23316
5/2/06

That the Settlor agrees to transfer patta, and property tax records in the name of the Settlee.

SCHEDULE "A"

(Total Property)

All that piece and parcel of land measuring 2 Grounds and 950 Sq.feet, along with building thereon situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017, comprised in Old Survey No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, Mambalam-Guindy Taluk and bounded on the

DOGUMENT NO,YEAR
Page No: 1629/06
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T.P. Chandra.



तमिलनाडु TAMILNADU

S Raghunandan
Chennai

182420

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 95 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

23312
31/7/06

NORTH BY : Ramachandra Street,

SOUTH BY : Old Nos.11 &12, New Nos.6 & 8 Gandhi Street,

EAST BY : Old No.9 & New No.19 Ramachandra Street,

WEST BY : Old No.11 & New No.23 Ramachandra Street,

MEASURING ON THE

East to West on the Northern side : 50 feet,

East to West on the Southern side : 50 feet ,

North to South on the Eastern side : 115 feet and ,

North to South on the Western side : 115 feet

DOCUMENT NO/YEAR
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T. P. Chandra.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

182421

V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 95
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

23318
5/2/06

S. Raghunandan
Chennai-17

Within the Sub-Registration District of Theagarayanagar and Registration District of South Chennai.

SCHEDULE "B"

(Property hereby settled –forms part of "A" schedule property)

All that piece and parcel of land to an extent of 2500 Sq.feet, (Rear side) along with building thereon, measuring 900 Sq.feet, in Ground floor, with passage leading from Ramachandra Street to "B" schedule property, to an extent of 650 Sq.feet, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017, comprised in Old Survey No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, Mambalam-Guindy Taluk and bounded on the

T.P.Chandra.

DOCUMENT NO/YEAR
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Total: (1)
Pages: 17



तमिलनाडु TAMILNADU

S. Raghunandan
Chennai-17

182422

V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 66/1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
24362608

2 3319
5/2/06

NORTH BY : Passage leading from Ramachandra Street and Property being settled in favour of Mr. S. Sowmitran

SOUTH BY : Old Nos.11 & 12, New Nos.6 & 8 Gandhi Street,

EAST BY : Old No.9, New No.19, Ramachandra Street,

WEST BY : Old No.11, New No.23, Ramachanda Street

MEASURING ON THE

East to West on the Northern side : 50 feet,

East to West on the Southern side : 50 feet ,

North to South on the Eastern side : 50 feet and ,

North to South on the Western side : 50 feet

And the said passage measuring East to West 10 feet wide and North to South 65 feet.

T. P. Chandra.

DOCUMENT NO/YEAR
Page Nos: 1629/06
Total: 12
Pages: 17

भारतीय गैर-न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

182423

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 1995
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.

S. Raghunandan
Chennai-17

23320
5/7/06

- 12 -

As per the rough sketch and marked Red and Passage marked as Yellow, attached along with this deed.

The value of the property hereby settled is Rs. 30,00,000/-.

IN WITNESS WHEREOF THE SETTLOR HEREIN HAS SET HER HAND AND SUBSCRIBED HER SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

T.P. Chandra.

SETTLOR

WITNESSES:

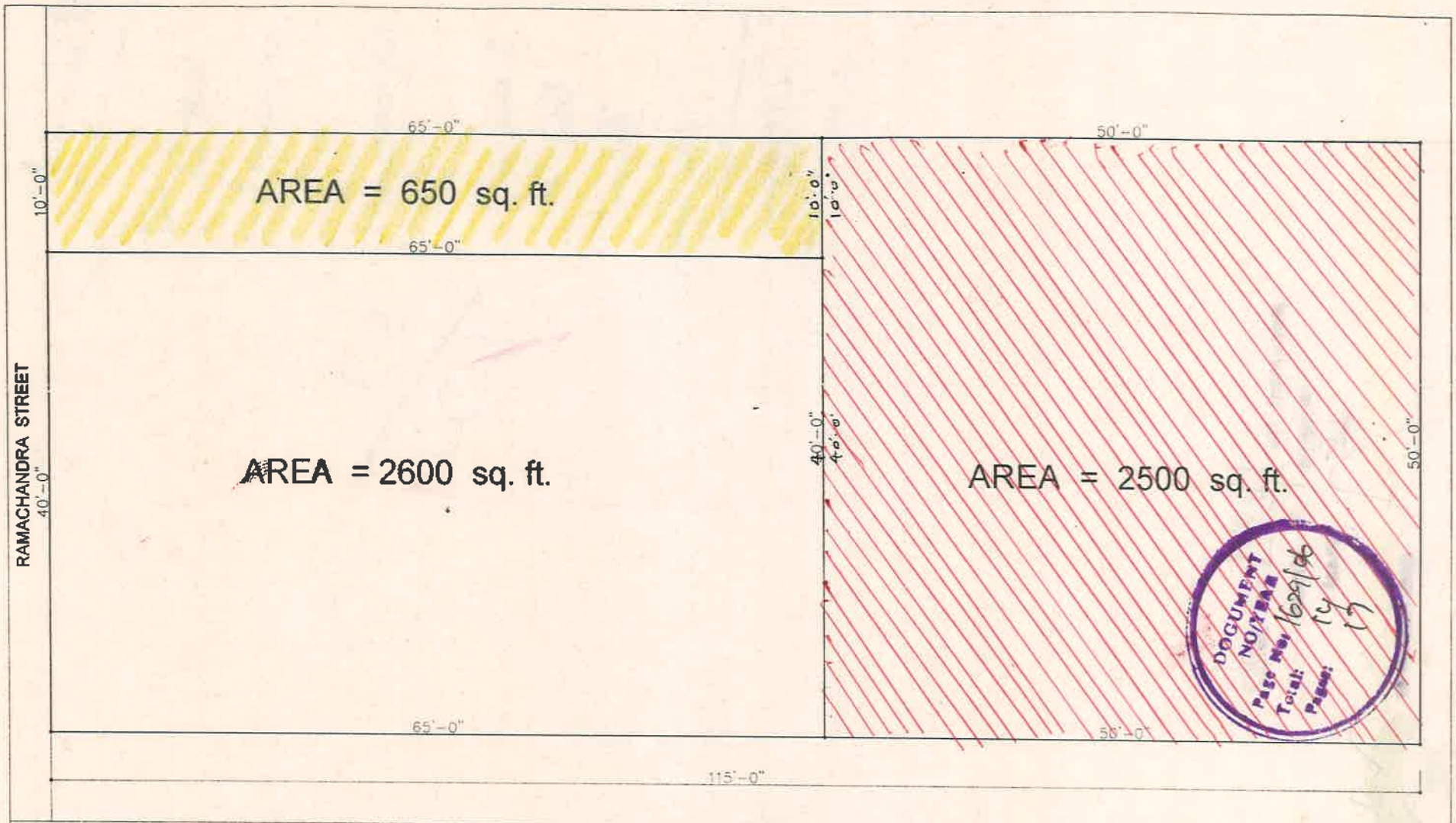
1.

2. M. Jayalaxmi
(M. JAYAKUMAR)
S/O N. NUTHU SWAMY NAIR
72A. NAN STREET
KALADIPET
CH-19

DOCUMENT NO/YEAR
Page Nos 1629/06
Total: 13
Pages 17

DRAFTED BY V. Sampathkumar.

V. SAMPATHKUMAR
ADVOCATE
(B.C.M. 36 OF 1967)
NO: 5/2, CART TRACK ROAD
T. NAGAR, CHENNAI-17.


RAMACHANDRA STREET
65'-0"
10'-0"
AREA = 650 sq. ft.
65'-0"
50'-0"
10'-0"
40'-0"
AREA = 2600 sq. ft.
AREA = 2500 sq. ft.
40'-0"
50'-0"
65'-0"
50'-0"
115'-0"
DOCUMENT NO/YEAR
Page No: 1629/06
Total:
Pages:
PROJECT
PROPOSED SUB - DIVISION AT OLD NO: 10, NEW No: 21
RAMACHANDRA STREET, T.NAGAR, CHENNAI -17.
DATE 07-06-2006
SCALE : N.T.S
Drg No. Sk-01
REVISION - 01
N
E
S
W
T.P. Chandra.
SETTLOR

1615/2023 TP/150992043/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

26 MAY 2023

Mrs T.P. Chandra
Chennai - 600017

BB 461277

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

T.P. Chandra.

RELEASE DEED OF
(Life Interest)

THIS DEED OF RELEASE executed at Chennai this 29th day of **May, 2023.**

BY

Mrs. T. P. CHANDRA (PAN: ADJPC0870G, Aadhaar No. 789989839278), wife of late T. P. Seshadri, Hindu, aged about 82 years, residing at No. 21/10, Ramachandra Street, T. Nagar, Chennai – 600 017, hereinafter referred to as the "**RELEASOR**".

T.P. Chandra.

Verified for
Doc 3122/2023
Sub Registrar T.Nagar
13/10/23

Document No. 1615 of 2023 of Book I
Contains 11 Sheets 1 Sheet
Registering Officer
T.Nagar

Verified
04-06-2024

TO AND IN FAVOUR OF

Mr. S. RAGHUNANDAN (PAN: AABPR3148K, Aadhaar No. 784748346005), son of late T. P. Seshadri, Hindu, aged about 63 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017, hereinafter referred to as the **"RELEASEE"**.

The terms **RELEASOR** and **RELEASEE** shall wherever the context admits or so requires mean and include their respective heirs, legal representatives, executors, administrators and assigns.

WHEREAS all that piece and parcel of land to an extent of 2500 Sq.ft., (Rear Side) along with building thereon, measuring 900 Sq.ft., in Ground Floor, with passage leading from Ramachandra Street to an extent of 650 Sq.ft., situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/2 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District, which is more fully described in the Schedule – A hereunder.

WHEREAS Mrs. T. P. Chandra (the **RELEASOR** herein) had settled the Schedule – A mentioned property in favour of her elder son namely Mr. S. Raghunandan (the **RELEASEE** herein), by a Deed of Settlement dated 6th July 2006, registered as Document No. 1629 of 2006 at SRO, T. Nagar. Keeping Life interest over the said property for herself and her husband Mr. T. P. Seshadri.

WHEREAS subsequently the said Mr. T. P. Seshadri (husband of the RELEASOR), died on 14.07.2011.

WHEREAS the **RELEASOR** out of natural love and affection she has towards the **RELEASEE,** has now decided to release her life interest which she had reserved for herself under the Settlement deed dated 6th July 2006 and registered as document No.1629 of 2006, in the office of the Sub Registrar, T. Nagar, Chennai, which is more fully described in the Schedule - B hereunder.

T. P. Chandra.

Document No. 1615 of 2023 of Book 1
Contain 11 Sheets 2 Sheet
Registering Officer
T.Nagar

NOW THIS DEED OF RELEASE WITNESSETH:

1. In pursuance of the foregoing and in consideration of natural love and affection the **RELEASOR** has towards the **RELEASEE** herein, who is her son, the **RELEASOR** do hereby release all her life interest which she had reserved under the Settlement Deed dated 6th July 2006, registered as Document No. 1629 of 2006 at SRO, T. Nagar without any encumbrance.

2. The **RELEASOR** hereby declares that the **RELEASEE** is hereby free to deal with the Schedule – A property in any manner he desires without any further notice to the **RELEASOR**.

3. The **RELEASOR** state that the life interest is hereby released and the property is free from all encumbrances.

4. The **RELEASOR** hereby declares that this Deed of Release is absolute and irrevocable, and that the **RELEASEE** shall take hold of and possess the Schedule – A property already Settled as its absolute owner with full rights of alienation and shall be entitled to receive all the income from the said property and all the rents and profits thereof.

SCHEDULE – A
(PROPERTY OWNED by the RELEASEE with Life Interest held by the RELEASOR)

All that piece and parcel of land to an extent of 2500 Sq.ft., (Rear Side) along with building thereon, measuring 900 Sq.ft., in Ground Floor, with passage leading from Ramachandra Street to an extent of 650 Sq.ft., situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/2 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District and bounded on the

North by	:	Passage leading from Ramachandra Street and Property being settled in favour of Mr. S. Sowmitran
South by	:	Old Nos. 11 & 12, New Nos. 6 & 8 Gandhi Street
East by	:	Old No. 9, New No. 19, Ramachandra Street
West by	:	Old No. 11, New No. 23, Ramachandra Street

T. P. Chandra.

Document No. 1615 of 2023 of Book 1
Contain 11 Sheets 3 Sheet
Registering Officer

Measuring on the

East to West on the Northern Side	:	50 feet
East to West on the Southern Side	:	50 feet
North to South on the Eastern Side	:	50 feet and
North to South on the Western Side	:	50 feet

And the said passage measuring East to West 10 feet wide and North to South 65 feet.

Situated within the Sub-Registration District of T. Nagar and Registration District of South Chennai.

SCHEDULE - B

(Subject Matter of this Release Deed by which the RELEASOR herein released her Life Interest)

The life interest in the Schedule - A property.

The value of the life interest in the property hereby released is Rs. 30,00,000/-

IN WITNESS WHEREOF THE RELEASOR HEREIN HAVE SUBSCRIBED HER SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. S. Mag

(S. Magesh),
S/o, Mr. G. Selvaraj,
No.80, Chetty Thottam,
Saidapet, Chennai – 600 015

T. P. Chandra.

RELEASOR

2.

(R. Kamalakkannan),
S/o, Mr. Renugopal,
No. 9/2, Mariamman Koil Street,
Devanur, Villupuram – 604208

Drafted By:



N. RAJENDIRAN, M. A., M. Ed.,B.L
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1,Jothiramalingam II Cross Street,
West Mambalam, Chennai – 600 033.
Mobile: 98411 22650

Document No. 1615 of 2023 of Book 1
Contain 11 Sheets 4 Sheet

Registering Officer
T.Nagar

R/Thiyagaraya nagar/Book-1/1615/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1183 of 2023

I hereby certify that a sum of ₹ 24,000/- (Rupees Twenty Four 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. டி.பி. சந்திரா residing at எண். 21/10, ராமச்சந்திரா தெரு, தி.நகர், சென்னை - 600 017, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Thiyagaraya nagar
Date: 29/05/2023

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

Sub Registrar
(In the cadre of District Registrar)
T. Nagar

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 4,310/- paid at 10:54 AM on the 29/05/2023 by

Left Thumb 	T. P. Chandra 94421 93392 Additions as per recitals of document	
Execution admitted by Left Thumb 	T. P. Chandra. Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:84973762583f466b9d4701baf6535a15d126c0 **(Details from UIDAI : T P CHANDRA W/O: Seshadri, 02-01-1941, xxxxxxxx9278)**	

29th day of May 2023

Document No. 1615 of 2023 of Book I
Contain 11 Sheets 5 Sheet

Registering Officer
T.Nagar

SENTHILNATHAN K
Sub Registrar
(In the cadre of District Registrar)
T. Nagar

Sub Registrar
Thiyagaraya nagar

Registered as Number **R/Thiyagaraya nagar/Book-1/1615/2023**.

Date: 29/05/2023
Thiyagaraya nagar

SENTHILNATHAN K
Sub Registrar

Sub Registrar
(In the cadre of District Registrar)
T. Nagar

Document No. 1615 of 2023 of Book 1
Contain 11 Sheets 6 Sheet

Registering Officer
T.Nagar

பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை

D5616979630C1872964/2023

DEPARTMENT OF PUBLIC HEALTH

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐப் பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, பெருநகர சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone 08	Division 126
Name	T.P. SESHADRI
Sex	Male
Date of Death	14-JUL-2011
Age	77 YEARS
Place of Death	SARAVANA HEART HOSPITAL 1, SOMA SOUNDARAM STREET, T.NAGAR, CHENNAI-600017
Name of The Mother	
Name of The Father	T.P. SUNDRACHARIAR
Name of The Husband / Wife	
Address of the deceased at the time of death	21,RAMACHANDRA IYER STREET, T.NAGAR, CHENNAI 600017
Permanent Address Of The Deceased	21,RAMACHANDRA IYER STREET, T.NAGAR, CHENNAI 600017
Registration Number	COC/2011/08/126/000106/0
Date of Registration	26-JUL-2011
Remarks (If Any)	
Date of Issue	26-MAY-2023

PUBLIC HEALTH DEPARTMENT B & D UNIT 26-MAY-2023 GREATER CHENNAI CORPORATION

DR.M.Jagadeesan
City Health Officer
Greater Chennai Corporation

Document No. 1615 of 2023 of Book
Contain 11 Sheets 7 Sheet
Registering Officer
T.Nagar

Ensure Registration of every Birth and Death / பிறப்பு / இறப்பு பதிவினை உறுதி செய்வீர்

Note : This certificate is computer generated and does not require any Seal/Signature in original.

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in. The Registration Number is unique to each death.

T.P. Chandra.

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	2	5263 PT -	-	ரயத்துவாரி	மனை	-	-	0-		0.00		0	2	81.0	-	1.75	-	சேஷாதிரி மகன் ரகுநந்தன், சந்திரா வாழ்நாள் உரிமை ..	கட்டிடம்	2023/02/09/000891SD DT. 2023-04-10 17:34:14.9 TR DT: 10-04-2023

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

மின் கையொப்பம் / Digital Signature : 10-04-2023
பெயர் / Name : Bharani N
பதவி / Designation : Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/2** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/2**
2. இத் தகவல்கள் 26-05-2023 அன்று 10:38:59 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 26-05-2023 at 10:38:59 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Document No. 1615 of 2023 of Book 1 Contain 11 Sheets & 1 Registering Officer T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0345657**	**Receipt Date:**	**19-04-2023 14:09:42**
Name:	T P CHANDRA		
Address:	21/1(10/1), Ramachandra Street , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-05855-000/08-126-0362-001 Paid By: T P CHANDRA		

Description Head of A/C	**Amount (in Rupees)**
I/23-24	1825.00
Property Tax Early Pay Incentive for I/23-24	(-) 66.00
Total:	**1,759.00**

Amount (in words): Rupees One Thousand Seven Hundred Fifty Nine Only

Online Transaction Number: pay_LfaUEk5dAaXlRT,Payment Dated: 19-04-2023

T. P. Chandra.

Document No. 1615 of 2023 of Book 1 Contain 11 Sheets 9 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம்/Enrollment No. : 1183/61045/00380

17/08/2013

To
T P CHANDRA
டி பி சந்திரா
W/O: Seshadri
NO 21/10
RAMACHANDIRA STREET
Thiyagaraya Nagar
Thiyagaraya Nagar,Chennai
Tamil Nadu - 600017
4428142440

KL347242745FT

34724274

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7899 8983 9278

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



டி பி சந்திரா
T P CHANDRA
தந்தை : வ ரங்கசாமி
Father : V RANGASAMI
பிறந்த நாள்/DOB: 02/01/1941
பெண்/ Female

7899 8983 9278

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

ADJPC0870G



பெயர் /NAME
TIRUPARKADAL PARAMEKANTHI CHANDRA

தந்தை பெயர் / FATHER'S NAME
VIPPEDU RANGASWAMY

பிறந்த தேதி /DATE OF BIRTH
02-01-1941

கையொப்பம் /SIGNATURE

T. P. Chandra.

Arun Bhatnagar
வருமானவரி ஆணையர் (கணிப்பொறி நடவடிக்கை)
Commissioner of Income-Tax (Computer Operations)

T. P. Chandra.

Document No. 1615 of 2023 of Book 1
Contain 11 Sheets /0 Sheet

Registering Officer
T.Nagar

SEAL OF THE REGISTRAR OF





T. P. Chandran.

S. Vijay.

R. Kee





Document No. 1615 of 2023 of Book 1 Contain 11 Sheets 11 Sheet

Registering Officer
T.Nagar

OFFICE OF THE SUB REGISTRAR OF

1616/2023 TP/15100 AH 64 / 2023



தமிழ்நாடு तमिलनाडु TAMILNADU 26 MAY 2023

Mrs. T. P. Chandra
Chennai - 600017.

BB 461276

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

T.P.Chandra.

RELEASE DEED OF
(Life Interest)

THIS DEED OF RELEASE executed at Chennai this **29th** day of **May, 2023.**

BY

Mrs. T. P. CHANDRA (PAN: ADJPC0870G, Aadhaar No. 789989839278), wife of late T. P. Seshadri, Hindu, aged about 82 years, residing at No. 21/10, Ramachandra Street, T. Nagar, Chennai – 600 017, hereinafter referred to as the "**RELEASOR**".

T. P. Chandra.

Verified for Doc ADJ 97/2023 Sub Registrar T.Nagar 21/4

Verified for Doc 1432/2024 Sub Registrar T.Nagar 20/5

Document No. 1616 of 2023 of Book I Contain 11 Sheets 1 Sheet
Registering Officer T.Nagar

Verified for Doc 3226/2023 Sub Registrar T.Nagar 27/10

Verified for Doc ADJ 149/2023 Sub Registrar T.Nagar 20/10/23

TO AND IN FAVOUR OF

Mr. S. SOWMITRAN (PAN: CBNPS5424G, Passport No. 528043400), son of late T. P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, USA, hereinafter referred to as the **"RELEASEE"**.

The terms **RELEASOR** and **RELEASEE** shall wherever the context admits or so requires mean and include their respective heirs, legal representatives, executors, administrators and assigns.

WHEREAS all that piece and parcel of land to an extent of 2600 Sq.ft., (Road Side) along with building thereon, measuring 2580 Sq.ft., consists of in Ground and First Floor, situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/1 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District, which is more fully described in the Schedule – A hereunder.

WHEREAS Mrs. T. P. Chandra (the **RELEASOR** herein) had settled the Schedule – A mentioned property in favour of her younger son namely Mr. S. Sowmitran (the **RELEASEE** herein), by a Deed of Settlement dated 6th July 2006, registered as Document No. 1628 of 2006 at SRO, T. Nagar. Keeping Life interest over the said property for herself and her husband Mr. T. P. Seshadri.

WHEREAS subsequently the said Mr. T. P. Seshadri (husband of the RELEASOR), died on 14.07.2011.

WHEREAS the **RELEASOR** out of natural love and affection she has towards the **RELEASEE,** has now decided to release her life interest which she had reserved for herself under the Settlement deed dated 6th July 2006 and registered as document No.1628 of 2006, in the office of the Sub Registrar, T. Nagar, Chennai, which is more fully described in the Schedule - B hereunder.

T. P. Chandra.

Document No. 1616 of 2023 of Book I
Contain 11 Sheets 2 Sheet
Registering Officer
T.Nagar

NOW THIS DEED OF RELEASE WITNESSETH:

1. In pursuance of the foregoing and in consideration of natural love and affection the **RELEASOR** has towards the **RELEASEE** herein, who is her son, the **RELEASOR** do hereby release all her life interest which she had reserved under the Settlement Deed dated 6th July 2006, registered as Document No. 1628 of 2006 at SRO, T. Nagar without any encumbrance.

2. The **RELEASOR** hereby declares that the **RELEASEE** is hereby free to deal with the Schedule – A property in any manner he desires without any further notice to the **RELEASOR**.

3. The **RELEASOR** state that the life interest is hereby released and the property is free from all encumbrances.

4. The **RELEASOR** hereby declares that this Deed of Release is absolute and irrevocable, and that the **RELEASEE** shall take hold of and possess the Schedule – A property already Settled as its absolute owner with full rights of alienation and shall be entitled to receive all the income from the said property and all the rents and profits thereof.

SCHEDULE – A
(PROPERTY OWNED by the RELEASEE with Life Interest held by the RELEASOR)

All that piece and parcel of land to an extent of 2600 Sq.ft., (Road Side) along with building thereon, measuring 2580 Sq.ft., consists of in Ground and First Floor, situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/1 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District and bounded on the

North by	:	Ramachandra Iyer Street
South by	:	Property being settled in favour of Mr. Raghunandan
East by	:	Passage being settled in favour of Mr. Raghunandan
West by	:	Old No. 11, New No. 23, Ramachandra Street

T. P. Chandra.

Document No. 1616 of 2022 of Book I
Contain 11 Sheets 3 Sheet
Registering Officer
T.Nagar

THE SUB REGISTRAR OF T. NAGAR

Measuring on the

East to West on the Northern Side	:	40 feet
East to West on the Southern Side	:	40 feet
North to South on the Eastern Side	:	65 feet and
North to South on the Western Side	:	65 feet

Situated within the Sub-Registration District of T. Nagar and Registration District of South Chennai.

SCHEDULE - B

(Subject Matter of this Release Deed by which the RELEASOR herein released her Life Interest)

The life interest in the Schedule - A property.

The value of the life interest in the property hereby released is Rs. 30,00,000/-

IN WITNESS WHEREOF THE RELEASOR HEREIN HAVE SUBSCRIBED HER SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. S. Magesh

(S. Magesh),
S/o, Mr. G. Selvaraj,
No.80, Chetty Thottam,
Saidapet, Chennai – 600 015

T. P. Chandra.

RELEASOR

2. R. Kamalakkannan

(R. Kamalakkannan),
S/o, Mr. Renugopal,
No. 9/2, Mariamman Koil Street,
Devanur, Villupuram – 604208

Drafted By:



N. Rajendiran

N. RAJENDIRAN, M. A., M. Ed.,B.L
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1,Jothiramalingam II Cross Street,
West Mambalam, Chennai – 600 033.
Mobile: 98411 22650

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Contain 11 Sheets 4 Sheet
Registering Officer
T.Nagar

OFFICE OF THE SUB REGISTRAR

R/Thiyagaraya nagar/Book-1/1616/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1184 of 2023

I hereby certify that a sum of ₹ 24,000/- (Rupees Twenty Four 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. டி.பி. சந்திரா residing at எண். 21/10, ராமச்சந்திரா தெரு, தி.நகர், சென்னை - 600 017, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Thiyagaraya nagar
Date: 29/05/2023

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

Sub Registrar
(In the cadre of District Registrar)
T. Nagar

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 4,310/- paid at 10:56 AM on the 29/05/2023 by

Left Thumb 	T.P. Chandra. 9HH219339Q2 Additions as per recitals of document	
Execution admitted by Left Thumb 	T. P. Chandra Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:6154355f0753405c1942b9a1c8b9e48627dbd3 **(Details from UIDAI : T P CHANDRA W/O: Seshadri, 02-01-1941, xxxxxxxx9278)**	

29th day of May 2023

Document No. 1616 of 2023 of Book I
Contain 11 Sheets 5 Sheet
Registering Officer
T.Nagar

SENTHILNATHAN K
Sub Registrar
(In the cadre of District Registrar)
T. Nagar

Sub Registrar
Thiyagaraya nagar

Registered as Number **R/Thiyagaraya nagar/Book-1/1616/2023**.

Date: 29/05/2023
Thiyagaraya nagar

SENTHILNATHAN K
Sub Registrar

Sub Registrar
(In the cadre of District Registrar)
T. Nagar

Document No.1616....of.2023 of Book
I.....Contain.11.....Sheets..6...Sheet

Registering Officer
T.Nagar

பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை

D5616979630C1872964/2023

DEPARTMENT OF PUBLIC HEALTH

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐப் பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, பெருநகர சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone 08	Division 126
Name	T.P. SESHADRI
Sex	Male
Date of Death	14-JUL-2011
Age	77 YEARS
Place of Death	SARAVANA HEART HOSPITAL 1, SOMA SOUNDARAM STREET, T.NAGAR, CHENNAI-600017
Name of The Mother	
Name of The Father	T.P. SUNDRACHARIAR
Name of The Husband / Wife	
Address of the deceased at the time of death	21,RAMACHANDRA IYER STREET, T.NAGAR, CHENNAI 600017
Permanent Address Of The Deceased	21,RAMACHANDRA IYER STREET, T.NAGAR, CHENNAI 600017
Registration Number	COC/2011/08/126/000106/0
Date of Registration	26-JUL-2011
Remarks (If Any)	
Date of Issue	26-MAY-2023

PUBLIC HEALTH DEPARTMENT B & D UNIT 26-MAY-2023 GREATER CHENNAI CORPORATION

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Contain 11 Sheets 7 Sheet
Registering Officer
T.Nagar

DR.M.Jagadeesan
City Health Officer
Greater Chennai Corporation

Ensure Registration of every Birth and Death / பிறப்பு, இறப்பு பதிவினை உறுதி செய்வீர்

Note : This certificate is computer generated and does not require any Seal/Signature in original.

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in. The Registration Number is unique to each death.

T. P. Chandra.

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigat on and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	1	5263 PT -	-	ரயத்துவாரி	மனை		-	0-		0.00		0	2	30.0	-	1.75	-	சந்திரா வாழ்நாள் உரிமை .., சேஷாதிரி மகன் சௌமித்ரன்	கட்டிடம்	2023/02/09/000891SD DT. 2023-04-10 17:34:14.9 TR DT: 10-04-2023

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

மின் கையொப்பம் / Digital Signature : 10-04-2023
பெயர் / Name : Bharani N
பதவி / Designation : Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

Registering Officer T.Nagar
Document No. 1146 of 2023 of Book 1 & Sheet 1 Contain 1 Sheets

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணையதளத்தில் **URB/02/09/004/001/0119/7612/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/1**

2. இத் தகவல்கள் 26-05-2023 அன்று 10:37:18 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 26-05-2023 at 10:37:18 AM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2019-20/N136/0109440**	**Receipt Date:**	**02-05-2019 15:40:15**
Name:	T P CHANDRA		
Address:	21(10), Ramachandra Street , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-05886-000/08-126-0362-000 Paid By: T P CHANDRA		

Description Head of A/C	Amount (in Rupees)
I/19-20	6130.00
II/19-20	6130.00
Total:	**12,260.00**

Amount (in words): Rupees Twelve Thousands Two Hundred Sixty Only

Cheque # 515421 Drawn on CANARA BANK, CH Dated 02-05-2019

T. P. Chandra.

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Registering Officer
T.Nagar

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம்/Enrollment No.: 1183/61045/00380

17/08/2013

To
T P CHANDRA
டி பி சந்திரா
W/O: Seshadri
NO 21/10
RAMACHANDIRA STREET
Thiyagaraya Nagar
Thiyagaraya Nagar,Chennai
Tamil Nadu - 600017
4428142440

KL347242745FT

34724274

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7899 8983 9278

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



டி பி சந்திரா
T P CHANDRA
தந்தை வ ரங்கசாமி
Father: V RANGASAMI

பிறந்த நாள்/DOB: 02/01/1941
பெண்மை / Female

7899 8983 9278

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

ADJPC0870G



பெயர் /NAME
TIRUPARKADAL PARAMEKANTHI CHANDRA

தந்தை பெயர் / FATHER'S NAME
VIPPEDU RANGASWAMY

பிறந்த தேதி /DATE OF BIRTH
02-01-1941

கையொப்பம் /SIGNATURE

T. P. Chandra

வருமானவரி ஆணையர் (கணிப்பொறி செயல்பாடு)
Commissioner of Income-Tax (Computer Operations)

T. P. Chandra.

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Contain 11 Sheets 10 Sheet

Registering Officer
T.Nagar

OFFICE OF THE SUB REGISTRAR OF T.NAGAR





T. P. Chandra.

S. Ravi

R. Kumar.





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I Contain 11 Sheets 11 Sheet
Registering Officer
T.Nagar

OFFICE OF THE SUB REGISTRAR OF

149/ADJ/2023 TP/ADJ/Thiyagarayanagar/3534765/23

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I,

S. SOWMITRAN also known as **SOWMITRAN SESHADRI (PAN: CBNPS5424G, USA Passport No. 528043400),** son of late T. P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, USA.

DO HEREBY NOMINATE, APPOINT AND CONSTITUTE,

My brother **Mr. S. RAGHUNANDAN (PAN: AABPR3148K, Aadhaar No. 784748346005),** son of late T. P. Seshadri, Hindu, aged about 63 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017, as my **TRUE AND LAWFUL GENERAL POWER OF ATTORNEY** in my name and on my behalf to do the following acts, deeds and things in respect of **SCHEDULE – B** mentioned property.

WHEREAS I am the sole and absolute owner of all that piece and parcel of land to an extent of 2600 Sq.ft., (Road Side) along with building thereon, measuring 2580 Sq.ft., consists of in Ground and First Floor, situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprised in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/1 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District, which is more fully described in the **Schedule - A** hereunder.

WHEREAS my mother Mrs. T. P. Chandra settled the Schedule – A mentioned property in my favour, by a Deed of Settlement dated 6th July 2006, registered as Document No. 1628 of 2006 at SRO, T. Nagar. Keeping Life interest over the said property for herself and her husband Mr. T. P. Seshadri.

WHEREAS subsequently the said Mr. T. P. Seshadri died on 14.07.2011.

WHEREAS my mother Mrs. T. P. Chandra released her life interest in the said property in my

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ADJ ...Contain. 13 .Sheets. 1 .Sheet
Registering Officer
T.Nagar

LAUREN V PUTZKE
NOTARY PUBLIC
REG. #7517550
MY COMMISSION EXPIRES
Sept. 30, 2024
COMMONWEALTH OF VIRGINIA

S. Sowmitran

favour by way of Release Deed dated 29th May 2023, registered as Document No. 1616 of 2023 at SRO T. Nagar.

WHEREAS consequent to the above developments, I became the absolute owner of the Schedule – A mentioned property and has been in continuous possession and enjoyment of the same till now.

WHEREAS out of natural love and affection I have towards my daughter **Miss. SWATHI SOWMITRAN (USA Passport No. 599196278, OCI Card No. A407580),** residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, USA. I have decided to settle 1/3rd Undivided Share in the Schedule – A Property, which is more fully described in the Schedule – B hereunder, in her favour with full powers of alienation.

WHEREAS in order to give effect to my above desire and settle 1/3rd Undivided share in the Schedule - A property, which is more fully described in the Schedule - B hereunder, I have to execute a Settlement Deed duly transferring the relative rights, title and interest to my Daughter.

WHEREAS I am unable to execute the necessary Settlement Deed by myself and give effect to my above desire, as I am living in abroad and, for that purpose, I hereby appoint my brother **Mr. S. RAGHUNANDAN (PAN: AABPR3148K, Aadhaar No. 784748346005)** as my **TRUE AND LAWFUL ATTORNEY** in my name and on my behalf to do the following acts, deeds and things namely:

1. To sign and execute the necessary Settlement Deed for the purpose on my behalf as my Power Agent.

2. To appear before the Registering Authorities and other Public Officers as may be necessary for the purpose of giving effect to the Settlement Deed in all aspects.

3. To sign and execute all papers / documents as may be necessary, as my true and lawful

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ADJ Contain 13 Sheets 2 Sheet
Registering Officer
T.Nagar

LAUREN V PUTZKE
NOTARY PUBLIC
REG. #7517550
MY COMMISSION EXPIRES
Sept. 30, 2024
COMMONWEALTH OF VIRGINIA

S. Sowmitran

attorney and take all steps that may be required for proper transfer of property and ensure that 1/3rd Undivided Share in the Schedule - A mentioned property is properly settled in favour of my daughter **Miss. SWATHI SOWMITRAN (USA Passport No. 599196278, OCI Card No. A407580)** as per my desire without any ambiguity so that she will become the absolute owner of the Schedule - B property with full powers of alienation.

I hereby undertake to ratify all the lawful acts done by my Attorney for the above purposes.

No consideration is received by me for executing this General Power of Attorney and no Transfer of Property is effected to him by this General Power Deed.

SCHEDULE - A

All that piece and parcel of land to an extent of 2600 Sq.ft., (Road Side) along with building thereon, measuring 2580 Sq.ft., consists of in Ground and First Floor, situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/1 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District and bounded on the

North by	:	Ramachandra Iyer Street
South by	:	Property being settled in favour of Mr. Raghunandan
East by	:	Passage being settled in favour of Mr. Raghunandan
West by	:	Old No. 11, New No. 23, Ramachandra Street

Measuring on the

East to West on the Northern Side	:	40 feet
East to West on the Southern Side	:	40 feet
North to South on the Eastern Side	:	65 feet and
North to South on the Western Side	:	65 feet

Situated within the Sub-Registration District of T. Nagar and Registration District of South Chennai

Document No. 149 of 2023 of Book 4 DJ... Contain 13 Sheets 3 Sheet
Registering Officer
T.Nagar

LAUREN BUTZKE
NOTARY PUBLIC
REG. #7517550
MY COMMISSION EXPIRES
Sept. 30, 2024
COMMONWEALTH OF VIRGINIA

S. Sowmithran

SCHEDULE – B
(Subject matter of this Power Deed)

1/3rd undivided share of right, title and interest in the Schedule - A property.

IN WITNESS WHEREOF THE PRINCIPAL HEREIN HAS SUBSCRIBED HIS SIGNATURE ON THIS 9th **DAY OF** OCTOBER **2023.**

WITNESSES :

1. Chance Putzke
4411 Millstone Ln, Fairfax
VA 22033

S. Sowmiha

PRINCIPAL
(Executant)

2. R. S. Jayashree.
JAYASHREE KIZHANATHAM
4420, MANOR HALL LANE,
FAIRFAX,
VA - 22033.

(Notary Public)
Lauren V. Putzke

LAUREN V PUTZKE
NOTARY PUBLIC
REG. #7517550
MY COMMISSION EXPIRES
Sept. 30, 2024
COMMONWEALTH OF VIRGINIA



Document No. 149 of 2023 of Book 1 ADJ Contain 13 Sheets 4 Sheet
Registering Officer
T.Nagar



Document No. 149 of 2023 of Book
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Registering Officer
T.Nagar

पंजीयन प्रमाणपत्र
CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक
OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि निम्न व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 क के अधीन विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

Alok Pandey
First Secretary (Consular)
Embassy of India
Washington DC

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of Issuing authority

EMBASSY OF INDIA VISA

पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India

सं. / No. A 029416

उपनाम / Surname
SESHADRI

दिया गया नाम / Given Name(s)
SOWMITRAN

राष्ट्रीयता / Nationality
USA

लिंग / Sex
M

जन्म तारीख / Date of Birth
24/08/1962

जन्म स्थान / Place of Birth
CHENNAI INDIA

व्यवसाय / Occupation
DBA LEAD ADMINISTRATOR

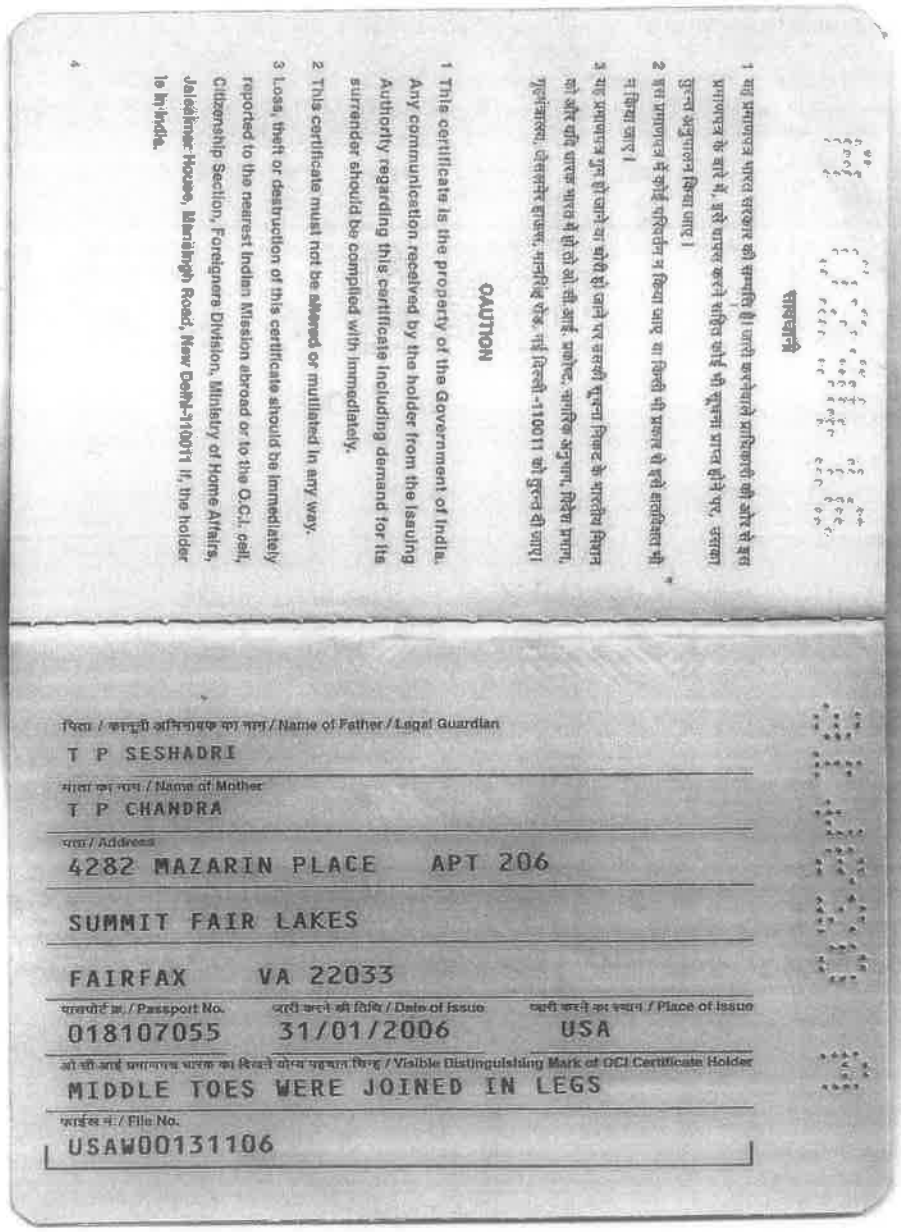
S. Sowmitran

जारी करने का स्थान / Place of Issue
WASHINGTON

जारी करने की तिथि / Date of Issue
03/06/2006

V<INDSESHADRI<<SOWMITRAN<<<<<<<<<<<<<<<<<<<<<<
A029416<<0USA6208244M6208233<<<<<<<<<<<<<<<0

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4 DJ Contain 13 Sheets 6 Sheet
Registering Officer
T.Nagar



सावधानी

1 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। जारी करनेवाले प्राधिकारी की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने सहित कोई भी सूचना प्राप्त होने पर, उसका तुरन्त अनुपालन किया जाए।

2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से कूटे संशोधित भी न किया जाए।

3 यह प्रमाणपत्र गुम हो जाने या चोरी हो जाने पर उसकी सूचना निकट के भारतीय मिशन को और यदि भारत में हो तो ओ.सी.आई. प्रकोष्ठ, नागरिक अनुभाग, विदेश प्रभाग, गृह मंत्रालय, जैसलमेर हाउस, मानसिंह रोड, नई दिल्ली -110011 को तुरन्त दी जाए।

CAUTION

1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.

2 This certificate must not be altered or mutilated in any way.

3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.

4

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
T P SESHADRI

माता का नाम / Name of Mother
T P CHANDRA

पता / Address
4282 MAZARIN PLACE APT 206

SUMMIT FAIR LAKES

FAIRFAX VA 22033

पासपोर्ट सं. / Passport No.	जारी करने की तिथि / Date of Issue	जारी करने का स्थान / Place of Issue
018107055	31/01/2006	USA

ओ.सी.आई. प्रमाणपत्र धारक का दिखने योग्य पहचान चिन्ह / Visible Distinguishing Mark of OCI Certificate Holder
MIDDLE TOES WERE JOINED IN LEGS

फाईल सं. / File No.
USAW00131106

Document No. 149 ....of. 2023 of Book
ADJ Contain 13 Sheets 7 Sheet
Registering Officer
T.Nagar



Document No.149 of 2023 of Book I
Contain 13 Sheets & 8 Sheet
Registering Officer
T.Nagar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOWMITRAN S

SESHADRI

24/08/1962

Permanent Account Number
CBNPS5424G

S. Sowmitran

Signature





09112008

SUB-REGISTRAR OF

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திரு/திருமதி/செல்வி. ரகுநந்தன் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர்

சார்பதிவாளர் : தியாகராய நகர்
நாள் :20/10/2023

SUB REGISTRAR
THIYAGARAYA NAGAR

2023 ஆம் ஆண்டு அக்டோபர் மாதம் 20ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு ராம் பிரவேஷ் த/பெ கோவிந் பிரசாத் கஜித்வார் சாரே, சோஹ்சராய், சராயா, நாளந்தா, பீகார் - 803118, பீகார், இந்தியா, 803118

2. திரு மகேஷ் த/பெ செல்வராஜ் எண். 80, செட்டி தோட்டம், சைதாப்பேட்டை, சென்னை - 600015, சென்னை, தமிழ்நாடு, இந்தியா, 600015

2023 ஆம் ஆண்டு அக்டோபர் மாதம் 20ம் நாள்

Prabhakar Rao G P
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/149/2023 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 20/10/2023
தியாகராய நகர்

Prabhakar Rao G P
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

Document No. 149 of 2023 of Book 1
Contain 13 Sheets 9 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THIYAGARAYA NAGAR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	1	5263 PT -	21/10	ரயத்துவாரி	மனை		-	0-		0.00		0	2	30.0	-	0.00	-	சேஷாதிரி மகன் சௌமித்ரன்	கட்டிடம்	2023/0153/02/021617TR DT. 2023-06-22 TR DT: 22-06-2023

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

மின் கையொப்பம் / Digital Signature : 22-06-202
பெயர் / Name : Revathi
பதவி / Designation : Zonal Deputy Tahsilda
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chenna

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/1**

2. இத் தகவல்கள் 19-10-2023 அன்று 05:39:20 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 19-10-2023 at 05:39:20 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Document No. 149 of 2023 Book
Contain 13 Sheets. 10 Sheet
A.D.T.
Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0973653**	**Receipt Date:**	**07-10-2023 15:11:20**
Name:	T P CHANDRA		
Address:	21(10), Ramachandra Street , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-05886-000/08-126-0362-000 Paid By: T P CHANDRA		

Description Head of A/C	Amount (in Rupees)
II/23-24	1632.00
Property Tax Early Pay Incentive for II/23-24	(-) 129.00
Total:	**1,503.00**
Amount (in words): Rupees One Thousand Five Hundred Three Only	
Online Transaction Number: pay_MlGsNLMEX6pCjq,Payment Dated: 07-10-2023	

Document No.149 ....of..2023 of Book
1 ADJ ...Contain..13...Sheets..1.1..Sheet
Registering Officer
T.Nagar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1960
Permanent Account Number
AABPR3148K

Signature

23062015

भारत सरकार

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61051/00381

To
ரகுநந்தன்
Raghunandan
21 (2) RAMACHANDIRA IYYAR STREET
T NAGAR
Thiyagaraya Nagar
Thiyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017
9442193392

06/06/2013

34436126

MN344361261FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



ரகுநந்தன்
Raghunandan
தந்தை : சேஷாத்ரி
Father : Seshadri
பிறந்தவருடம் / Year of Birth : 1960
ஆண்பால் / Male

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Document No.149.....of.2023 of Book
ADJ..Contain.13..Sheets.12.Sheet

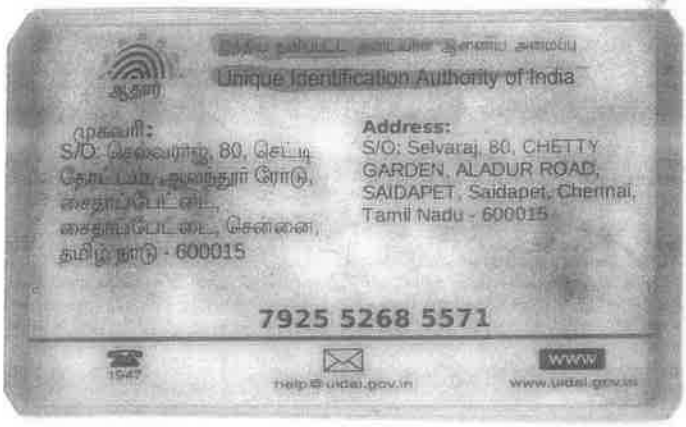
Registering Officer
T.Nagar

THE SEAL OF THE SUB-REGISTRAR OF THYAGARAYANAGAR





S. Ram Prawesh





Document No. 149 of 2023 of Book
ADJ Contain 13 Sheets, 13 Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

3/22/2023 TP/1619392991/2023



தமிழ்நாடு तमिलनाडु TAMILNADU
11 OCT 2023

S. Raghunandan
Chennai - 600017

BB 606509

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SETTLEMENT DEED

(Father to Daughter & Son)

THIS DEED OF FAMILY SETTLEMENT executed at Chennai this 13th day of **OCTOBER, 2023.**

BY

Mr. S. RAGHUNANDAN (PAN: AABPR3148K, Aadhaar No. 784748346005), son of late T. P. Seshadri, Hindu, aged about 63 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017, hereinafter referred to as the "**SETTLOR**".

S. Raghunandan

04-06-2024

I புத்தகம் 2023 ம் வருடத்திய 3/22 ம்
ஆவணம் 13 தாள்களை கொண்டது
1 வது தாள்
பதிவு அலுவலர்
தீ. நகர்

TO AND IN FAVOUR OF

1. **Mrs. SARAYU RAGHUNANDAN (PAN: EVGPS0676K, Aadhaar No. 961446151785),** daughter of Mr. S. Raghunandan, Hindu, aged about 32 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017 and

2. **Mr. R. SANTHANAKRISHNAN (PAN: EVFPS9814G, Aadhaar No. 522702373158),** son of Mr. S. Raghunandan, Hindu, aged about 29 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017.

Hereinafter collectively referred to as the "**SETTLEES**".

The terms **SETTLOR** and **SETTLEES** shall wherever the context admit or so require mean and include their respective heirs, legal representatives, executors, administrators and assign.

WHEREAS the **SETTLOR** herein is the sole and absolute owner of all that piece and parcel of land to an extent of 2500 Sq.ft., (Rear Side) along with building thereon, measuring 900 Sq.ft., in Ground Floor, with passage leading from Ramachandra Street to an extent of 650 Sq.ft., situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/2 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District, which is more fully described in the **Schedule - A** hereunder.

WHEREAS Mrs. T. P. Chandra settled the Schedule – A mentioned property in favour of the **SETTLOR** herein namely Mr. S. Raghunandan, who is none other than her son, by a Deed of Settlement dated 6th July 2006, registered as Document No. 1629 of 2006 at SRO, T. Nagar. Keeping Life interest over the said property for herself and her husband Mr. T. P. Seshadri.

WHEREAS subsequently the said Mr. T. P. Seshadri died on 14.07.2011.

WHEREAS the said Mrs. T. P. Chandra released her life interest in the said property in favour of the **SETTLOR** herein, by way of Release Deed dated 29th May 2023, registered as Document No. 1615 of 2023 at SRO T. Nagar.

R Raghunandan

I புத்தகம் 2023 ம் வருடத்திய 3122 ம்
ஆவணம் 12 தாள்களை கொண்டது
2 வது தாள்
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUB REGISTRAR OF

WHEREAS consequent to the above developments, the **SETTLOR** herein became the absolute owner of the Schedule – A mentioned property and has been in continuous possession and enjoyment of the same till now.

WHEREAS the **SETTLEES** namely **1) Mrs. SARAYU RAGHUNANDAN,** daughter of the **SETTLOR** herein & **2) Mr. R. SANTHANAKRISHNAN,** son of the **SETTLOR** herein and out of natural love and affection the **SETTLOR** has towards the **SETTLEES,** the **SETTLOR** is desirous of settling the **SCHEDULE - A** Property in favour of the **SETTLEES** with **1/3rd Undivided share** each, which is more fully described in **SCHEDULE - B** hereunder.

NOW THIS DEED OF FAMILY SETTLEMENT WITNESSETH:

1. In pursuance of the foregoing and in consideration of natural love and affection the **SETTLOR** has towards the **SETTLEES** herein, who are his daughter and son, the **SETTLOR** doth hereby grant, transfer, assign and settle **Schedule - B** property together with all right title and interest, privileges, easements, ways, water, water connections, drainage, metro water connections, electrical fittings, appurtenances and whatsoever belonging to the said property without any encumbrance.

2. The **SETTLOR** has this day handed over possession of the Property hereby settled to the **SETTLEES**.

3. The **SETTLOR** states that the property hereby settled is free from all encumbrances.

4. The **SETTLOR** doth hereby declare that he is the sole and absolute owner of Schedule - A Property and no one else has any claim, right, title or interest over the same and that the **SETTLEES** shall have all right, title and interest over their respective properties hereby settled with full powers of alienation.

5. The **SETLLEES** herein shall hereafter enjoy the property hereby settled without any objection or hindrance by the **SETTLOR** or any one.

6. The **SETTLOR** further states that hereafter the **SETLLEES** shall pay all taxes and outgoings for the property hereby settled.

7. This **SETTLEMENT** is absolute and irrevocable.

R Raghunandan

1 ...புத்தகம்...2023...ம் வருடத்திய 3122 ...ம
பூவணம்...13...தாள்களை கொண்டது
...3...வது தாள்
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

SCHEDULE - A
(Total Property)

All that piece and parcel of land to an extent of 2500 Sq.ft., (Rear Side) along with building thereon, measuring 900 Sq.ft., in Ground Floor, with passage leading from Ramachandra Street to an extent of 650 Sq.ft., situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/2 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District and bounded on the

North by	:	Passage leading from Ramachandra Street and Property being settled in favour of Mr. S. Sowmitran
South by	:	Old Nos. 11 & 12, New Nos. 6 & 8 Gandhi Street
East by	:	Old No. 9, New No. 19, Ramachandra Street
West by	:	Old No. 11, New No. 23, Ramachandra Street

Measuring on the

East to West on the Northern Side	:	50 feet
East to West on the Southern Side	:	50 feet
North to South on the Eastern Side	:	50 feet and
North to South on the Western Side	:	50 feet

And the said passage measuring East to West 10 feet wide and North to South 65 feet.

Situated within the Sub-Registration District of T. Nagar and Registration District of South Chennai.

J. Rajkumaran

I 2023 ம் வருடத்திய 3122 ம்
ஆவணம் 13 தாள்களை கொண்டது
4 வது தாள்
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUB REGISTRAR OF

SCHEDULE - B
(Property hereby Settled)

1/3rd Undivided Share of right, title and interest over the Schedule - A property to each of the **SETTLEES** herein namely Mrs. Sarayu Raghunandan and Mr. R. Santhanakrishnan.

The Market value of the property hereby settled is Rs. 50,00,000/-

IN WITNESS WHEREOF THE SETTLOR HEREIN HAS SUBSCRIBED HIS SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

WITNESSES:
1. S. Magesh

(S. Magesh),
S/o, Mr. G. Selvaraj,
No.80, Chetty Thottam,
Saidapet, Chennai – 600 015.

2. M. Annamalai

(M. Annamalai),
S/o, Mr. Marimuthu,
No. 613/3, Pallavarayankulam,
Arcot, Valaiyathur,
Vellore – 632504.

J. Raghunandan

SETTLOR

Drafted By:



N. RAJENDIRAN, M. A., M. Ed.,B.L
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1,Jothiramalingam II Cross Street,
West Mambalam, Chennai – 600 033.
Mobile: 98411 22650

I புத்தகம் 2023 ம் வருடத்திய 3122 ம்
ஆவணம் 13 தாள்களை கொண்டது
5 வது தாள்
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUBREGISTRAR OF T. NAGAR

R/Thiyagaraya nagar/Book-1/3122/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

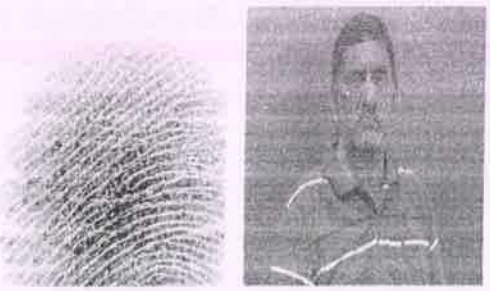
S.No 2251 of 2023

I hereby certify that a sum of ₹ 39,000/- (Rupees Thirty Nine Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எஸ். ரகுநந்தன் residing at எண். 21 (2), ராமச்சந்திரா தெரு, தி.நகர், சென்னை - 600 017, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Thiyagaraya nagar
Date: 13/10/2023

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

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 10,410/- paid at 10:43 AM on the 13/10/2023 by

Left Thumb 	S.Raghunandan 94421 93392 Additions as per recitals of document	
Execution admitted by Left Thumb 	S.Raghunandan Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:723883cf2cb995cc6e4a2880d1eb285cbc4ac7 **(Details from UIDAI : Seshadri Raghunanden S/O,Seshadri, 06-04-1960, xxxxxxxx6005)**	

13th day of October 2023

1 புத்தகம் 2023 ம் வருடத்திய 3122 ம்
ஆவணம் 13 தாள்களை கொண்டது
6 வது தாள்
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUBREGISTRAR OF THIYAGARAYANAGAR

Prabhakar Rao G P
Sub Registrar
Thiyagaraya nagar
சார்பதிவாளர்
தியாகராய நகர்

Registered as Number **R/Thiyagaraya nagar/Book-1/3122/2023**

Date: 13/10/2023
Thiyagaraya nagar

53362136

Prabhakar Rao G P
Sub Registrar

சார்பதிவாளர்
தியாகராய நகர்

I புத்தகம் 2023 ம் வருடத்திய 3122 ம்
ஆவணம் 13 தாள்களை கொண்டது
7 வது தாள்

பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUB REGISTRAR OF

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	2	5263 PT -	21/10	ரயத்துவாரி	மனை	-	-	0-		0.00		0	2	81.0	-	1.75	-	சேஷாத்திரி மகன் ரகுநந்தன்	கட்டிடம்	2023/0153/02/021616TR DT. 2023-06-22 TR DT: 22-06-2023

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

மின் கையொப்பம் / Digital Signature : 22-06-2023
பெயர் / Name : Revathi M
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/2** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/2**

2. இத் தகவல்கள் 11-10-2023 அன்று 02:19:11 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 11-10-2023 at 02:19:11 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

பதிவு அலுவலர்
தி. நகர்
இதனைக் கொண்டது
22/06/2023 வரை
செல்லத்தக்கது

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0973591**	**Receipt Date:**	**07-10-2023 15:02:59**
Name:	T P CHANDRA		
Address:	21/1(10/1), Ramachandra Street , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-05855-000/08-126-0362-001 Paid By: T P CHANDRA		

Description Head of A/C	**Amount (in Rupees)**
II/23-24	1825.00
Property Tax Early Pay Incentive for II/23-24	(-) 66.00
Total:	**1,759.00**

Amount (in words): Rupees One Thousand Seven Hundred Fifty Nine Only

Online Transaction Number: pay_MlGkH2hittFdmv,Payment Dated: 07-10-2023

I ..... பிரதமம் ..... 2023 ..... ம் வருடத்திய 3122 ..... ம்
ஆவணம் ..... 13 ..... தான்களை கொண்டது
..... 9 ..... வது தான்

பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUB REGISTRAR

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணை எண் 22163/2018ல் வழங்கப்பட்ட தீர்ப்புரை)

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

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

.....F.....புத்தகம்.....2023.....ம் வருடத்தின்.....3122.....ம் ஆவணம்.....13.....தாள்களை கொண்டது .....10.....வது தாள்

பதிவு அலுவலர்
தி. நகர்

OFFICE OF THE SUB REGISTRAR OF T. NAGAR

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61051/00381

To
ரகுநந்தன்
Raghunandan
21 (2) RAMACHANDIRA IYYAR STREET
T NAGAR
Thiyagaraya Nagar
Thiyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017
9442193392

06/06/2013
34436126
MN344361261FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



ரகுநந்தன்
Raghunandan
தந்தை : சேஷாத்ரி
Father : Seshadri
பிறந்தவருடம் / Year of Birth : 1960
ஆண்பால் / Male

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1960
Permanent Account Number
AABPR3148K

Signature



23062015

J. Raghunandan



If this card is lost / someone's lost card is found,
Please inform / return to :
The Asst. Manager
Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel : 91-20-2721 8080 Fax : 91-20-2721 8081
e-mail : tinpan@nsdl.co.in

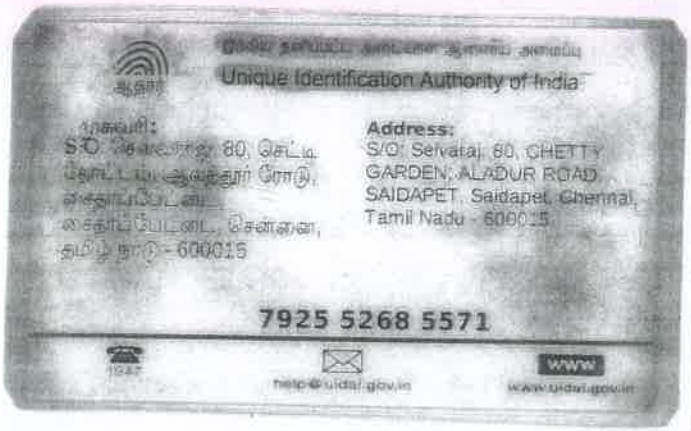
புத்தகம் 1 ம் வருடத்திய 2023 ம்
ஆவணம் 13 தாள்களை கொண்டது
11 வது தாள்

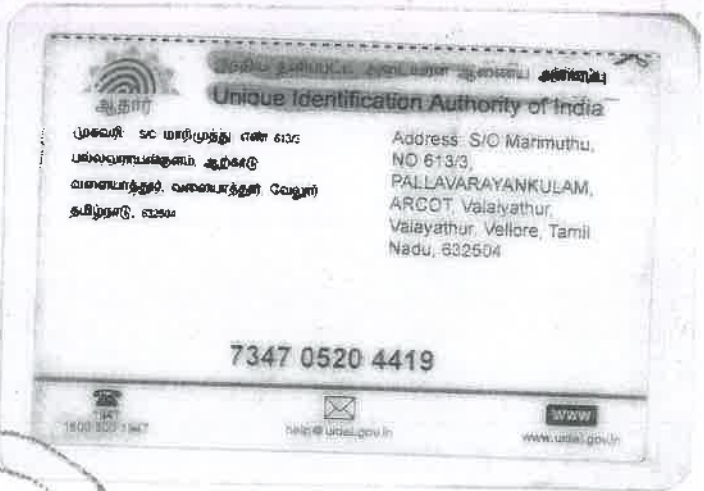
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUB REGISTRAR OF T. NAGAR


இந்திய அரசாங்கம்
Government of India
மகேஷ் செல்வராஜ்
MAGESH SELVARAJ
பிறந்த நாள்/ DOB: 09/05/1984
ஆண் / MALE
7925 5268 5571
எனது ஆதார், எனது அடையாளம்

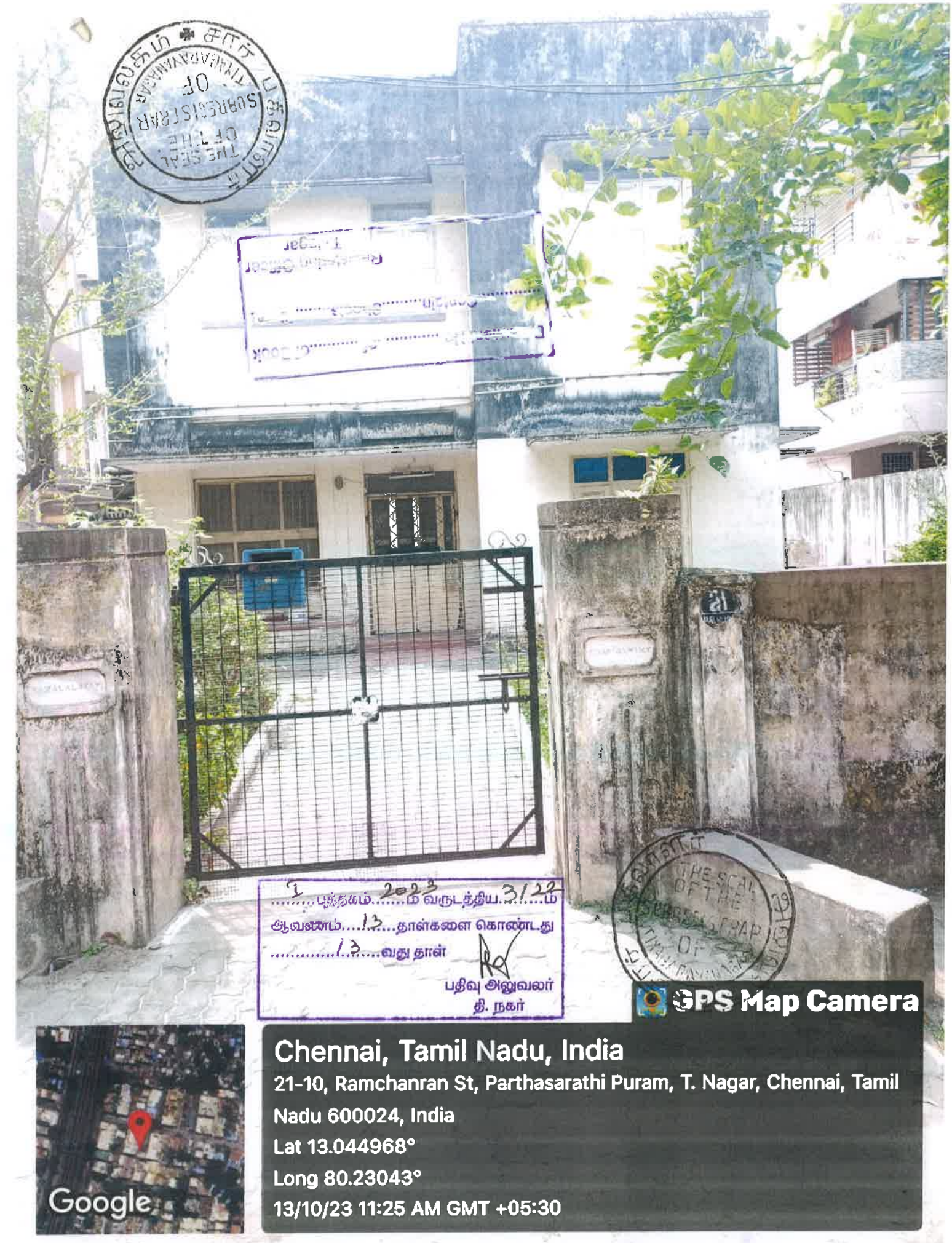

இந்திய அரசாங்கம்
Government of India
அண்ணாமலை மாரிமுத்து
Annamalai Marimuthu
DOB: 04/05/1982
ஆண் / Male
7347 0520 4419
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி:
S/O: Selvaraj, 60, செட்டி தோட்டம், ஆலந்தூர் ரோடு, சைதாப்பேட்டை, சைதாப்பேட்டை, சென்னை, தமிழ் நாடு - 600015
Address:
S/O: Selvaraj, 60, CHETTY GARDEN, ALADUR ROAD, SAIDAPET, Saidapet, Chennai, Tamil Nadu - 600015
7925 5268 5571
help@uidai.gov.in
www.uidai.gov.in


Unique Identification Authority of India
முகவரி: S/O மாரிமுத்து எண் 613/3 பல்லவராயங்குளம், ஆற்காடு வளையாத்தூர், வளையாத்தூர் வேலூர் தமிழ்நாடு, 632504
Address: S/O Marimuthu, NO 613/3, PALLAVARAYANKULAM, ARCOT, Valayathur, Valayathur, Vellore, Tamil Nadu, 632504
7347 0520 4419
help@uidai.gov.in
www.uidai.gov.in

I..புத்தகம்.....2023.....ம் வருடத்திய.....3122.....ம்
ஆவணம்.....13.....தாள்களை கொண்டது
.....12.....வது தாள்
பதிவு அலுவலர்
தி. நகர்

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR


1 புத்தகம் 2023 ம் வருடத்திய 3122 ம்
ஆவணம் 13 தாள்களை கொண்டது
13 வது தாள்
பதிவு அலுவலர்
தி. நகர்
GPS Map Camera
Chennai, Tamil Nadu, India
21-10, Ramchanran St, Parthasarathi Puram, T. Nagar, Chennai, Tamil Nadu 600024, India
Lat 13.044968°
Long 80.23043°
13/10/23 11:25 AM GMT +05:30
Google

3236/2023 TP/1629534591/2023



21 OCT 2023

தமிழ்நாடு तमिलनाडु TAMILNADU

BB 601574

S. Sowmitran also known as
Sowmitran Seshadri
Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SETTLEMENT DEED

(Father to Daughter)

THIS DEED OF FAMILY SETTLEMENT executed at Chennai this **25th** day of **OCTOBER, 2023.**

BY

Mr. S. SOWMITRAN also known as **SOWMITRAN SESHADRI (PAN: CBNPS5424G, USA Passport No. 528043400),** son of late T. P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, USA, duly represented herein by his Power Agent **Mr. S. RAGHUNANDAN (PAN: AABPR3148K, Aadhaar No. 784748346005),** son of late T. P. Seshadri, Hindu, aged about 63 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017, vide Power Deed dated 09.10.2023, executed before Lauren V Putzke, Notary Public, Commonwealth of Virginia and duly adjudicated at Chennai by the Sub-Registrar, T. Nagar, as Adjudication No.149/2023 on 20.10.2023, hereinafter referred to as the "SETTLOR".

S Raghunandan

Verified to Doc 149R/2024
Sub Registrar T.Nagar
Document No 3236 of 2023 of Book I Contain 14 Sheets 1 Sheet
Registering Officer T.Nagar
THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

TO AND IN FAVOUR OF

His daughter Miss. SWATHI SOWMITRAN (USA Passport No. 599196278, OCI Card No. A407580, PAN: QUVPS3061N), aged about 24 years, residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, USA hereinafter referred to as the "**SETTLEE**".

The terms **SETTLOR** and **SETTLEE** shall wherever the context admit or so require mean and include their respective heirs, legal representatives, executors, administrators and assign.

WHEREAS the **SETTLOR** herein is the sole and absolute owner of all that piece and parcel of land to an extent of 2600 Sq.ft., (Road Side) along with building thereon, measuring 2580 Sq.ft., consists of in Ground and First Floor, situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprised in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/1 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District, which is more fully described in the **Schedule - A** hereunder.

WHEREAS Mrs. T. P. Chandra settled the Schedule – A mentioned property in favour of the **SETTLOR** herein namely Mr. S. Sowmitran, who is none other than her son, by a Deed of Settlement dated 6th July 2006, registered as Document No. 1628 of 2006 at SRO, T. Nagar. Keeping Life interest over the said property for herself and her husband Mr. T. P. Seshadri.

WHEREAS subsequently the said Mr. T. P. Seshadri died on 14.07.2011.

WHEREAS the said Mrs. T. P. Chandra released her life interest in the said property in favour of the **SETTLOR** herein, by way of Release Deed dated 29th May 2023, registered as Document No. 1616 of 2023 at SRO T. Nagar.

WHEREAS consequent to the above developments, the **SETTLOR** herein became the absolute owner of the Schedule – A mentioned property and has been in continuous possession and enjoyment of the same till now.

Document No. 3236 of 2023 of Book I Contain 14 Sheets 2 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

WHEREAS the **SETTLEE** namely **Miss. SWATHI SOWMITRAN (USA Passport No. 599196278, OCI Card No. A407580)** is the daughter of the **SETTLOR** and out of natural love and affection the **SETTLOR** has towards the **SETTLEE,** the **SETTLOR** is desirous of settling 1/3rd undivided share in the **SCHEDULE - A** Property in favour of the **SETTLEE,** which is more fully described in the **SCHEDULE - B** hereunder.

NOW THIS DEED OF FAMILY SETTLEMENT WITNESSETH

1. In pursuance of the foregoing and in consideration of natural love and affection the **SETTLOR** has towards the **SETTLEE** herein, who is his daughter, the **SETTLOR** doth hereby grant, transfer, assign and settle **Schedule – B** Property together with all rights, title and interest, privileges, easements, ways, water, water connections, drainage, metro water connections, electrical fittings, appurtenances and whatsoever belonging to the said property without any encumbrance and the **SETTLEE** also accepts this settlement.

2. The **SETTLOR** hereby declares that he has full power to settle Schedule – B mentioned Property to the **SETTLEE** as above and that the **SETTLEE** shall have all right, title and interest over the Schedule – B property hereby settled with full powers of alienation.

3. The **SETTLOR** has this day put the **SETTLEE** in possession of the Property hereby settled. Hereinafter the **SETTLEE** shall enjoy the Schedule – B Property and that the **SETTLEE** shall hereafter pay all taxes and outgoings in respect of the Schedule – B Property.

4. The **SETTLOR** hereby declares that this Deed of Settlement is absolute and irrevocable, and that the **SETTLEE** shall take hold of and possess the Schedule – B property hereby Settled as its absolute owner with full rights of alienation and shall be entitled to receive all the income from the said property and all the rents and profits thereof.

5. The **SETTLOR** states that the property hereby settled is free from all encumbrances.

J. Raghunandan

Document No. 3236 of 2023 of Book I Contain 14 Sheets 3 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF

SCHEDULE – A

All that piece and parcel of land to an extent of 2600 Sq.ft., (Road Side) along with building thereon, measuring 2580 Sq.ft., consists of in Ground and First Floor, situated at Old No. 10, New No. 21, Ramachandra Street, T. Nagar, Chennai – 600 017, comprise in Old Survey No. 22/2, T. S. No. 7612 (Old Survey No. 5263 Part, T. S. No. 7612/1 as per Patta), Block No. 119, T. Nagar Village, then Mambalam – Guindy Taluk, presently Guindy Taluk, Chennai District and bounded on the

North by	:	Ramachandra Iyer Street
South by	:	Property being settled in favour of Mr. Raghunandan
East by	:	Passage being settled in favour of Mr. Raghunandan
West by	:	Old No. 11, New No. 23, Ramachandra Street

Measuring on the

East to West on the Northern Side	:	40 feet
East to West on the Southern Side	:	40 feet
North to South on the Eastern Side	:	65 feet and
North to South on the Western Side	:	65 feet

Situated within the Sub-Registration District of T. Nagar and Registration District of South Chennai.

SCHEDULE – B
(Property hereby Settled)

1/3rd Undivided Share of right, title and interest over the Schedule - A property

The Market value of the property hereby settled is Rs. 50,00,000/-

J. Raghunandan

Document No. 3236 of 2023 of Book I Contain 14 Sheets 4 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

IN WITNESS WHEREOF THE POWER AGENT OF THE SETTLOR HEREIN HAS SUBSCRIBED HIS SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. S. Magesh

(S. Magesh),
S/o, Mr. G. Selvaraj,
No.80, Chetty Thottam,
Saidapet, Chennai – 600 015.

2. M. Annamalai

(M. Annamalai),
S/o, Mr. Marimuthu,
No. 613/3, Pallavarayankulam,
Arcot, Valaiyathur,
Vellore – 632504.

POWER AGENT OF THE SETTLOR

Drafted By:



N. RAJENDIRAN, M. A., M. Ed.,B.L
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1,Jothiramalingam II Cross Street,
West Mambalam, Chennai – 600 033.
Mobile: 98411 22650

Document No. 3236 of 2023 of Book
I Contain 14 Sheets 5 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2343 of 2023

I hereby certify that a sum of ₹ 39,000/- (Rupees Thirty Nine Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எஸ்.ரகுநந்தன் residing at எண். 21 (2), ராமச்சந்திரா தெரு, தி.நகர், சென்னை - 600 017, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Thiyagaraya nagar
Date: 25/10/2023

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

SUB REGISTRAR
THIYAGARAYA NAGAR

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 10,810/- paid at 11:58 AM on the 25/10/2023 by

Left Thumb





S.Raghunandan
94421 93392

Additions as per recitals of document

Execution admitted by

Left Thumb





S.Raghunandan

Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:906567b1fb46ac06ec4f38b04e58dcf751319b
(Details from UIDAI : Seshadri Raghunandan S/O,Seshadri, 06-04-1960, xxxxxxxx6005)



25th day of October 2023

Document No 3236 of 2023 of Book I Contain 14 Sheets 6 Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THIYAGARAYA NAGAR

MANIKANDAN DHARUMAN
Sub Registrar
Thiyagaraya nagar

SUB REGISTRAR
THIYAGARAYA NAGAR

Registered as Number **R/Thiyagaraya nagar/Book-1/3236/2023.**

Date: 25/10/2023
Thiyagaraya nagar

MANIKANDAN DHARUMAN
Sub Registrar

SUB REGISTRAR
THIYAGARAYA NAGAR

Document No.3236.of.2023of Book
I .....Contain.14...Sheets..7....Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	1	5263 PT -	21/10	ரயத்துவாரி	மனை		-	0-		0.00		0	2	30.0	-	0.00	-	சேஷாதிரி மகன் சௌமித்ரன்	கட்டிடம்	2023/0153/02/021617TR DT. 2023-06-22 TR DT: 22-06-2023

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

மின் கையொப்பம் / Digital Signature : 22-06-2023
பெயர் / Name : Revathi M
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/1**

2. இத் தகவல்கள் 19-10-2023 அன்று 05:39:20 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 19-10-2023 at 05:39:20 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Document No 3236 of 2023 of Book 1 ..... Consists 14 Sheets 8 Sheet
Registering Office T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0973653**	**Receipt Date:**	**07-10-2023 15:11:20**
Name:	T P CHANDRA		
Address:	21(10), Ramachandra Street , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-05886-000/08-126-0362-000		
	Paid By: T P CHANDRA		

Description Head of A/C	Amount (in Rupees)
II/23-24	1632.00
Property Tax Early Pay Incentive for II/23-24	(-) 129.00
Total:	**1,503.00**
Amount (in words): Rupees One Thousand Five Hundred Three Only	
Online Transaction Number: pay_MlGsNLMEX6pCjq,Payment Dated: 07-10-2023	

Document No 3236 of 2023 of Book I Contain 14 Sheets 9 Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபோராணை எண் 22163/2018ல் வழங்கப்பட்ட தீர்ப்புரை)

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

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

Document No.3236.of.2022.of Book I
.....Contain.14...Sheets.10.Sheet
Registering Officer
T.Nagar





Document No 3236 of 2023 of Book
I Contain 14 Sheets 11 Sheet
Registering Officer
T.Nagar


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SESHADRI RAGHUNANDAN
SESHADRI
06/04/1960
Permanent Account Number
AABPR3148K
Signature


आधार
இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India
பதிவு அடையாளம் / Enrollment No.: 1183/61051/00381

To
ரகுநந்தன்
Raghunandan
21 (2) RAMACHANDIRA IYYAR STREET
T NAGAR
Thiyagaraya Nagar
Thiyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017
9442193392
06/06/2013
3443612 6
MN344361261FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :
7847 4834 6005
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


இந்திய அரசாங்கம்
Government of India
ரகுநந்தன்
Raghunandan
தந்தை : சேஷாத்ரி
Father : Seshadri
பிறந்தவருடம் / Year of Birth : 1960
ஆண்பால் / Male
7847 4834 6005
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

J.Raghunandan


If this card is lost / found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Document No. 3236 of 2023 of Book
I Contain 14 Sheets 12 Sheet
Registering Officer
T.Nagar







S. Mayi.

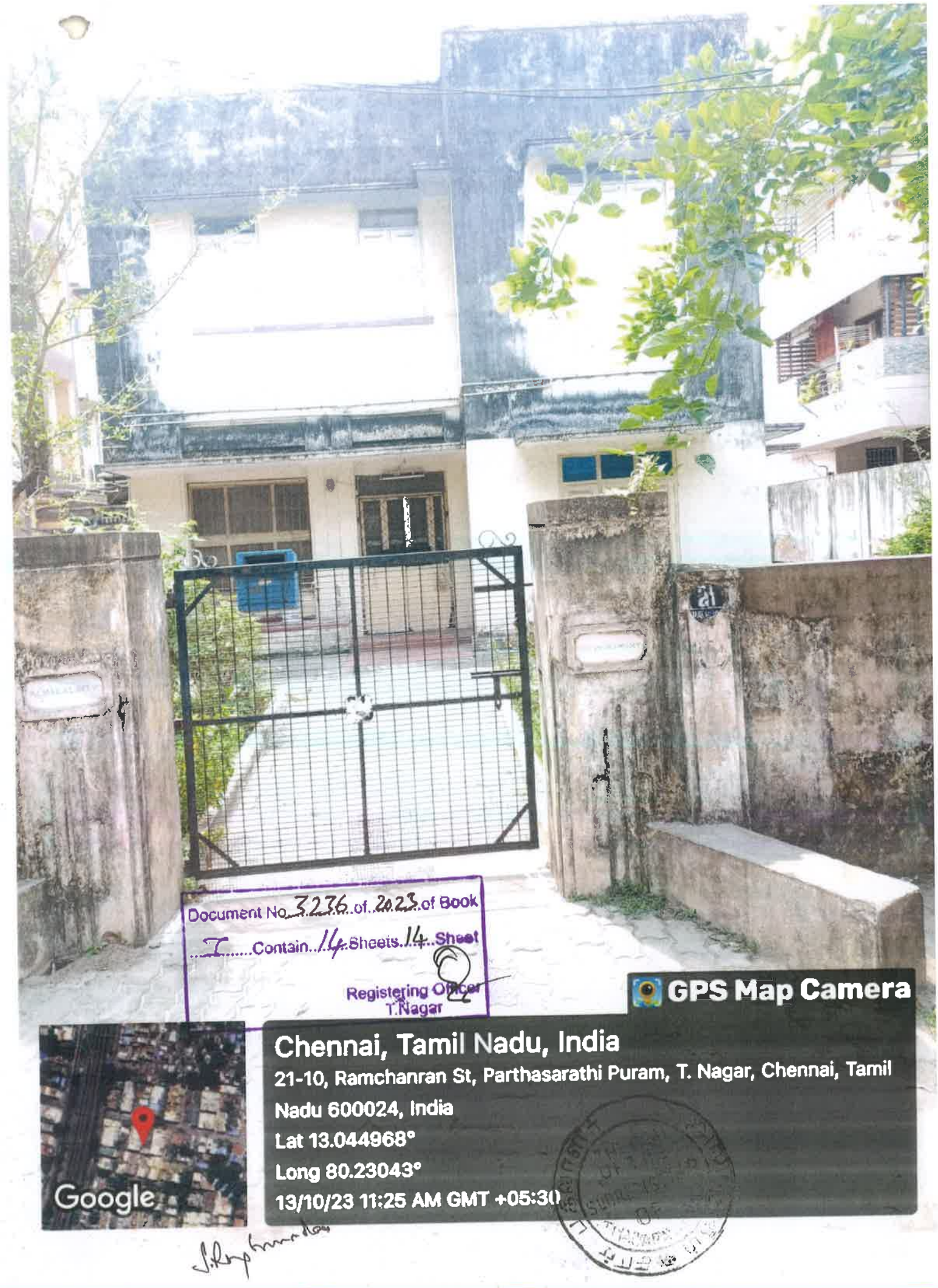
M. Annamalai





Document No. 3276 of 2023 of Book I
Contain 14 Sheets 13 Sheet
Registering Officer
T.Nagar




Document No. 3236 of 2023 of Book
I Contain 14 Sheets 14 Sheet
Registering Officer
T.Nagar
GPS Map Camera
Chennai, Tamil Nadu, India
21-10, Ramchanran St, Parthasarathi Puram, T. Nagar, Chennai, Tamil Nadu 600024, India
Lat 13.044968°
Long 80.23043°
13/10/23 11:25 AM GMT +05:30
Google

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/ Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	2	S263 PT -	-	ரயத்துவாரி	மனை	-	-	0-		0.00		0	2	81.0	-	1.75	-	சேஷாத்திரி மகன் ரகுநந்தன், ரகுநந்தன் மகன் ஆர். சந்தானகிருஷ்ணன், ரகுநந்தன் மகள் சரயு ரகுநந்தன்	கட்டிடம்	2023/0153/02/041400TR DT. 2023-10-16 TR DT: 16-10-2023

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

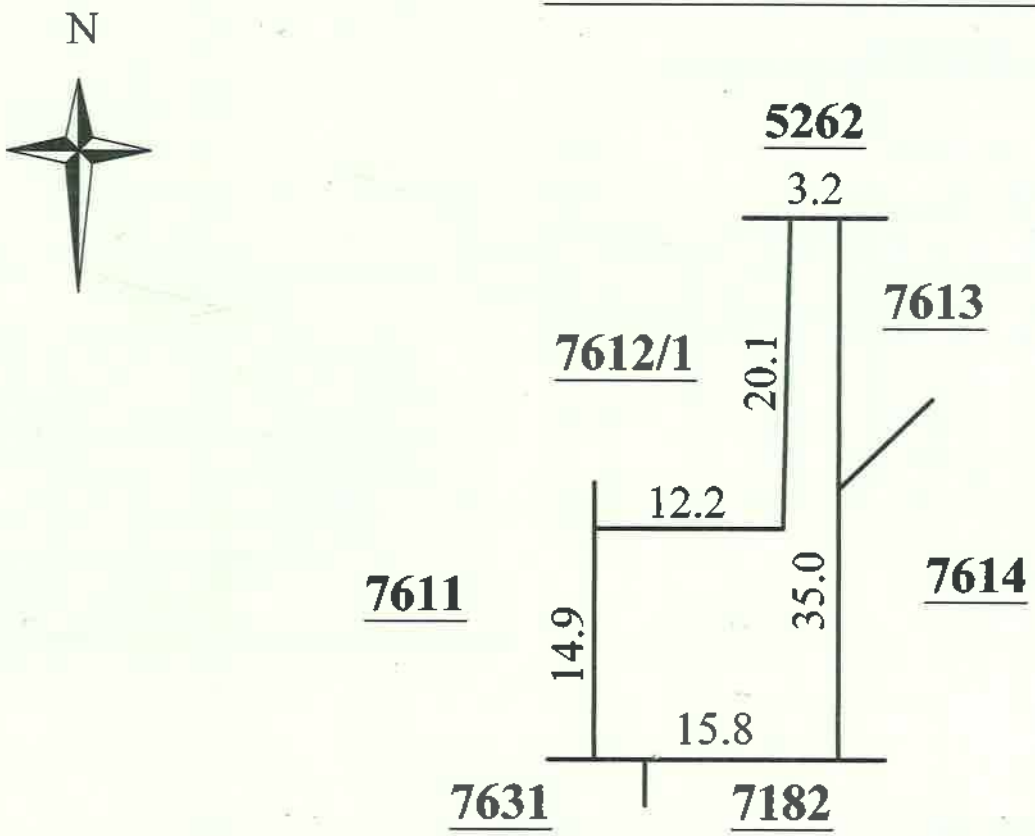
மின் கையொப்பம் / Digital Signature : 16-10-2023
பெயர் / Name : Subha A
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/2** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/2**
2. இத் தகவல்கள் 07-05-2024 அன்று 01:36:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 07-05-2024 at 01:36:43 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

COPY OF SURVEY PLAN

T.S. NO 7612/2
FOR
R.S.NO.
BLOCK NO 119
TOWN NAME T.NAGAR



NOTE: 1) CERTIFIED THAT THE ABOVE IS A TRUE OF THE SURVEY BLOCK MAP LAND SPECIFIED.
2) SHOULD BE STRUCK-OUT WHEN THE PARTY DOES NOT APPLY FOR REMEASUREMENT

COPIED BY:

7/3/24

SENIOR DRAUGHTSMAN
GUINDY TALUK
CHENNAI-32.

7.5.2024

DEPUTY INSPECTOR OF SURVEY
GUINDY TALUK
CHENNAI-32.

7/5/24

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/ Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	1	5263 PT -	-	ரயத்துவாரி	மனை		-	0-		0.00		0	2	30.0	-	0.00	-	Sowmithran மகள் Swathi Sowmithran, Seshadri மகன் Sowmitran	கட்டிடம்	2023/0153/02/048573TR DT. 2023-12-01 TR DT: 01-12-2023

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

மின் கையொப்பம் / Digital Signature : 01-12-2023
பெயர் / Name : Viswanathan D.
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/1**
2. இத் தகவல்கள் 03-05-2024 அன்று 12:52:05 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 03-05-2024 at 12:52:05 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

COPY OF SURVEY PLAN

N

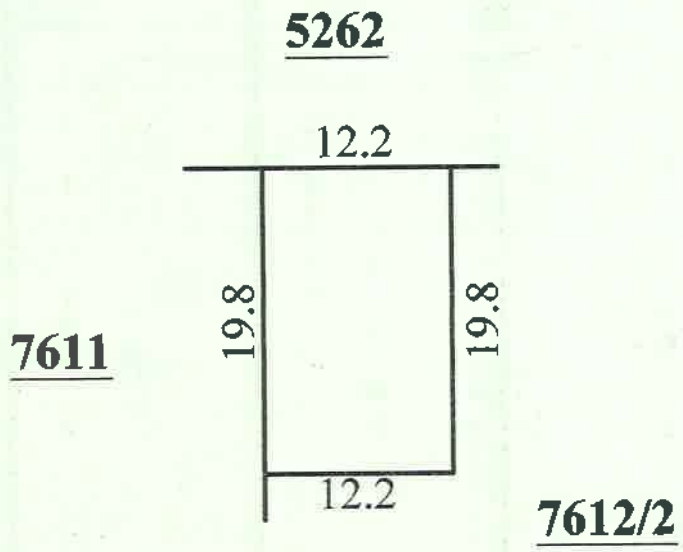
T.S. NO 7612/1

FOR

R.S.NO. 119

BLOCK NO

TOWN NAME T.NAGAR



NOTE: 1) CERTIFIED THAT THE ABOVE IS A TRUE OF THE SURVEY BLOCK MAP LAND SPECIFIED.
2) SHOULD BE STRUCK-OUT WHEN THE PARTY DOES NOT APPLY FOR REMEASUREMENT

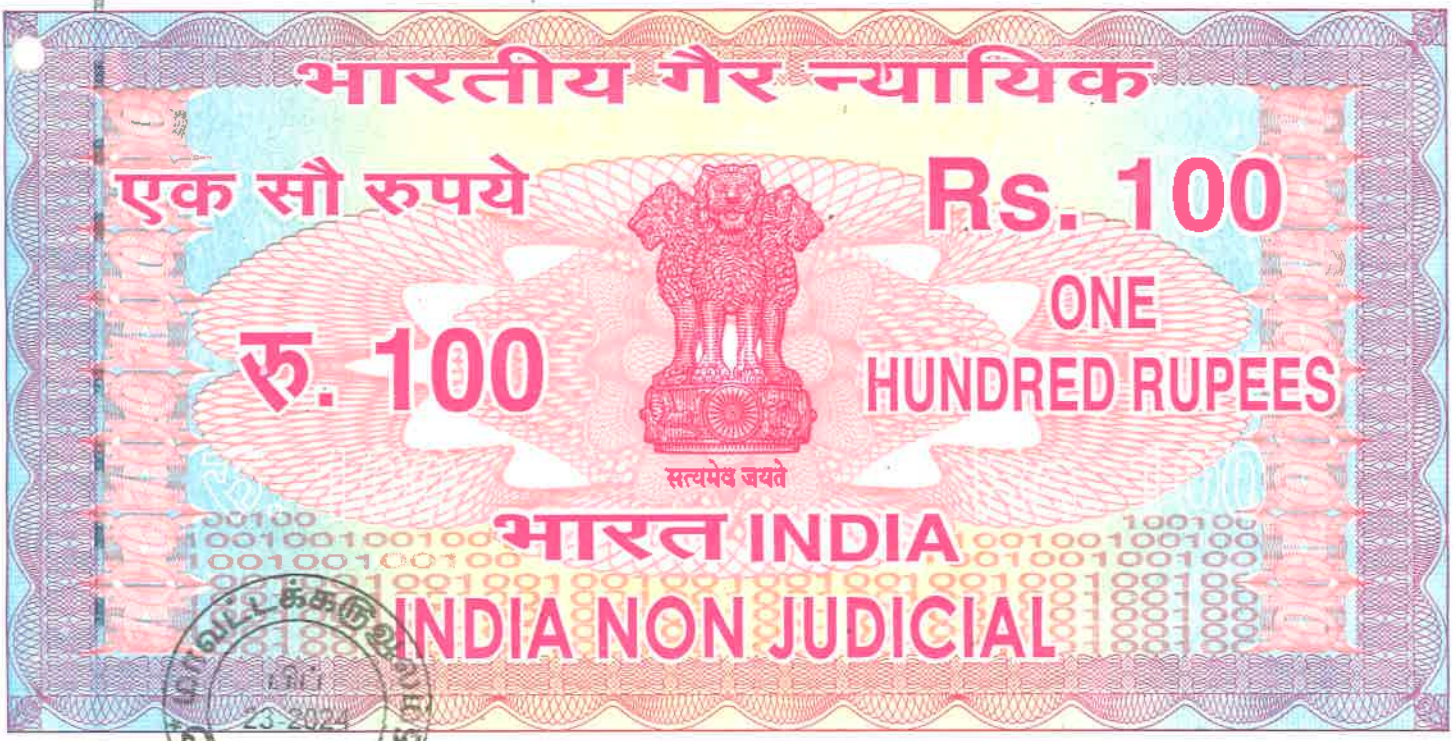
COPIED BY:

SENIOR DRAUGHTSMAN
GUINDY TALUK
CHENNAI-32.

3.5.2024

DEPUTY INSPECTOR OF SURVEY
GUINDY TALUK
CHENNAI-32.

3/5/24



தமிழ்நாடு तमिलनाडु TAMILNADU

Kcee Properties Pvt. Ltd 18 MAY 2024
Chennai 600083

DB 692931

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement is entered into at Chennai on this 20th day of May 2024;

BETWEEN

(1) **Mr.S.RAGHUNANDAN,** son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2), Ramachandra Street, T.Nagar, Chennai - 600017,

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

1) S.Raghunandan
1.i)
1.ii)
2.i)
2.ii) S.Raghunandan

(Rep.by Power Agent)

(1) **(i) Mrs.SARAYU RAGHUNANDAN,** daughter of Mr.S.Raghunandan, Hindu, aged about 33 years, residing at 902, Solitude Dr, Pfiugerville, TX - 78660, represented herein by her Power Agent **Mr.S.Raghunandan**, constituted vide a Power of Attorney dated 26.04.2024, Adjudicated on 04.06.2024 bearing Adj.No.90 of 2024, in the office of the Sub-Registrar T.Nagar and

(ii) Mr.R.SANTHANAKRISHNAN, son of Mr. Raghunandan, Hindu, aged about 30 years, residing at Maarten Lutherweg 53, 1185 AK, Amstelveen, represented herein by his Power Agent **Mr.S.Raghunandan**, constituted vide a Power of Attorney dated 08.05.2024, Adjudicated on 04.06.2024, bearing Adj.No.91 of 2024, in the office of the Sub-Registrar T.Nagar, hereinafter jointly referred to as the **FIRST OWNERS;**

(2) **(i) Mr.S.SOWMITRAN also known as SOWMITRAN SESHADRI,** son of Late T.P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall, Lane, Fairfax, VA - 22033, represented herein by his Power Agent **Mr.S.Raghunandan**, constituted vide a Power of Attorney dated 25.04.2024, Adjudicated on 04.06.2024, bearing Adj.No.92 of 2024, in the office of the Sub-Registrar T.Nagar and

(ii) **Ms.SWATHI SOWMITRAN,** daughter of Sowmitran Seshadri, Hindu, aged about 24 years, residing at 4420, Manor Hall, Lane, Fairfax, VA – 22033, represented herein by her Power Agent **Mr.S.Raghunandan**, constituted vide a Power of Attorney dated 26.04.2024, Adjudicated on 04.06.2024, bearing Adj.No.99 of 2024, in the office of the Sub-Registrar T.Nagar, hereinafter jointly referred to as the **SECOND OWNERS;**

The FIRST OWNERS and the SECOND OWNERS are also referred to the OWNERS;

TO AND IN FAVOUR OF

M/S.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at No.8/19, First Floor, Second Street, Raghavan Colony, Ashok Nagar, Chennai - 600083, represented by its Managing Director, Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, hereinafter called the DEVELOPER.

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

1) J.Raghunandan

1.i)

1.ii)

2.i) J.Raghunandan

2.ii)

(Rep.by Power Agent)

The terms FIRST OWNERS, SECOND OWNERS, OWNERS and DEVELOPER shall mean and include their heirs, agents, representatives, administrators, Successors-in-interest, Successors-in-office and assigns.

WHERAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thygarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Thegarayanagar, on her grandchildren Chandra, Nappina and Malathi, and reserved a right for herself and her son – in law V.Rangaswami (father of the Settlees) to live in the house which was to be constructed on the said land.

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai Ammal and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras - 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1628 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, Thegarayanagar Division, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, on her younger son S.Sowmitran. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

1) J. Raghunandan

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2.ii) J. Raghunandan

(Rep.by Power Agent)

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1629 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, along with the building thereon measuring 900 Sq.ft. in the Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, on her elder son S.Raghunandan. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1615 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under aforesaid the Settlement Deed dated 06.07.2006, Doc.No.1629 of 2006, SRO Thyagarayanagar, in favour of S.Raghunandan.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1616 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1628 of 2006, SRO Thyagarayanagar, in favour of S.Sowmitran.

AND WHEREAS under the Settlement Deed dated 13.10.2023, registered as Document No.3122 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Raghunandan settled a 1/3rd share undivided share each on his children Sarayu Raghunandan and R.Santhanakrishan, in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) along with building thereon measuring 900 Sq.ft. in Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, comprised in Old S.No.22/2, T.S.No.7612/2 (Old S.No.5263 part) of T.Nagar Village, Guindy Taluk, Chennai District.

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

1) S.Raghunandan

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(Rep.by Power Agent)

AND WHEREAS under the Settlement Deed dated 25.10.2023, registered as Document No.3236 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Sowmitran represented by his Power Agent S.Raghunandan (appointed vide a Power of Attorney dated 09.10.2023, Adj No.149/2023, SRO T.Nagar) settled on his daughter Swathi Sowmitran a 1/3rd share in land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612/1 (Old S.No.5263 part), in Block No.119, of T.Nagar Village, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 281 sq.mts. (equivalent to 3025 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District together with a building thereon situated at Ramachandra Iyer Street in the names of Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan (the FIRST OWNERS herein).

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 230 sq.mts. (equivalent to 2476 Sq.ft. comprised in Old S.No.5263 (Part), T.S.No.7612/1, in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District together with a building thereon situated at Ramachandra Iyer Street in the names of Sowmitran and Swathi Sowmithran (the SECOND OWNERS herein).

AND WHEREAS S.Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan (the FIRST OWNERS herein) represent that they are the absolute owners in possession of all that piece and parcel of land of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with building thereon measuring 900 Sq.ft.Ground Floor,situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in Item No.1 of Schedule "A" hereunder in the following proportion:

(i) S.Raghunandan : 1/3rd undivided share

(ii) R.Santhanakrishnan : 1/3rd undivided share

(iii) Sarayu Raghunandan : 1/3rd undivided share

1) S.Raghunandan

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(Rep.by Power Agent)

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

AND WHEREAS Sowmitran and Swathi Sowmitran (the SECOND OWNERS herein) represent that they are the absolute owners in possession of all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2,5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, more fully described in Item No.2 of Schedule "A" hereunder in the following proportion:

1. Sowmitran : 2/3rd undivided share
2. Swathi Sowmitran : 1/3rd undivided share

AND WHEREAS the OWNERS have decided to promote and develop the Schedule "A" Properties.

AND WHEREAS the DEVELOPER is a reputed Builder having rich and vast experience in the field of promotion, development and sale of residential apartments in the city of Chennai.

AND WHEREAS the OWNERS approached the DEVELOPER and requested the DEVELOPER to promote their properties described in Item Nos.1 and 2 of Schedule "A" hereunder, under a scheme of Joint Development.

AND WHEREAS the DEVELOPER agreed and offered to develop the property described in Schedule "A' hereunder in the manner stated below.

AND WHEREAS after mutual discussions the OWNERS and the DEVELOPER have finalized the terms of the proposed development and decided to reduce into writing as follows.

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

CLAUSE-1 : PROPERY TO BE DEVELOPED:

The properties described in Item Nos. 1 and 2 of Schedule "A"hereunder are combined as follows and more fully described in Schedule "B" hereunder. All that piece and parcel of land of an extent of 5750 Sq.ft. comprised in Old S.Nos.22/2, 5263 (part), T.S.Nos.7612/1 and 7612/2, in Block No.119, of T.Nagar Town, Guindy Taluk, Chennai

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L.Chandrasekaran
Managing Director

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District, together with buildings thereon situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017.

CLAUSE 2 : PROPOSED CONSTRUCTION

a. The OWNERS and DEVELOPER agree that the property more fully set out and described in Schedule "B" hereunder shall be developed by demolishing the existing old buildings and constructing a new Residential building consisting of a total of 10 (Ten) new apartments in One block with Stilt & 5 (Five) Floors constructed by and through the DEVELOPER in accordance with the Approved Plan in the manner set out hereunder:

- Total Constructed Area: 15840 Sq.ft. consisting of stilt + 5 (Five) floors
- Built-up area of 9504 Sq.ft. consisting of 6 (Six) Apartments with 3 (Three) apartments each measuring 1602 Sq.ft. and 3 (Three) apartments each measuring 1566 Sq.ft. with 6 (Six) covered car parks to be constructed for the OWNERS.
- Built – up area of 6336 Sq.ft. consisting of 4 (Four) Apartments with 2 (Two) apartments each measuring 1602 Sq.ft. and 2 (Two) apartments each measuring 1566 Sq.ft along with 4 (Four) covered car parks to be allotted to the DEVELOPER;

b. The entire property of the OWNERS is more fully described in 'Schedule-B" hereunder; the undivided share of the land retained by the OWNERS is more fully described in Schedule "C" hereunder, the undivided share of land agreed to be conveyed by the OWNERS either to the DEVELOPER or its nominee(s) is described in Schedule "D" hereunder; the Apartments and the car parks allotted to the OWNERS are more fully described in "Schedule-E hereunder and referred to as the "Owners Constructed Area"; the Apartments and the car parks allotted to the share of the DEVELOPER is more fully described in Schedule "F" hereunder and the Specifications agreed upon by the parties herein is more fully described in 'Schedule-G hereunder'.

CLAUSE-3: DETAILS OF CONSTRUCTED AREA, UNDIVIDED SHARE AND MONETARY CONSIDERATION AND OTHER OFFERS OF THE DEVELOPER.

(a) UNDIVIDED SHARE OF THE OWNERS & DEVELOPER

In consideration of the OWNERS agreeing and accepting to convey to the DEVELOPER or its nominee/s a **2300 Sq.ft undivided share** in the lands described in Item Nos.1 and

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

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2 of Schedule "A" hereunder, said 2300 Sq.ft. undivided shares is more fully described in Schedule "D" hereunder and after retaining for themselves 3450 Sq.ft undivided share more fully and particularly described in Schedule "C" hereunder, the DEVELOPER agrees to construct and hand over to the OWNERS a total built-up area of 9504 Sq.ft. consisting of 6 (Six) Apartments with 3 (Three) apartments each measuring 1602 Sq.ft. and 3 (Three) apartments each measuring 1566 Sq.ft. with 6 (Six) covered car park spaces, the apartments and car parks are more fully and particularly described in Schedule "E" hereunder.

(b) Monetary Consideration

The DEVELOPER shall pay a sum of **Rs.51,00,000/- (Rupees Fifty one lakhs only)** as monetary consideration to the OWNERS in the following manner:

(i) a sum of Rs.25,50,000/- (Rupees Twenty five lakhs and fifty thousand only) on the OWNERS handing over the vacant possession of the Schedule 'A' Property.

(ii) The balance sum of Rs. 25,50,000/- (Rupees Twenty five lakhs and fifty thousand only) at the time of Second floor roof completion.

(c) BUILT –UP AREA OF THE OWNERS & DEVELOPER

(i) The OWNERS are entitled to a total built-up area of **9504 Sq.ft.** consisting of 6 (Six) apartments, with 3 (Three) apartments measuring 1602 Sq.ft. (inclusive of common areas) and 3 (Three) apartments measuring 1566 Sq.ft. (inclusive of common areas) with 6 (Six) covered car park spaces, the apartments and car parks are more fully and particularly described in Schedule "E" hereunder.

(ii) The DEVELOPER is entitled to a total Built - up area of **6336 Sq.ft.** consisting of 4 (Four) Apartments with 2 (Two) apartments measuring 1602 Sq.ft. (inclusive of common areas) and 2 (Two) apartments measuring 1566 Sq.ft (inclusive of common areas) along with 4 (Four) covered car parks, said apartments and car park spaces are morefully and particularly described in the Schedule 'F' hereunder.

(d) Rental Compensation

In addition to the above monetary consideration, the DEVELOPER agrees to pay the OWNERS a sum of **Rs.30,000/- (Rupees Thirty thousand only) per month as rental compensation** (for Approx. 18 months) from the date of handing over vacant possession of the Schedule "A" properties for development to the DEVELOPER, till the date of handing over possession of the new apartments to the OWNERS.

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

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(e) Goods and Service Tax (GST)

The DEVELOPER agrees to pay GST on behalf of the OWNERS for all the 6 (six) new apartments constructed for the OWNERS as mentioned in Schedule "E" of this Agreement

(f) Payment of Corpus Fund

The DEVELOPER agrees to pay a total sum of **Rs.3,00,000/- (Rupees Three lakhs only)** to the building association towards payment of corpus fund on behalf of the OWNERS for all the 6 (Six) new apartments.

(g) Cost of Interior Works

The DEVELOPER shall at its cost carry out the interior works for only 2 (two) new Apartments constructed for the OWNERS. In the event the OWNERS do not opt for interior work provided by the DEVELOPER then a sum of **Rs.5,00,000/- (Rupees Five lakhs only)** per apartment, will be paid by the DEVELOPER to the OWNERS as reimbursement in lieu of interior work, during the interior work stage. This cost of interior works /reimbursement is applicable for TWO apartments ONLY.

CLAUSE-4 : POWER OF ATTORNEY

The OWNERS shall execute a Power of Attorney in favour of the DEVELOPER and register the same to enable the DEVELOPER to proceed with all the acts, deeds and things connected with the development of Schedule "A" property and to also convey by way of absolute sale a **2300 Sq.ft. undivided share** in the lands described in Schedule "A" hereunder in favour of the allottees of the DEVELOPER, **said 2300 Sq.ft. undivided share** is more fully and particularly described in Schedule "D" hereunder.

CLAUSE-5: ARCHITECT, BUILDING PLAN AND APPROVALS

a. The architect, consultants, engineers, contractors and all other staff and workmen required for the Project shall be appointed by the DEVELOPER, at its own cost and expense to prepare drawings, plans, specifications and other related work for submission to CMDA/corporation and other authorities concerned for obtaining Approvals and for the purpose of proper construction and development of the Project. The DEVELOPER, through the architect, shall ensure that the Building Plan for the entire Project will be

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1) J. Lakshmanan
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(Rep.by Power Agent)

sanctioned and the Project can be developed in the manner as contemplated in this Agreement.

b. If the OWNERS desire to offer their views about the Building Plan of the Project to the DEVELOPER, then both the DEVELOPER and the OWNERS will jointly finalise the same after a meeting.

c. At its own cost and expense, the DEVELOPER shall obtain all Approvals and Sanction in the names of the OWNERS, from competent Authorities for the demolition of the existing house and Building Plan (Including available FSI) required for the Project and shall develop and construct the building to be developed upon the Schedule "B" land and complete the Project, strictly in accordance with Sanctioned Building Plan. The DEVELOPER further agrees that the OWNERS are entitled to six covered car parking spaces.

CLAUSE-6 : CONSTRUCTION

a. The DEVELOPER shall commence the demolition of the existing old house after obtaining approval for the demolition plan from the Competent Authorities.

b. The DEVELOPER shall construct the new Building with all internal and external services amenities facilities, fittings, fixtures, compound wall, common area like lobby, staircase, and passages fully complying with and strictly adhering to the CMDA and other statutory Authorities norms, rules and regulations.

c. The construction shall be in accordance with the specifications as shown in Schedule "G" and as per the Sanctioned Plan fully complying the rules and regulations of CMDA and other statutory Authorities norms, rules and regulations.

d. The DEVELOPER shall be entitled to make additions and alterations in the construction as the DEVELOPER deems fit without materially affecting the entitlement of the OWNERS. The DEVELOPER shall have absolute discretion in matters relating to the method and design of construction with due intimation to the OWNERS.

e. The open terrace area above the Fifth Floor shall be for the free use of the OWNERS of Schedule "E" property and the prospective nominees of the DEVELOPER who acquire Schedule "F" property.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

1) J. Raghunandan

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CLAUSE-7 : RIGHT OF OWNERSHIP

a. The Owners Constructed Area more specifically mentioned in Schedule "E" shall be the absolute property of the OWNERS and they shall be entitled to peaceful possession and absolute enjoyment of the same with the right to sell, lease or otherwise dispose of the same or any part thereof along with the undivided share of the land mentioned in Schedule "C" and shall be entitled to all income, profits, capital appreciation and benefit of all kinds accruing, arising and flowing there from.

b. The DEVELOPER and or their Nominee or Nominees shall be entitled to hold or to sell, lease or otherwise dispose of their share of the constructed area mentioned in Schedule "F" together with their undivided share of land, more fully described in 'Schedule D' hereunder and they shall be entitled to all income, gains, capital appreciations and benefits of all kinds accruing, arising and flowing there from.

c. The DEVELOPER shall be entitled to enter into Agreement for Sale of **2300 Sq.ft.** undivided share and the newly constructed apartments as mentioned in the Schedule-"D" and Schedule "F" respectively hereunder with persons intending to own apartments mentioned in Schedule "F".

CLAUSE-8 : PROJECT SCHEDULE

(i) The DEVELOPER agrees to deliver the possession of the constructed area to the OWNERS within **20 months** from the date of the sanction and approval of the plan by the Corporation of Chennai and CMDA, **with a grace period of 4 months**. However, the DEVELOPER shall not incur any liability for any delay in delivery of possession of the Owners Constructed Area by reason of Government Restriction, Civil Commotion, Act of God, Force Majure or due to any injunction or prohibitory order, lock down or on any reasons which are not attributable to any action of the DEVELOPER. In any of the aforesaid events the DEVELOPER shall be entitled to corresponding extension of time for delivery of the Owners Constructed Area as agreed between the OWNERS and the DEVELOPER. The time shall also stand extended in the event of delays in obtaining completion certificate or power/water/ sewerage connections.

CLAUSE-9 : REPRESENTATIONS & WARRANTIES

I. The OWNERS represent and warrant as under:

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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a. The OWNERS hereby confirm and declare that there is no mortgage, charge or any other encumbrances over the Schedule-A mentioned properties, and that the Schedule-A mentioned properties are not subject matter of any pending litigation, testamentary disposition, proceedings or attachments or maintenance, claims, decrees, awards, executions, acquisitions, notifications, Will or subsisting agreement for sale or other orders of Court or Courts of Justice or any cloud on title of any nature whatsoever and that the same has not been offered as security or collateral security to any individual or banks or financial institutions, etc, Court or Courts of Justice or to any other Revenue, Municipal, or Government or other Authorities. The OWNERS shall indemnify and keep the DEVELOPER indemnified against all loss, costs and damages incurred by the DEVELOPER on account of any encumbrances on the Schedule "A" properties.

b. The OWNERS assure and confirm that they have not entered into any prior agreement for conveying the Schedule "A" Properties and that this is the first Agreement they are entering for developing/conveying the Schedule "A" Properties. The OWNERS undertake to keep the DEVELOPER fully indemnified against any loss or liability, cost or claim, actions or proceedings that may arise against the DEVELOPER on account of any defect in or want of title to the Properties described in Schedule "A" hereunder or on account of any delay caused at the instance of the OWNERS.

c. The OWNERS specifically declare and assure that the Schedule-A mentioned properties are not subject matter of any recovery proceedings at the instance of Banks/Financial Institutions under the provisions of Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

d. The OWNERS have the right and capacity to enter into this Agreement and otherwise develop the Schedule-A mentioned lands jointly with DEVELOPER as contemplated herein.

e. The OWNERS have in their possession all the original documents of title in respect of the Schedule-A mentioned properties. Neither the OWNERS nor any person/s claiming by, through or under them have parted with the possession of the same to any third party to create any mortgage, charge or encumbrance or other interest or third-party rights of any nature whatsoever in respect of the same.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(Rep.by Power Agent)

f. The OWNERS shall hand over all the original title deeds pertaining to the Schedule "A" mentioned properties to the DEVELOPER to be kept in trust and to be available for inspection as and when required by the prospective buyers or their Advocates. On completion of the project the original documents shall be handed over back to the OWNERS, who shall give an undertaking to the prospective buyers that they will permit inspection of the original documents as and when required by the buyers of other flats, on prior written communication to this effect.

g. There are no legal restraints, impediments in executing this Agreement.

h. This Agreement constitutes legal, valid and binding obligations.

i. During the pendency of this Joint Development Agreement, in the event the OWNERS sell their share of the built-up area in the building to be promoted on the Schedule "B" property, then they shall include the conditions imposed on them in this Agreement for Joint Development pertaining to the enjoyment of common areas, usage of apartment and all other aspects involving common enjoyment of the building to be constructed on the Schedule "B" property.

j.The OWNERS state that they are fully aware and are agreeable to the Apartment area and the undivided share allotted to them and shall not raise any objections over the same at a later date.

II. The DEVELOPER represents and warrants as under:

a. The DEVELOPER is duly established and validly existing legal entity and has full power and authority to enter into this Agreement.

b. There are no legal restraints, impediments in executing this Agreement.

c. This Agreement constitutes legal, valid and binding obligations and this Agreement is consistent with and in consonance with the provisions of all the applicable laws.

d. The DEVELOPER is not in default under any agreement to which it is a party or by which it is bound and no litigation, arbitration or administrative proceedings are presently pending or threatened with default, litigation, arbitration or administrative proceedings, as the case may be, might materially affect its ability to enter into or to perform its obligations or both under this Agreement.

e. The DEVELOPER has satisfied itself that the Schedule-A mentioned lands are capable of being developed in the manner provided for in this Agreement and shall not raise any

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

1) J.Raghunandan

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(Rep.by Power Agent)

issue or objection in respect of the same. The DEVELOPER has inspected the Schedule-"A" mentioned lands and is aware of the area and terrain of the Schedule-A mentioned lands.

f. The DEVELOPER has the necessary financial, organizational and managerial infrastructure and expertise required for carrying out the development and construction of the Project on the Schedule-B mentioned land as per this Agreement and for performance of all its obligations contained in this Agreement.

g. The DEVELOPER shall take utmost care and reasonable efforts to ensure that no damage shall be caused to the property of the neighbours to the Schedule -A properties during the course of construction and development of the Project on the Schedule -A properties and in the event of any damage is caused to the property of the neighbours of the Schedule -A property, the OWNERS shall not be held liable for any reason whatsoever and the DEVELOPER shall be solely liable to make good the damages incurred by such neighbours, only if such damages are proven to be caused by the DEVELOPER. The DEVELOPER also agrees to indemnify the OWNERS against any such loss, costs and expenses if any incurred by the OWNERS in the event of any damages as mentioned herein in this clause.

h. The DEVELOPER shall be responsible for Third party liability / workmen insurance during the period of construction.

III. The representations and declarations made by each Party as recorded herein are true in all aspects and are made by each Party knowing that relying upon the said representations and declarations, the other Party has agreed to grant the right to participate in the Project to be developed on the Schedule-A mentioned lands as set out in this Agreement.

CLAUSE-10 : POST COMPLETION OF PROJECT

After completion of the Project and the construction of the Apartments and the Building in accordance with this Agreement, the DEVELOPER shall (i) obtain completion certificate from the CMDA, copies of which shall be provided to the OWNERS for their records (ii) handover the possession of the OWNERS Constructed Area along with the OWNERS proportionate land share to the OWNERS. The OWNERS/DEVELOPER's nominee or nominees shall use the apartments allotted to them only for residential

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(Rep.by Power Agent)

purpose and they are not allowed to let it for any commercial use or any other purposes. After allotment of all the residential units to the OWNERS, the DEVELOPER shall have no right or claim to any undivided share retained by the OWNERS.

CLAUSE-11 : HANDING OVER OF POSSESSION

The Owners Constructed Area shall be handed over to the OWNERS in one stage and not separately.

CLAUSE-12 : ASSOCIATION

Upon construction of the building and the apartments and after taking over possession of the apartments, an Association of the Owners, shall be formed which shall frame terms, conditions, rules, bye-laws and regulations for the owners /residents of the apartments in the building. Further, the entire Building to be constructed shall always remain under the control of the Apartment Owners Association. The DEVELOPER or the Purchaser or any other person and/or co-owner shall not construct any superstructure over the terrace of the new Residential Building. The proposed purchasers of the apartments shall and will observe and perform terms, conditions, rules, bye-laws and regulations of the Association of owners. But the DEVELOPER is not responsible for forming the above Association and this clause is only suggestive and does not impose an obligation on the part of the DEVELOPER.

CLAUSE-13 : PAYMENT OF TAXES, DUTY AND CHARGES

a. GOODS & SERVICE TAX (GST)

The DEVELOPER agrees to bear GST liability on behalf of the OWNERS with reference to this Joint Development Agreement.

b. The Stamp Duty, Registration Charges and Expenses

Expenses relating to preparation and execution of the Deeds of Conveyance and or other Documents of the property agreed to be conveyed to the DEVELOPER or its Nominee/s shall be borne by the DEVELOPER or its Nominee/s.

c. The OWNERS shall be liable to bear and pay all Taxes, Rates, and Cesses and charges for electricity and other Service and the out goings payable in respect of the Owners Constructed Area from the date of delivery of possession or on the expiry of one month from the date of service of a written notice by the DEVELOPER to the OWNERS that

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

1) J. Raghunandan

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(Rep.by Power Agent)

the apartment is ready for occupation. The DEVELOPER agrees to obtain property tax assessment and mutation of property tax records in the name of the OWNERS, at the free of cost.

CLAUSE-14 : MAINTENANCE CHARGES

a. The OWNERS will liable to pay maintenance charges towards maintenance of the newly constructed apartments to the DEVELOPER for each apartment allotted to the OWNERS as applicable and arrived by the DEVELOPER from the date of handing over possession of the new apartments to the OWNERS till handing over the maintenance to the Association.

b. If the OWNERS do not accept possession of the newly constructed apartments on account of their own convenience after the apartment is ready for occupation, then the OWNERS shall continue to pay maintenance charges.

CLAUSE-15 :PRODUCT DEFECT RECTIFICATION

a) The DEVELOPER shall rectify any structural defects with respect to the new apartments (normal wear and tear is exempted), within 2 years from the date of intimating the readiness to handover possession of the OWNERS Constructed Area. The said defects shall not be as the result of any commission or omission on the part of the OWNERS, any damages caused due to the acts of God or natural calamities or fire accidents, any willful or accidental damages caused, any damages caused due to tampering by the OWNERS.

b) The product defect rectification on the part of the DEVELOPER is applicable only in respect of a given product's installation, functioning, working and it does not apply to product's warranty. In case of product's warranty, the OWNERS shall get it rectified directly through the manufacturer/seller, for which the DEVELOPER shall provide the OWNERS with the necessary invoice for rectifying any defects in the product during warranty period.

CLAUSE-16 : ADDITIONAL REQUIREMENT OF THE OWNERS & DEMAND BY OWNERS FOR SPECIFIC PRODUCT

a. If the OWNERS opt for a different product other than those specified in Schedule "G" then such product shall be supplied by the OWNERS. In case the OWNERS request the

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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DEVELOPER to procure, the difference in the amount between the cost of the product as agreed to be provided by the DEVELOPER and the product opted by the OWNERS, shall be paid by such OWNERS.

b. If the OWNERS prefer any additional requirement in their apartments, then same shall be provided by the DEVELOPER only after approval of cost in writing, by the OWNERS. If any modification or rework to be made, then the expenses shall be borne by that OWNERS only.

CLAUSE- 17: CHANGE IN ALLOTTED AREA

The OWNERS agree and accept that in the event the Statutory Authorities sanction and approve the Building Plan granting permission for construction of a lesser extent than the extent for which the Plan has been submitted for approval and sanction, then the built-up area mentioned in Schedule "E" and Schedule "F" will proportionately get altered and final approved area (if there is any change in area from the area recorded in this Agreement), shall be recorded in writing separately and signed by the "OWNERS" of Schedule "E" property with reference to this agreement.

CLAUSE 18 – Real Estate Regulation Act (RERA) REGISTRATION

The OWNERS and the DEVELOPER agree to have the proposed project registered under RERA and agree to abide by the terms and conditions imposed under RERA.

CLAUSE-19 : BREACH OF AGREEMENT

In the event of breach of this agreement by either party, the aggrieved party is entitled to specifically enforce this Agreement apart from the entitlement to recover all losses and expenses incurred as a consequence of such breach from the party committing Breach.

CLAUSE-20 : ARBITRATION

All disputes and differences between the parties hereto in connection with this Agreement and/or touching these presents and/or with regard to the interpretation of the provisions hereof or with regard to the rights, obligations or liabilities of any of the Parties hereto or any account or payment to be made hereunder or as to any other matter in any way relating to or touching or concerning, or arising under this Agreement or any part thereof or otherwise howsoever affecting the Parties hereto shall be referred to

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

1) J.Raghunandan

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Arbitration of sole arbitrator. Such an Arbitrator shall be appointed mutually by the parties herein. In case, parties could not concur, either party can approach the High Court of Madras for appointment of Arbitrator under the provisions of the Arbitration and Conciliation Act, 1996. Venue of arbitration n shall be Chennai and the language of arbitration proceedings shall be in English.

CLAUSE 21. JURISDICTION

The Courts in Chennai only and alone shall have jurisdiction with regard to any matter relating to or connected with this Agreement. If any changes are needed in this agreement, the Developer and the Owners mutually agree to proceed with a supplemental agreement.

SCHEDULE-'A'
Item No.1 (Owned by the FIRST OWNERS)

All that piece and parcel of land of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with building thereon measuring 900 Sq.ft. Ground Floor situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, the said land bounded on the,

North by: Passage leading from Ramachandra Street and property owned by the SECOND OWNERS;

South by: Old Nos.11 and 12, New Nos. 6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramchandra Street

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 50 feet

East to West on the Southern Side : 50 feet

North to South on the Eastern side : 50 feet

North to South on the Western side : 50 feet

and the said passage measuring East to West 10 feet wide and North to South 65 feet situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

1) J. Raghunandan

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(Rep.by Power Agent)

Item No.2 (Owned by the SECOND OWNERS)

All that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/1, in Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, the said land bounded on the,

North by : Ramachandra Street

South by : Property owned by the FIRST OWNERS

East by : Passage owned by the FIRST OWNERS

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 40 feet

East to West on the Southern Side : 40 feet

North to South on the Eastern side : 65 feet

North to South on the Western side : 65 feet

situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

SCHEDULE "B"
(Combined Property)

All that piece and parcel of land of an extent of 5750 Sq.ft. comprised in Old S.Nos.22/2, 5263 (part), T.S.Nos.7612/1 and 7612/2, in Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the buildings thereon situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai - 600017, the said land bounded on the

North by: Ramachandra Street

South by : Old Nos.11 and 12, New Nos. 6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramchandra Street

West by : Old No.11, New No.23, Ramachandra Street

situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(Rep.by Power Agent)

SCHEDULE-'C'

(Undivided share Retained By the OWNERS)

3450 Sq.ft. undivided share in the land described in Schedule "B" above.

SCHEDULE-'D'

(DEVELOPER's Entitlement of Undivided share)

2300 Sq.ft. undivided share in the land described in Schedule "B" above.

SCHEDULE-"E"

(Allotted to the OWNERS)

Sl.No.	Owners	Undivided Share	Built-up area (inclusive of common area)	Apt.No.& Floor	Covered Car Park
1	Ms.Swathi Sowmitran	575 Sq.ft	1602 Sq.ft	1A - First Floor	One Covered
2	Mr.R.Santhanakrishnan	575 Sq.ft	1566 Sq.ft	1B - First Floor	One Covered
3	Mrs.Sarayu Raghunandan	575 Sq.ft	1566 Sq.ft	2B - Second Floor	One Covered
4	Mr.Sowmitran Seshadri	575 Sq.ft	1602 Sq.ft	3A - Third Floor	One Covered
5	Mr.Raghunandan Seshadri	575 Sq.ft	1566 Sq.ft	4B - Fourth Floor	One Covered
6	Mr.Sowmitran Seshadri	575 Sq.ft	1602 Sq.ft	5A - Fifth Floor	One Covered

SCHEDULE-"F"

(ENTITLEMENT OF THE DEVELOPER)

S.No.	Undivided Share	Built-up area (inclusive of common area)	Apt.No & Floor	Covered Car Park
1	582 Sq.ft	1602 Sq.ft	2A - Second Floor	One Covered
2	568 Sq.ft	1566 Sq.ft	3B - Third Floor	One Covered
3	582 Sq.ft	1602 Sq.ft	4A - Fourth Floor	One Covered
4	568 Sq.ft	1566 Sq.ft	5B - Fifth Floor	One Covered

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

1) J.Raghunandan
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(Rep.by Power Agent)

SCHEDULE - "G"
SPECIFICATIONS

FOUNDATION:

- R.C.C. FRAMED STRUCTURE SHALL BE DESIGNED TO WITHSTAND EARTHQUAKE OF ZONE III BY LEADING STRUCTURAL CONSULTANT.

SUPERSTRUCTURE:

- R.C.C. COLUMNS AND BEAMS, ALL MAIN WALLS 9"AND PARTITION WALLS 4½". PLASTER INNER WALLS- SPONGE FINISH, OUTERWALLS – ROUGH FINISH.

DOORS AND WINDOWS:

- ALL THE DOORS FRAMES WILL BE COMPLETE TEAK WOOD.
- THE MAIN DOOR WILL BE A SOLID POLISHED TEAK DOOR WITH AN ORNAMENTAL BORDER ALL ROUND TO DESIGN.
- ALL THE WINDOWS AND FRENCH WINDOWS WILL BE UPVC WINDOWS WITH GLASS AND GRILLS. ALL WINDOWS WILL BE PROVIDED WITH GRANITE SILLS.
- THE INTERNAL DOORS AND TOILET DOORS WILL BE LAMINATED FLUSH DOORS TO SUIT THE DECOR AND WITH SS FITTINGS.

KITCHEN:

- GRANITE PLATFORM WITH SS SINK AND CERAMIC TILE DADO OF 2 FEET.
- SERVICE AREA WILL BE PROVIDED WITH PROVISION FOR WASHING MACHINE. PLUMBING PROVISION ONLY FOR RO WATER PURIFIER.
- LOFTS WILL BE PROVIDED AS PER CLIENTS REQUIREMENT.

FLOORING:

- LIVING /DINING /BED /KITCHEN WITH 4' X 2' OR 3' X3 'VITRIFIED TILES OF KAJARIA/RAK/ASIAN/SOMANY/EQUIVALENT BRANDS. BASIC COST OF THE TILE IS 70.00/SFT.
- BALCONY FLOORING WILL BE RUSTIC CERAMIC TILES
- OF `12"X 12" OF THE ABOVE BRANDS. BASIC COST OF THE TILE IS 60.00/SFT. LOBBIES & STAIRCASE WITH POLISHED GRANITE SLABS AS PER THE ARCHITECT'S DESIGN.
- THE DRIVE-WAYS WILL BE FINISHED WITH COLOURED INTERLOCKING PAVING BLOCKS.

DINING:

- SUITABLE HANDWASH WILL BE PROVIDED IF REQUIRED.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(Rep.by Power Agent)

TOILETS:

- DESIGN TILE CONCEPTS AS PER ARCHITECT'S DESIGN. TILES WILL BE PROVIDED UPTO ROOF SLAB. BASIC COST OF THE TILE IS 60.00/SFT.
- GRANITE COUNTER BASIN IN TWO TOILETS WHEREVER POSSIBLE.
- ALL FITTINGS ARE JAQAUR OR EQUIVALENT BRAND. SHOWER WILL BE PROVIDED WITH DIVERTER SANITARY FITTINGS OF JAQUAR/KOHLER/EQUIVALENT BRANDS.
- JAQUAR/KOHLER/EQUIVALENT BRAND WALL MOUNTED CLOSET WITH CONCEALED FLUSH TANK IN ALL BATHROOMS.

PAINTING:

- OUTER PAINTING WILL BE TWO COATS OF APEX EMULSION PAINT.
- INNER WALLS WITH BIRLA CARE WALL PUTTY AND FINISHED WITH TWO COATS OF EMULSION PAINT (NEROLAC/ASIAN/ICICI/NIPPON) THE MAIN DOORS WILL BE POLISHED.

ELECTRICAL:

- CONCEALED ELECTRICAL WIRING AND MODULAR SWITCHES OF MK/LEGRAND/CRABTREE BRAND.
- A.C. POWER POINTS FOR ALL THE BED ROOMS AND ONE IN LIVING.
- ADEQUATE FAN & LIGHT POINTS AS PER THE ARCHITECT DESIGN.
- CABLES WILL BE FINOLEX/ANCHOR/HAVELLS.
- SUFFICIENT PANEL BOARD WITH GENERATOR CHANGE OVER.
- TV, TELEPHONE POINTS FOR ALL BED ROOMS AND IN LIVING/DINING.
- CHARGING POINTS FOR ELECTRONIC VEHICLES IN STILT PARKING SLOTS.

WATER SUPPLY:

- ONE BOREWELL/WELL OF ADEQUATE DEPTH AND RCC SUMP FOR METRO WATER OF 25000 LITRES CAPACITY.
- ALL WATER STORAGE TANKS/SUMP WILL BE LAID WITH TILES INTERNALLY FOR EASIER MAINTENANCE.
- OVERHEAD TANK WITH TWO COMPARTMENTS EACH FOR WATER SUPPLY FROM THE BOREWELL/WELL AND FROM THE SUMP.
- LADDER FACILITY FOR CLEANING THE TANK.
- PROVISION FOR IRON REMOVER THE WATER QUALITY IF BAD.

ELEVATION & LANDSCAPING:

- AESTHETICALLY DESIGNED ELEVATION AND SUITABLE LANDSCAPING WILL BE PROVIDED.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(Rep.by Power Agent)

STAIRCASE & LOBBY:

- GRANITE FINISH STAIRCASE AND LOBBY WITH STAINLESS STEEL HAND RAIL.
- LOBBIES WILL BE PROVIDED WITH FALSE CEILING AND DECORATIVE FINISHES AS PER ARCHITECT'S DESIGN.

PEST CONTROL:

- PEST CONTROL TREATMENT WILL BE CARRIED OUT AS PER NATIONAL BUILDING CODE TO PROTECT FROM WHITE ANTS.

GENERATOR PROVISION:

- ADEQUATE DIESEL GENSET FOR ENTIRE BUILDING INCLUDING LIFT AND WATER MOTORS BUT EXCLUDING AIR CONDITIONER AND GEYSERS OF REPUTED BRAND.

LIFT:

- FULLY AUTOMATIC 8-PASSENGER LIFT OF REPUTED BRAND.

GRILL PROVISION:

- GRILLS FOR MAIN DOORS AND BALCONY USING POLISHED MS RODS EXCEPT FRONT BALCONY.

SECURITY:

- VIDEO DOOR PHONE WITH ACCESS CONTROL FOR ALL APARTMENTS. CCTV PROVISION AS PER GOVT. NORMS.

TERRACE:

- WATERPROOFING AND FINISHED WITH THERMO HEAT RESISTANT TILES.
- SEATING PROVISION AS PER DESIGN.

BUILDING MAINTENANCE:

- FREE MAINTENANCE PERIOD FOR THE PRODUCTS IS 12 MONTHS.
- THE BUILDING WILL BE MAINTAINED WITH SUITABLE MAINTENANCE CHARGES FROM ALL FLAT OWNERS TILL ASSOCIATION IS FORMED.

PROVISION OF ANY FEATURES NOT INCLUDED IN THE ABOVE LIST WILL BE AT ADDITIONAL COST AND TO BE BORNE BY THE LAND OWNERS.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(Rep.by Power Agent)

In Witness Whereof the FIRSTOWNERS, SECOND OWNERS and the DEVELOPER have signed this Joint Development Agreement on the day, month and year first above written.

1) J. Raghunandan

1.i)
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2.i)
2.ii) } J. Raghunandan

(Rep.by Power Agent)

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

(DEVELOPER)

Witnesses:

1. Raghunandan (USHA RAGHUNANDAN)
   No. 21. Ramachandra Iyer St
   T. Nagar. Chennai. 600017

2. J. Raghu · [J. Raghupathy]
   No. O-166, 29th St. O-Block,
   Anna Nagar East, Ch-102

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 4634/2024

ஆவண எண் : R/ Virugambakkam/ BOOK-1/ 3395 / 2024

திரு செ.கோபாலகிருஷ்ணன் அவர்களிடமிருந்து ₹ 11,26,908 (ரூபாய் பதினொன்று இலட்சத்து இருபத்தாறாயிரத்து தொள்ளாயிரத்து எட்டு மட்டும்) (இணைய வழி: REG2024052330134 78 ₹ 1126908) கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	7,98,298
2	பதிவுக் கட்டணம்	3,19,000
3	கணினிக் கட்டணம்	9,500
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	11,26,908

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திருமதி M ANUSUYA இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

விருகம்பாக்கம் அலுவலகம்

நாள்: 23/05/2024

9840904887

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள் சார்பதிவாளர் விருகம்பாக்கம், சென்னை-600 092			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
THILAKYA (குடிமக்கள்)	SRINIVASAN SRINIVASAN	9094903636	22-05-24 02:37:52 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.

2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.

3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.

4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 2728/2024

ஆவண எண் : R/ Thiyagaraya nagar/ BOOK-1/ 1432 / 2024

SCANNED

திரு எஸ். ரகுநந்தன் அவர்களிடமிருந்து ₹ 76,210 (ரூபாய் எழுபத்தாறாயிரத்து இருநூற்று பத்து மட்டும்) [இணைய வழி: REG202405202890327 ₹ 75310,குறு பணப்பரிவர்த்தனை இயந்திரம்: 005150322351 ₹ 900] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	37,500
2	பதிவுக் கட்டணம்	37,500
3	கணினிக் கட்டணம்	1,100
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	76,210

சார்பதிவாளர் அலுவலகம் தியாகராய நகர் சென்னை - 600 017

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திருமதி M POONGKUZALI இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

தியாகராய நகர் அலுவலகம்

நாள்: 20/05/2024

9442193392

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
THIYAGARAYA NAGAR

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
THILAKYA (குடிமக்கள்)	SRINIVASAN SRINIVASAN	9094903636	20-05-24 12:07:36 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.

2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.

3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.

4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி

பதிவுத்துறை

இரசீது -

இரசீது எண் : 2828/2024

ஆவண எண் : R/ Thiyagaraya nagar/ BOOK-1/ 1432 / 2024

திரு எஸ். ரகுநந்தன் அவர்களிடமிருந்து ₹ 2,000 (ரூபாய் இரண்டு ஆயிரம் மட்டும்) [இணைய வழி: REG202405233050391 ₹ 2000] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	குறைவு முத்திரைத்தீர்வை	950
2	குறைவு பதிவுக் கட்டணம்	950
3	இணக்கக் கட்டணம்	100
	செலுத்தப்பட்ட மொத்தத் தொகை	2,000

தியாகராய நகர் அலுவலகம்

நாள்: 23-May-2024

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
THIYAGARAYA NAGAR

|| INSPECTION || 1432/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

(Rs. 100/-)

DC 165413

16.05.24 Kcee Properties Private Limited Chennai-83

A. PATTABIRAMAN
STAMP VENDOR, L. No: 7866/3/85
124 A, Arcot Road,
Virugambakkam, Chennai - 92

POWER OF ATTORNEY

This Power of Attorney is executed at Chennai on this 20th day May, 2024;

BY

Mr.S.RAGHUNANDAN (PAN – AABPR3148K) & (Aadhaar No - 7847 4834 6005) son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21/2, Ramachandra Street, T.Nagar, Chennai 600017, hereinafter referred to as the PRINCIPAL;

S.Raghunandan

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Document No 1432 of 2024 of Book I
Contain 21 Sheets 1 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR-II

TO AND IN FAVOUR OF

M/S.KCEE PROPERTIES PRIVATE LIMITED (PAN - AAFCK4910P), a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai - 600083, represented by its Managing Director, Mr.L.Chandrasekaran (Aadhaar No – 7647 1093 6245), son of Mr.Lakshmikanthan, aged 58 years, hereinafter referred to as the POWER AGENT.

WHEREAS under the Indenture dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2 (part), situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Indenture of Settlement dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2 (part), T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Contain 21 Sheets 2 Sheet
Registering Officer
T.Nagar

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1629 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, along with the building thereon measuring 900 Sq.ft. in the Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her elder son S.Raghunandan. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1615 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1629 of 2006, SRO Thyagarayanagar, in favour of S.Raghunandan.

AND WHEREAS under the Settlement Deed dated 13.10.2023, registered as Document No.3122 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Raghunandan settled a 1/3rd share undivided share each on his children Sarayu Raghunandan and R.Santhanakrishnan, in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) along with the building thereon measuring 900 Sq.ft. in Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, comprised in Old S.No.22/2, T.S.No.7612/2 (Old S.No.5263 part) Block No.119, of T.Nagar Village, Guindy Taluk, Chennai District.

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

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Contain 21 Sheets 3 Sheet
Registering Officer
T.Nagar

S.Raghunandan

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 281 sq.mts. (equivalent to 3025 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District together with a building thereon situated at Ramachandra Iyer Street in the names of Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan.

AND WHEREAS S.Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan became the joint owners of all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Raghunandan : 1/3rd undivided share
(ii) R.Santhanakrishnan : 1/3rd undivided share
(iii) Sarayu Raghunandan : 1/3rd undivided share

AND WHEREAS S.Raghunandan (the PRINCIPAL herein) represents that he is the absolute owner in possession of a **1/3rd undivided share** in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a **1/3rd undivided share** in the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in Schedule "A" hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in Schedule "A" hereunder (along with co-owners) by constructing residential flats.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Contain 21 Sheets 4 Sheet
Registering Officer
T.Nagar

S.Raghunandan

THE SEAL OF THE SUB-REGISTRAR OF T.NAGAR

AND WHEREAS the PRINCIPAL has decided to appoint M/s.KCEE PROPERTIES PRIVATE LIMITED, as his POWER AGENT to deal Schedule "A" property for the aforesaid development and also to sell and to deal with **475 Sq.ft.** undivided share in the land described in Schedule "A" hereunder, said **475 Sq.ft.** undivided share is more fully described in Schedule "B" hereunder.

AND WHEREAS the PRINCIPAL herein thought it fit and expedient to appoint a Power Agent to act on his behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINTM/S.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai - 600083, represented by its Managing Director, Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to do all or any of the following acts, deeds and things, in respect of Schedule "A" and Schedule "B" properties:

1. To sign Demolition plans and connected papers for demolition of the existing building/superstructures on the Schedule "A" land and obtain sanction thereof.

2. To apply for sanction of building plans, revise sanctions or renewal of sanctions for construction of building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

3. To apply to the Chennai Metropolitan Development Authority, the Corporation of Chennai and/ or other Competent Authorities or Departments for sanction of Plan/s for construction of new building/s on the Schedule "A" land.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer
T.Nagar

4. To apply for revised sanctions or renewal of sanctions for construction of new building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

5. To correspond with any Authorities or Departments of the Government regarding any of the aforecited acts and deeds.

6. To receive sanctioned plans or other communications, notices, receipts and chalans from any authorities.

7. To pay fees, charges, deposits and other amounts whatsoever that may be payable in respect of the development of the Schedule 'A' mentioned property to the concerned authorities and government departments, and to apply for and receive the refund thereof and to give receipts and discharges for the same.

8. To obtain completion certificate from the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai or any other competent authority.

9. To sign, register (if required) and submit all necessary documents, forms, applications to the Real Estate Regulatory Authority (RERA) or any other regulatory authority for obtaining approvals and permission for the development of the Schedule "A" mentioned property.

10. To represent me before RERA or any other regulatory authority for obtaining the necessary approvals and permissions for development of the Schedule 'A' mentioned property.

11. To deal and correspond with the aforesaid and other concerned authorities, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements,

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer
T.Nagar

forms, indemnities and other documents, papers and writings as may be required to be given to the various authorities and bodies concerned for the construction of building/s on the Schedule 'A' property.

12. To correspond and deal with and/or to appear and represent me before all concerned government, semi-government, local and public bodies and authorities, including the concerned Municipal authority, in all matters and work connected with the Schedule "A" mentioned property as permissible under the prevalent Development Regulations including as per any policy of the Central Government or Government of Tamil Nadu or any modification thereof as may be desired by the Attorney and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of the said property and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things in connection with the Schedule "A" mentioned property.

13. To do all such acts as may be necessary to institute, carry on or defend any legal proceedings involving or affecting the Schedule 'A' property and for such purpose to sign Pleadings, Petitions, Applications, Vakalats, Memorandum of Appeal, Review or Revision Petitions before any judicial or quasi-judicial authority, and also to appoint advocate or advocates for the same.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Contain 21 Sheets 7 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

14. To initiate such proceedings as my Attorney may deem fit in respect of any deposits paid or to be paid for any Sanctions, Permits License or Approval that may be applied for in pursuance of the powers hereby conferred and to obtain refund of the same.

15. To negotiate and enter into Sale Agreement/s with prospective /intending purchaser (s) for sale of the Schedule "B" mentioned property.

16. To receive advance from intending purchaser (s) in respect of the undivided share described in Schedule-B hereunder.

17. To sign and execute Sale Agreement/s and Sale Deeds/Supplemental Deeds conveying the undivided share described in Schedule "B" hereunder.

18. To present such Sale Agreements, Sale Deed/ Deeds/Supplemental Deeds and other Deeds in respect of the Schedule "B" Mentioned Property for Registration before the Sub-Registrar or District Registrar of Assurances and to admit the execution of the same, and to receive the documents back from the Office of the Sub-Registrar.

19. To receive the balance sale consideration for sale of the Schedule "B" Mentioned Property.

20. To sign Affidavits, Declaration statutory forms, statements before the Sub-Registrar of Assurances for the purpose of Registration of the Sale Deeds in respect of the Schedule "B" Mentioned Property.

21. To file suits and to defend me in suits in Civil Courts and High Courts and to appear for me in suit proceedings and to represent me before any Statutory Authorities, Local Authorities or the Government in respect of the Schedule "A" and Schedule "B" mentioned Properties.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

22. To sign all papers, forms, affidavits, declarations for the purpose of mutation of Revenue Records and other Records maintained by statutory bodies in furtherance of the afore mentioned project.

23. To execute and Register Deeds of Rectification, Exchange, Ratification if required and necessary.

24. To present the said Deeds of Rectification Exchange, Ratification, and documents for registration, before the Sub-Registrar.

25. To cancel any Agreements, Deeds or documents and present the same for registration before the Sub-Registrar, pertaining to Schedule "B" property.

26. To hand over possession of the Schedule "B" property to the intending purchasers.

27. To execute Affidavits, Indemnity, Declaration and all other deeds and documents and to do all other acts, deeds, and things that are necessary and which are considered necessary by my Attorney with the conveyance of the Schedule "B" Mentioned Property as fully and effectually in all aspects as if I could do myself.

28. I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

SCHEDULE "A"

1/3rd undivided share in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a **1/3rd undivided share** in the building measuring 900 Sq.ft. Ground Floor situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by: Passage leading from Ramachandra Street and property owned by Sowmitran & Swathi Sowmitran

South by: Old Nos.11 and 12, New Nos.6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramachandra Street

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 50 feet

East to West on the Southern Side : 50 feet

North to South on the Eastern side : 50 feet

North to South on the Western side : 50 feet

and the said passage measuring East to West 10 feet wide and North to South 65 feet situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

SCHEDULE "B"

A 475 Sq.ft. undivided share in the land described in Schedule "A" above.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Document No. 1432 of 2024 of Book I
Contain 21 Sheets 10 Sheet
Registering Officer
T.Nagar

In Witness Whereof the PRINCIPAL and the POWER AGENT have signed this Power of Attorney on the day, month and year first above written.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

(POWER AGENT)

(PRINCIPAL)

WITNESSES:

1. J. Mythily.
J. Mythily
No. D-166, 29th Street D-Block,
Anna Nagar East.
Chennai – 600102.

2. M. Poonkuzali
M. POONKUZALI
D/o. G. Munusamy
18/4B School St
Viruganbakkam
Chennai - 600092

Drafted By



G.Cecilia Jayarani,
Advocate,
New No.115 (First Floor),
Luz Church Road,
Mylapore,
Chennai - 600004.

Document no. 1432 of 2024 of Book 1
Contain 21 Sheets 11 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

ANNEXURE - 1 A

1. Description of the building:

a) Construction of the Structure	: Partly cement or lime & partly mud mortar
b) Depth of foundation	: above 4 feet
c) Thickness of walls	: 9''
d) Whether teakwood used through out	: No
e) Flooring	: Mosaic
2. Age of the Building	: 40 Years old
3. Extent of the Site	: 475 Sq.ft. undivided share
3 A. Value of the Site	: Rs.28,50,000/-
4. Built up area	: 900 Sq.ft

	G.F	F.F
R.C.C. Roof	900 Sq.ft	

---

5. Area of separate garage if any		:
6. a) Length of Compound wall if any		:
b) Length of barbed wire or chain or link fence		: -
7. Well with diameter and depth		: -
8. Is there a separate latrine or Septic tank		: -
9. Elec. Installation	a) No. of points	:
	b) No. of Fans	:
	c) No of Elec. pumps	:

10. Market Value of the building and site. : Rs. 9,00,000/-

Land Value : Rs. 28,50,000/-

Total : Rs.37,50,000/-

Date : 20.05.2024

Place : Chennai

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Document No. 1432 of 2024 of Book I
Contain 21 Sheets 12 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF MAMBALAM

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1039 of 2024

I hereby certify that a sum of ₹ 37,500/- (Rupees Thirty Seven Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எஸ். ரகுநந்தன் residing at எண். 21 (2), ராமச்சந்திரா தெரு, தி.நகர், சென்னை - 600 017, T.Nagar[URBAN], Guindy, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Thiyagaraya nagar
Date: 20/05/2024

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

SUB REGISTRAR
THIYAGARAYA NAGAR

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 38,710/- paid at 12:19 PM on the 20/05/2024 by

Left Thumb

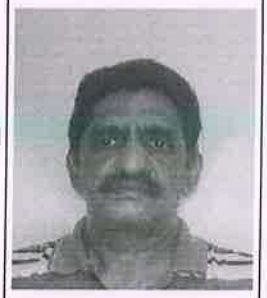


Additions as per recitals of document

Execution admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:026235646eb84b295145ac8a6690a61482a935
(Details from UIDAI : Seshadri Raghunandan S/O,Seshadri, 06-04-1960, xxxxxxxx6005)



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Contain 21 Sheets 13 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR

Claim admitted by Left Thumb  	9840764440 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:144624d616148838b244e98ba2a72b1b264bce **(Details from UIDAI : L Chandrasekaran S/O Lakshmikanthan, 1965, xxxxxxxx6245)**	

20th day of May 2024

MANIKANDAN DHARUMAN
Sub Registrar
Thiyagaraya nagar

SUB REGISTRAR
THIYAGARAYA NAGAR

Registered as Number **R/Thiyagaraya nagar/Book-1/1432/2024**.

Date: 20/05/2024
Thiyagaraya nagar

MANIKANDAN DHARUMAN
Sub Registrar

SUB REGISTRAR
THIYAGARAYA NAGAR

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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Registering Officer
T.Nagar

SEAL OF THE SUB REGISTRAR OF THIYAGARAYANAGAR

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

Document No. 1432 of 2024 of Book 1
Contain 21 Sheets. 15 Sheet
Registering Officer
T.Nagar

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt, Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0119-ராமசந்திர ஐயர் தெரு	7612	2	5263 PT -	-	ரயத்துவாரி	மனை	-	-	0-		0.00		0	2	81.0	-	1.75	-	சேஷாத்திரி மகன் ரகுநந்தன், ரகுநந்தன் மகன் ஆர். சந்தானகிருஷ்ணன், ரகுநந்தன் மகள் சரயு ரகுநந்தன்	கட்டிடம்	2023/0153/02/041400TR DT. 2023-10-16 TR DT: 16-10-2023

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

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

மின் கையொப்பம் / Digital Signature : 16-10-2023
பெயர் / Name : Subha A
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : கிண்டி வட்டம் / Guindy, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/09/004/001/0119/7612/2** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/09/004/001/0119/7612/2**

2. இத் தகவல்கள் 18-05-2024 அன்று 04:21:37 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 18-05-2024 at 04:21:37 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobite phone camera and check on website using 3G/GPRS.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1960
Permanent Account Number

AABPR3148K

Signature





आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண் எண்ணம் / Enrollment No.: 1183/61051/00381

To
ரகுநந்தன்
Raghunandan
21 (2) RAMACHANDRA IYYAR STREET
T NAGAR
Thyagaraya Nagar
Thyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017

MN3443612641 1

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Registering Officer
T.Nagar



இந்திய அரசாங்கம்
Government of India



எ சந்திரசேகரன்
L Chandrasekaran
பிறந்த நாள்/ DOB: 25/07/1965
ஆண் / MALE

7647 1093 6245

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O லட்சுமிகாந்தன், புதிய எண் 2 பழைய எண், பி டி ராஜன் சாலை, கலைஞர் கருணாநிதி நகர், சென்னை, தமிழ் நாடு - 600078

Address:
S/O Lakshmikanthan, NEW NO 2 OLD NO 19, P T Rajan Salai, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu - 600078

7647 1093 6245

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

Document No.1432 of 2024 of Book 1
Contain 21 Sheets 17 Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR





J. ரகுபதி

Document No. 1432 of 2024 of Book I
Contain 21 Sheets 18 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR





Document No. 1432 of 2024 of Book
I Contain 21 Sheets 19 Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2024-25/ON/0334985**	**Receipt Date:**	**27-04-2024 13:15:11**
Name:	T P CHANDRA		
Address:	21/1(10/1), Ramachandra Street , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description:	Property Tax New Bill Number:10-133-005642 / Property Tax Bill Number: 10-136-05855-000/08-126-0362-001	
	Paid By:	T P CHANDRA	

Description Head of A/C	**Amount (in Rupees)**
I/24-25	1825.00
Property Tax Early Pay Incentive for I/24-25	(-) 66.00
Total:	**1,759.00**
Amount (in words): Rupees One Thousand Seven Hundred Fifty Nine Only	
Online Transaction Number: 19745678840,Payment Dated: 27-04-2024	

Document No. 1432 of 2024 of Book I Contain 21 Sheets 20 Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR


Document No.....1432.....of.....2024.....of Book
I
.....Contain.....21.....Sheets.....21.....Sheet
Registering Officer
T.Nagar
THE SEAL OF THE SUBREGISTRAR OF
GPS
Chennai, Tamil Nadu, India
19/8, Ramchanran St, West Mambalam, Chennai, Tamil Nadu 6000
Lat 13.044955°
Long 80.230502°
18/05/24 03:49 PM GMT +05:30

1616/2023 TP/15100 AM 64/2023



தமிழ்நாடு तमिलनाडु TAMILNADU 26 MAY 2023 Mrs. T. P. Chandra Chennai-600017. BB 461276

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

T.P. Chandra.

RELEASE DEED OF
(Life Interest)

THIS DEED OF RELEASE executed at Chennai this **29th** day of **May, 2023.**

BY

Mrs. T. P. CHANDRA (PAN: ADJPC0870G, Aadhaar No. 789989839278), wife of late T. P. Seshadri, Hindu, aged about 82 years, residing at No. 21/10, Ramachandra Street, T. Nagar, Chennai – 600 017, hereinafter referred to as the "**RELEASOR**".

T. P. Chandra.

Verified for Doc ADJ 947/2023
Sub Registrar T.Nagar 21/5

Verified for Doc 1432/2024
Sub Registrar T.Nagar 20/5

Document No. 1616 of 2023 of Book 1 Contain 11 Sheets 1 Sheet
Registering Officer T.Nagar

Verified for Doc ADJ 149/2023
Sub Registrar T.Nagar 20/10/23

3236/2023 TP/1629534594/2023



21 OCT 2023

தமிழ்நாடு TAMILNADU

BB 601574

S. Sowmitran also known as
Sowmitran Seshadri
Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SETTLEMENT DEED
(Father to Daughter)

THIS DEED OF FAMILY SETTLEMENT executed at Chennai this **25th** day of **OCTOBER, 2023.**

BY

Mr. S. SOWMITRAN also known as **SOWMITRAN SESHADRI (PAN: CBNPS5424G, USA Passport No. 528043400),** son of late T. P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, USA, duly represented herein by his Power Agent **Mr. S. RAGHUNANDAN (PAN: AABPR3148K, Aadhaar No. 784748346005),** son of late T. P. Seshadri, Hindu, aged about 63 years, residing at No. 21 (2), Ramachandra Street, T. Nagar, Chennai – 600 017, vide Power Deed dated 09.10.2023, executed before Lauren V Putzke, Notary Public, Commonwealth of Virginia and duly adjudicated at Chennai by the Sub-Registrar, T. Nagar, as Adjudication No.149/2023 on 20.10.2023, hereinafter referred to as the "SETTLOR".

Verified to
Doc 14/2023/2024
Sub Registrar
T.Nagar

Document No 3236 of 2023 of Book
I Contain 14 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR

10,000/-



தமிழ்நாடு TAMILNADU

V. Soumitran
Chennai-17

23329
5/7/06

102914
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362603

SETTLEMENT DEED

THIS DEED OF SETTLEMENT executed at Chennai this 6TH day of July, 2006

BY

Mrs. T.P.CHANDRA, wife of Mr. T.P. Seshadri, Hindu, aged about 65 years, residing at Old No.10, New No.21, Ramachandra Iyer Street, T.Nagar, Chennai-600 017, hereinafter referred to as **"SETTLOR"** of the ONE PART;

T. P. Chandra.

Verified for Doc. 1432/2024
Sub Registrar T.Nagar
20/5

DOCUMENT NO/YEAR
Page No: 1628/06
Total: 1
Pages: 17

Verified for Doc. 616/2023
Sub Registrar T.Nagar
28/5/23

Verified for Doc. ADJ. 94/2023

Verified for Doc. ADJ 149/2023

1628/2006
Unit I

Document No 1628 of 2006
containing 3 sheets
1 sheet

Presented in the Office of the
Sub Registrar of Thiyagaraya Nagar
and fee of Rs. 3,180/- paid between the
hours of 10 AM & 11 AM on the 6th day of
JUL 2006

DOCUMENT NO/YEAR
Page No: 1628/06
Total: Pages: 2 17

LEFT THUMB





மாவட்டப் பதிவாளர் (நிலையில்)
S.pat

T. P. Chandra. W/o. T.P. SESHADRI D/NO: 10,
NEW NO: 21. RAMACHANDRA STREET.
T. NAGAR. CHENNAI- 17
I.D. CARD. ELECTION CARD.
NO: TN/003/009/0342557

EXECUTION ADMITTED BY
LEFT THUMB



T. P. Chandra. W/o. T.P. SESHADRI D/NO: 10,
NEW NO: 21. RAMACHANDRA STREET. T. NAGAR. CHENNAI-17
I.D. CARD. ELECTION CARD.
NO: TN/003/009/0342557.

IDENTIFIED BY

T. PSESHADRI S/o SUNDARACHARI
21. RAMACHANDRA STREET. T. NAGAR, CHENNAI- 17
M. Jayakumar (M. JAYAKUMAR) S/o N. MUTHU SWAMY 1 YEAR NO 72/4 NEW STREET
KODAMBAKKAM CHENNAI- 19.

6 JUL 2006

Sub Registrar
(District Registrar Cadre)

Note: Number of Copies Registered with the original one

REGISTERED AS NO. 1628 OF 2006

பதிவுத்துறை

இரசீது -

இரசீது எண் : 2722/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 92 / 2024

திரு/திருமதி/செல்வி S RAGHUNANDAN அவர்களிடமிருந்து ₹ 2,105 (ரூபாய் இரண்டாயிரத்து நூற்று ஐந்து மட்டும்) [இணைய வழி: REG202405202895909 ₹ 2000, REG202405182885859 ₹ 105] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	2,100
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	2,105

சார்பதிவாளர் அலுவலகம் தியாகராய நகர், சென்னை - 600 035. - 3 MAY 2024

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 20/05/2024

J. Raghunandan
94424 93392

பதிவு அலுவலர் கையொப்பம்

20/5/24

பதிவுத்துறை

இரசீது -

இரசீது எண் : 2720/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 90 / 2024

திரு/திருமதி/செல்வி S RAGHUNANDAN அவர்களிடமிருந்து ₹ 2,105 (ரூபாய் இரண்டாயிரத்து நூற்று ஐந்து மட்டும்) (இணைய வழி: REG202405202895435 ₹ 2000, REG202405182885824 ₹ 105) கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	2,100
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	2,105

சார்பதிவாளர் அலுவலகம் MAY 2024 தியாகராயநகர், சென்னை - 600 035.

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 20/05/2024

Raghunandan
9442193392

பதிவு அலுவலர் கையொப்பம்

20/5/24

பதிவுத்துறை

இரசீது -

இரசீது எண் : 2721/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 91 / 2024

திரு/திருமதி/செல்வி S RAGHUNANDAN அவர்களிடமிருந்து ₹ 2,105 (ரூபாய் இரண்டாயிரத்து நூற்று ஐந்து மட்டும்) (இணைய வழி: REG202405202896161 ₹ 2000, REG202405182885920 ₹ 105) கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	2,100
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	2,105

சார்பதிவாளர் அலுவலகம் MAY 2024 தியாகராயநகர், சென்னை - 600 035.

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 20/05/2024

Raghunandan
9444219392

பதிவு அலுவலர் கையொப்பம்

20/5/24

A.D.T. 90/2024

POWER OF ATTORNEY

This Power of Attorney is executed at AUSTIN, TX, USA on this 26 day APRIL 2024;

BY

Mrs. SARAYU RAGHUNANDAN (PAN – EVGPS0676K) & (Passport No N5001850), daughter of Mr. S.Raghunandan and wife of Mr. Bharathwaj Sankaran, Hindu, aged about 32 years, residing at 902, Solitude Dr, Pflugerville, TX - 78660 hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

Mr.S.RAGHUNANDAN (PAN – AABPR3148K) & (Aadhaar No.784748346005), son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi. AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1629 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, along with the building thereon measuring 900 Sq.ft. in the Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her elder son S.Raghunandan. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1615 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1629 of 2006, SRO Thyagarayanagar, in favour of S.Raghunandan.

AND WHEREAS under the Settlement Deed dated 13.10.2023, registered as Document No.3122 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Raghunandan settled a 1/3rd undivided share each on his children Sarayu Raghunandan and R.Santhanakrishnan in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) along with the building thereon measuring 900 Sq.ft. in Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, comprised in Old S.No.22/2, T.S.No.7612/2 (Old S.No.5263 part) of T.Nagar Village, Guindy Taluk, Chennai District.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 281 sq.mts. (equivalent to 3025 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District

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together with a building thereon situated at Ramachandra Iyer Street in the names of (i) Raghunandan, (ii) R.Santhanakrishnan and (iii) Sarayu Raghunandan.

AND WHEREAS S.Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan became the joint owners of all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Raghunandan : 1/3rd undivided share
(ii) S.Santhanakrishnan : 1/3rd undivided share
(iii) Sarayu Raghunandan : 1/3rd undivided share

AND WHEREAS Sarayu Raghunandan (the PRINCIPAL herein) represents that she is the absolute owner in possession of a **1/3rd undivided share** in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a **1/3rd undivided share** in the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in the Schedule hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in the Schedule hereunder (along with co-owners) by constructing residential flats.

AND WHEREAS the co-owners have identified M/s.KCee Properties Private Limited, a builder of repute, to develop the total property owned by them, negotiate and finalise all the terms.

AND WHEREAS since the PRICIPAL is in a foreign country and presently not able to travel to India for signing the Joint Development Agreement with the builder, has decided to appoint her father Sri.S.Raghunandan as Power Agent to act on her behalf

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINT Mr.S.RAGHUNANDAN, son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to sign and execute on my behalf the Joint Development Agreement/Supplemental Agreements/Addendum to be entered into with M/s.KCee Properties Private Limited, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, for development of the Schedule mentioned property.

I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE

1/3rd undivided share in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a **1/3rd undivided share** in the building measuring 900 Sq.ft. Ground Floor situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by: Passage leading from Ramachandra Street and property owned by Sowmitran & Swathi Sowmitran

South by: Old Nos.11 and 12, New Nos. 6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramchandra Street

West by : Old No.11, New No.23, Ramachandra Street

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THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

Measuring

East to West on the Northern Side : 50 feet

East to West on the Southern Side : 50 feet

North to South on the Eastern side : 50 feet

North to South on the Western side : 50 feet

and the said passage measuring East to West 10 feet wide and North to South 65 feet situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

(PRINCIPAL)



Witnesses:

1. BHARATHWAJ SANKARAN
902 Solitude Drive
Pflugerville, TX-78660

2. R.Ajay.
AJAY RAVISHANKAR
1127 PEARL RETREAT LN,
APT 12308
AUSTIN, TX 78753

26 April 2024 State of Texas
County of Travis

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

ANGELIE RENEE AGGARWAL
My Notary ID # 134450333
Expires July 13, 2027

इस पासपोर्ट में 36 पृष्ठ हैं। This passport contains 36 pages.

भारत गणराज्य REPUBLIC OF INDIA



टाईप / Type P

राष्ट्र कोड / Country Code IND

पासपोर्ट सं. / Passport No. N5001850

उपनाम / Surname RAGHUNANDAN

दिया गया नाम / Given Name(s) SARAYU

राष्ट्रीयता / Nationality INDIAN

लिंग / Sex F

जन्म तिथि / Date of Birth 02/05/1991

जन्म स्थान / Place of Birth CHENNAI, TAMIL NADU

जारी करने का स्थान / Place of Issue CHENNAI

जारी करने की तिथि / Date of Issue 12/12/2015

समाप्ति की तिथि / Date of Expiry 11/12/2025

P<INDRAGHUNANDAN<<SARAYU<<<<<<<<<<<<<<<<<<<<

N5001850<2IND9105023F2512118<<<<<<<<<<<<<<<2

I self attest that this is a true copy.

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

ADJ/Thiyagaraya nagar/90/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 2000/- (ரூபாய் இரண்டாயிரம் மட்டும்) திரு/திருமதி/செல்வி. S RAGHUNANDAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள் :20/05/2024

சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு மே மாதம் 20ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





J.Raghunandan
9442193392

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

J. [illegible] 98848 20162

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030

M. [illegible] 9444184213

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092

2024 ஆம் ஆண்டு மே மாதம் 20ம் நாள்

Prabhakar Rao G P
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/90/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 20/05/2024
தியாகராய நகர்

Prabhakar Rao G P
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

THE SEAL OF THE SUBREGISTRAR OF THIYAGARAYANAGAR

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1980
Permanent Account Number
AABPR3148K

Signature

23062015

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61051/80391

To
ரகுநந்தன்
Raghunandan
21 (2) RAMACHANDRA IYYAR STREET
T NAGAR
Hayagriva Naga
Hayagriva Naga
Chennai Chennai
Tamil Nadu 600017
9442193392

MN3443612611T

உங்கள் ஆதார் எண் / Your Aadhaar No.:
7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

ரகுநந்தன்
Raghunandan
தந்தை: சேஷாத்ரி
Father: Seshadri
பிறந்த தேதி / Date of Birth: 1980
ஆண் / Male

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Contain 11 Sheets & Sheet
Registering Officer
T.Nagar

J. Raghunandan

THE SEAL OF THE SUB REGISTRAR OF T. NAGAR

[redacted]

Government of India



ரகுபதி ஜ
Ragupathy J
பிறந்த நாள்/DOB: 19/05/1997
ஆண்/ MALE

Download Date: 21/10/2021

Issue Date: 04/02/2021

8891 5837 7210

VID : 9105 0169 7567 1404

எனது ஆதார், எனது அடையாளம்

[redacted]

Unique Identification Authority of India

முகவரி:
C/o ஜனகிராமன், 22/5B, பெர்வரி சாலை விரிவு, ஷெனாய் நகர், சென்னை, தமிழ் நாடு - 600030

Address:
C/O: Janakiraman, 22/5B, Berwary Road Extension, Shenoy Nagar, Chennai, Tamil Nadu - 600030



8891 5837 7210

VID : 9105 0169 7567 1404

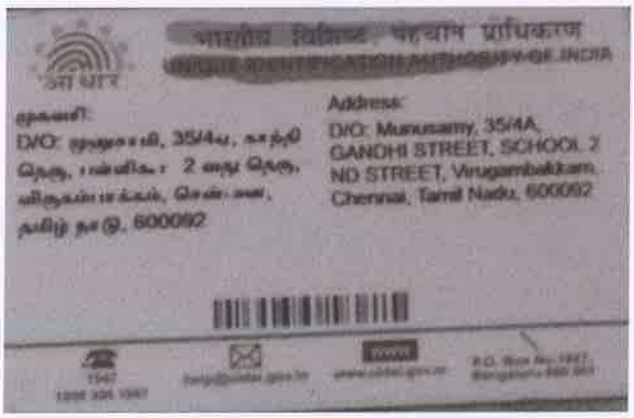
1947 | help@uidai.gov.in | www.uidai.gov.in

J. Raghu.

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ADJ Contain 11 Sheets 9 Sheet
Registering Officer
T.Nagar

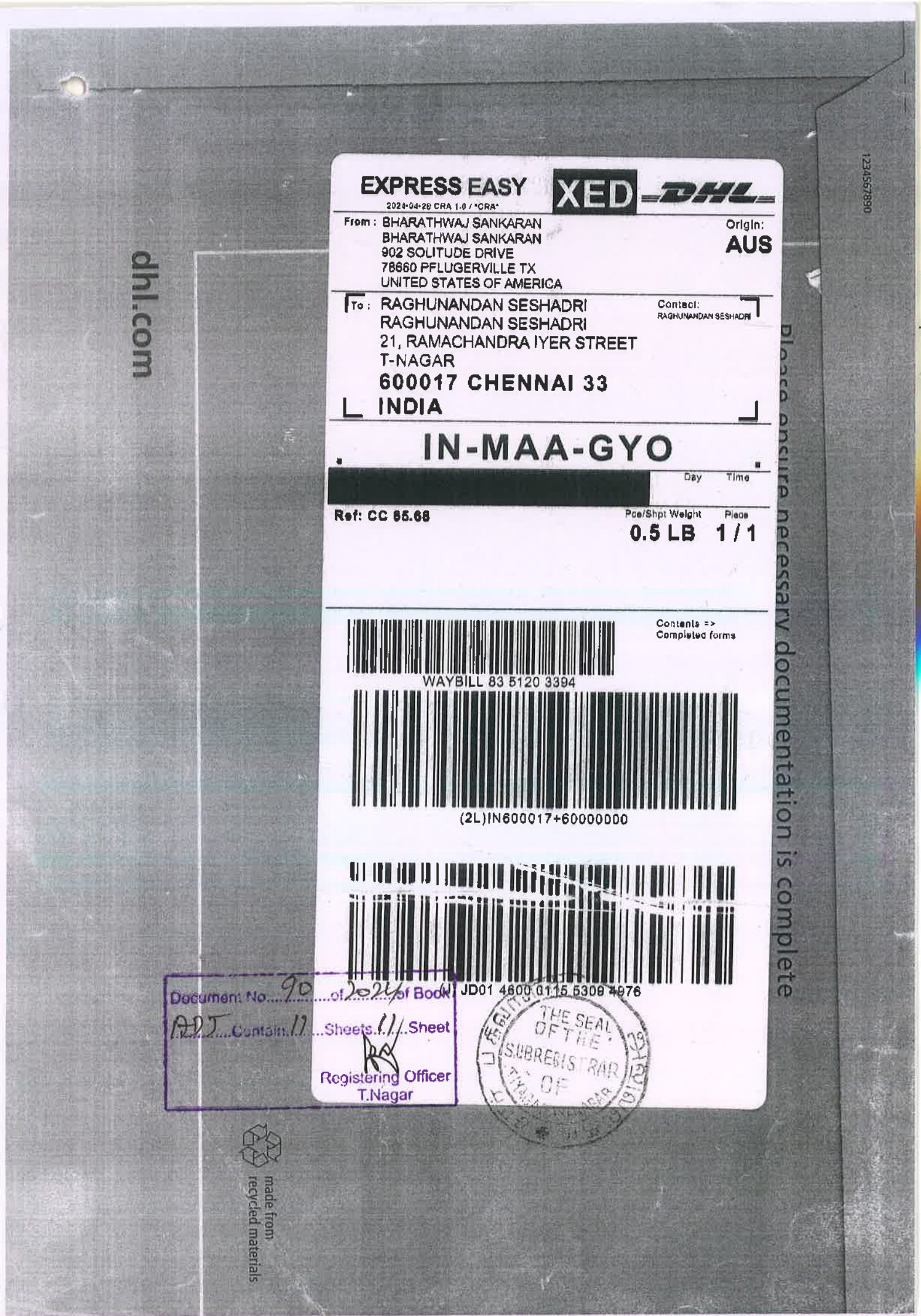
THE SEAL OF THE SUBREGISTRAR OF





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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR



EXPRESS EASY
2024-04-20 CRA 1.0 / *CRA*

XED DHL

From : BHARATHWAJ SANKARAN
BHARATHWAJ SANKARAN
902 SOLITUDE DRIVE
78660 PFLUGERVILLE TX
UNITED STATES OF AMERICA

Origin:
AUS

To : RAGHUNANDAN SESHADRI
RAGHUNANDAN SESHADRI
21, RAMACHANDRA IYER STREET
T-NAGAR
600017 CHENNAI 33
INDIA

Contact:
RAGHUNANDAN SESHADRI

IN-MAA-GYO

Day Time

Ref: CC 85.68

Pce/Shpt Weight Piece
0.5 LB 1 / 1

Contents =>
Completed forms

WAYBILL 83 5120 3394

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

A.D.J. 91/2024

POWER OF ATTORNEY

This Power of Attorney is executed at AMSTERDAM, N.L on this 8th day MAY 2024;

BY

Mr.R.SANTHANAKRISHNAN (PAN - EVFPS9814G) & (Passport No – M9272405), son of Mr.S.Raghunandan, Hindu, aged about 30 years, residing at Maarten Lutherweg 53, 1185 AK, Amstelveen, hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

Mr.S.RAGHUNANDAN (PAN - AABPR3148K) & (Aadhaar No.7847 4834 6005), son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

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THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1629 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, along with the building thereon measuring 900 Sq.ft. in the Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her elder son S.Raghunandan. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1615 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1629 of 2006, SRO Thyagarayanagar, in favour of S.Raghunandan.

AND WHEREAS under the Settlement Deed dated 13.10.2023, registered as Document No.3122 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Raghunandan settled a 1/3rd undivided share each on his children Sarayu

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T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

Raghunandan and R.Santhanakrishnan in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) along with the building thereon measuring 900 Sq.ft. in Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, comprised in Old S.No.22/2, T.S.No.7612/2 (Old S.No.5263 part) of T.Nagar Village, Guindy Taluk, Chennai District.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 281 sq.mts. (equivalent to 3025 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District together with a building thereon situated at Ramachandra Iyer Street in the names of (i) Raghunandan, (ii) R.Santhanakrishnan and (iii) Sarayu Raghunandan.

AND WHEREAS S.Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan became the joint owners of all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Raghunandan : 1/3rd undivided share

(ii) R.Santhanakrishnan : 1/3rd undivided share

(iii) Sarayu Raghunandan : 1/3rd undivided share

AND WHEREAS R.Santhanakrishnan (the PRINCIPAL herein) represents that he is the absolute owner in possession of a **1/3rd undivided share** in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2,

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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF

5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. **together with a 1/3rd undivided share** in the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in the Schedule hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in the Schedule hereunder (along with co-owners) by constructing residential flats.

AND WHEREAS the co-owners have identified M/s.KCee Properties Private Limited, a builder of repute, to develop the total property owned by them, negotiate and finalise all the terms.

AND WHEREAS since the PRICIPAL is in a foreign country and presently not able to travel to India for signing the Joint Development Agreement with the builder, has decided to appoint his father Sri.S.Raghunandan as Power Agent to act on his behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINT Mr.S.RAGHUNANDAN, son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to sign and execute on my behalf the Joint Development Agreement/ Supplemental Agreements/Addendum to be entered into with M/s.KCee Properties Private Limited, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, for development of the Schedule mentioned property.

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Registering Officer
T.Nagar

I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE

1/3rd undivided share in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. **together with a 1/3rd undivided share** in the building measuring 900 Sq.ft. Ground Floor situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by: Passage leading from Ramachandra Street and property owned by Sowmitran & Swathi Sowmitran

South by: Old Nos.11 and 12, New Nos. 6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramchandra Street

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 50 feet

East to West on the Southern Side : 50 feet

North to South on the Eastern side : 50 feet

North to South on the Western side : 50 feet

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and the said passage measuring East to West 10 feet wide and North to South 65 feet situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

Witnesses:

1.

Eva Kasius
Jozef Israëlslaan 48
1072 SB Amsterdam, the Netherlands

2.

Guido van Wingerde
Jozef Israëlslaan 48
1072 SB Amsterdam, The Netherlands

(PRINCIPAL)



8th of May 2024
S.C. Evers

mr J.P BOLHAAR
NOTARIS TE AMSTERDAM

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF

HERMANS & SCHUTTEVAER
NOTARISSEN ADVISEURS MEDIATORS

Ref: EKA (7 mei 2024.1)
Dos: 2024.0008.11

LEGALIZATION

Seen by me, Simone Carlijn Evers, LL.M., candidate civil-law notary hereinafter referred to as 'civil-law notary' as substitute of mr Jean-Paul Bolhaar, Civil-law Notary ("Notaris") in Amsterdam, the Netherlands, officiating at Hermans & Schuttevaer Notarissen N.V., location Jozef Israëlskade 48 te 1072 SB Amsterdam, the Netherlands, phone number: 085 – 0 810 810, for the legalisation of the signature on the attached document (the "Document") of Mr. **Santhanakrishnan Raghunandan**, born in Madras, India on May 16, 1994.

The signature of Mr. **Santhanakrishnan Raghunandan** aforementioned has been verified with his valid Indian passport.

The Document was attached by a standard bonding technique. Furthermore every single page is provided with a legal notary imprint, which imprint will be lost when a copy is made of the imprinted document.

*This legalisation only refers to the signature of Mr. **Santhanakrishnan Raghunandan**, placed on the Document. This certificate does not contain any opinion on the contents and possible legal consequences of the Document. A statement as to the contents and possible legal consequences of the Document is therefore not given by the undersigned Civil-law Notary.*

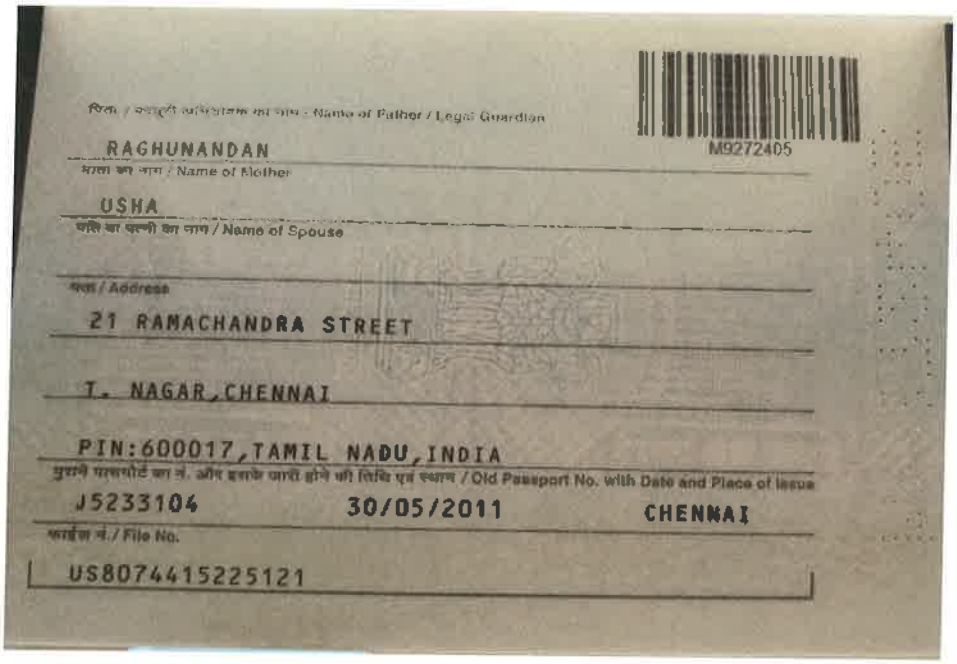
This certificate may only be relied upon on the express condition that any issues of interpretation or liability thereunder will be governed by Dutch law and be brought exclusively before a Dutch Court and is subject to the general terms and conditions of Hermans & Schuttevaer Notarissen N.V., which include a limitation of liability clause and which are filed with the registry of the Chamber of Commerce in Utrecht, The Netherlands.

Signed in Amsterdam, the Netherlands on April 8, 2024

S.C. Evers
Candidate civil-law notary

mr J.P BOLHAAR
NOTARIS TE AMSTERDAM

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T.Nagar



पिता / स्थानीय अभिभावक का नाम / Name of Father / Legal Guardian

RAGHUNANDAN

माता का नाम / Name of Mother

USHA

पति का पत्नी का नाम / Name of Spouse

पता / Address

21 RAMACHANDRA STREET

T. NAGAR, CHENNAI

PIN:600017, TAMIL NADU, INDIA

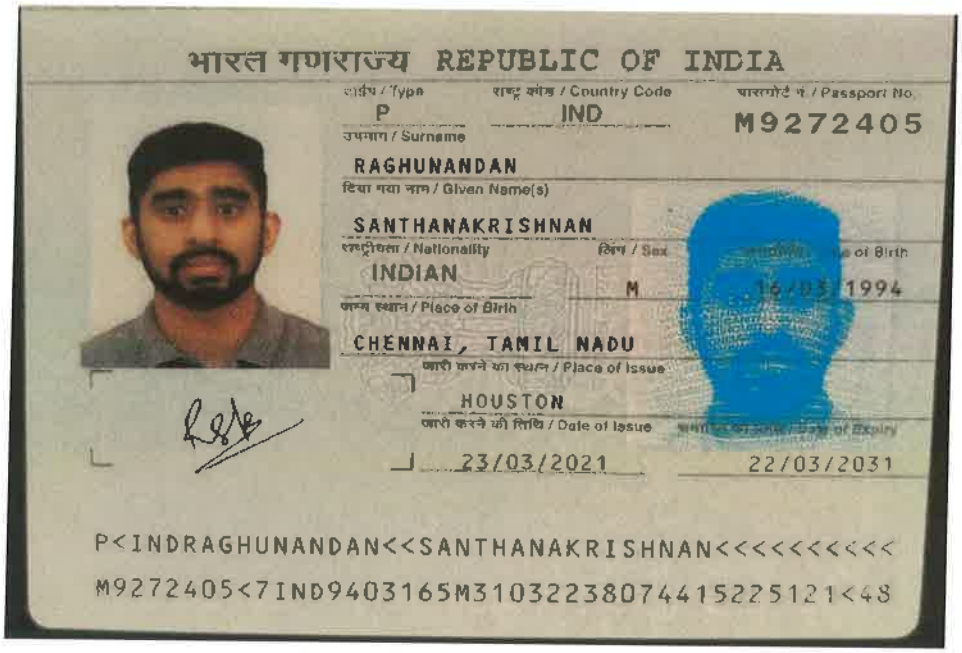
पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

J5233104 30/05/2011 CHENNAI

फाईल नं. / File No.

US8074415225121

M9272405



भारत गणराज्य REPUBLIC OF INDIA

प्रकार / Type P

राष्ट्र कोड / Country Code IND

पासपोर्ट नं / Passport No. M9272405

उपनाम / Surname

RAGHUNANDAN

दिया गया नाम / Given Name(s)

SANTHANAKRISHNAN

राष्ट्रीयता / Nationality INDIAN

लिंग / Sex M

जन्म तिथि / Date of Birth 16/03/1994

जन्म स्थान / Place of Birth

CHENNAI, TAMIL NADU

जारी करने का स्थान / Place of Issue

HOUSTON

जारी करने की तिथि / Date of Issue 23/03/2021

समाप्ति की तिथि / Date of Expiry 22/03/2031

P<INDRAGHUNANDAN<<SANTHANAKRISHNAN<<<<<<<<<<

M9272405<7IND9403165M3103223807441522512l<48

I Self attest that this is a true copy

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Contain 13 Sheets & Sheet

Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

ADJ/Thiyagaraya nagar/91/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 2000/- (ரூபாய் இரண்டாயிரம் மட்டும்) திரு/திருமதி/செல்வி. S RAGHUNANDAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள் :20/05/2024

சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு மே மாதம் 20ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





S Raghunandan
9442193392

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

J. Ragupathy 9884820162

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030

M. Poongkuzali 9444183213

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092

2024 ஆம் ஆண்டு மே மாதம் 20ம் நாள்

Prabhakar Rao G P
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/91/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 20/05/2024
தியாகராய நகர்

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Prabhakar Rao G P
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1980
Permanent Account Number
AABPR3148K

Signature



आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாள எண் / Enrollment No.: 1183/61051/00381

To
ரகுநந்தன்
Raghunandan
21 (2) RAMACHANDRA IYYAR STREET
T NAGAR
Thyagaraya Nagar
Thyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017
9442190397

MN344361261IN

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India

ரகுநந்தன்
Raghunandan

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF





J. ரகுபதி

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THE SEAL OF THE SUBREGISTRAR OF





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T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

EXPRESS WORLDWIDE **DOX**

DHL

From: S...THANAKRISHNAN RAGHUNANDAN
BIJLMERPLEIN 889 E6
1102 MG AMSTERDAM ZUIDOOST
NETHERLANDS, THE

Origin: **AMS**

To: **RAGHUNANDAN SESHADRI**
T. NAGAR RAMACHANDRA STREET 21
T. NAGAR 33
600017 CHENNAI
INDIA

Contact:

IN – MAA – GYO **GYCX**

Day Time

Code 7979050879

Per Shpt Weight: **0.5 KG** Piece: **1/1**

Content Description
PORTANT LEGAL DOCUMENTS

WAYBILL 44 1589 1933

(2L)IN600017 + 42000000

Reference

(J) VGLE XP11 5222 9564

SECURITY STATUS

THE CONTENTS OF THIS PACKAGE HAVE BEEN CHECKED FOR SECURITY PURPOSES, BY THE PERSON(S) NAMED:

FOR DHL (PRINT NAME) Ramj

FOR DHL (SIGNATURE)

FOR CLIENT (PRINT NAME)

FOR CLIENT (SIGNATURE)

STATION UTX

DHL

TO OPEN

umentation is complete
urely.

s in pouch

la la documentación
contenido esté debidamente
empacado, de forma segura.

Por favor inserte los documentos completos en la bolsa de pla

Veuillez vous assurer que la documentation est complète
et les marchandises correctement emballées.

Placez les documents complétés dans la pochette transparent

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T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

This ECO FLYER is made of at least two thirds recycled plastic

A.D.J. 92/2024

POWER OF ATTORNEY

This Power of Attorney is executed at FAIRFAX, VIRGINIA, USA on this 25th day APRIL 2024;

BY

Mr.S.SOWMITRAN also known as SOWMITRAN SESHADRI (PAN – CBNPS5424G) & (OCI No - A029416), son of Late T.P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall Lane, Fairfax, VA – 22033, USA. hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

Mr.S.RAGHUNANDAN (PAN - AABPR3148K) & (Aadhaar No.7847 4834 6005), son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

S. Sowmitran

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THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1628 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, Theagarayanagar Division, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her younger son S.Sowmitran. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No.1616 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1628 of 2006, SRO Thyagarayanagar, in favour of S.Sowmitran.

AND WHEREAS under the Settlement Deed dated 25.10.2023, registered as Document No.3236 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Sowmitran also

S. Sowmitran

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THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

known as Sowmitran Seshadri represented by his Power Agent S.Raghunandan (appointed vide a Power of Attorney dated 09.10.2023, Adj No.149/2023, SRO T.Nagar) settled on his daughter Swathi Sowmitran a 1/3rd undivided share in land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612/1 (Old S.No.5263 part), in Block No.119, of T.Nagar Village, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 230 sq.mts. (equivalent to 2476 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/1, in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, together with a building thereon situated at Ramachandra Iyer Street in the names of Sowmitran and Swathi Sowmithran.

AND WHEREAS S.Sowmitran also known as Sowmitran Seshadri and Swathi Sowmitran became the owners of all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Sowmitran also known as Sowmitran Seshadri: 2/3rd undivided share

(ii) Swathi Sowmitran : 1/3rd undivided share

S. Sowmitran

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T.Nagar

AND WHEREAS S.Sowmitran also known as Sowmitran Seshadri (the PRINCIPAL herein) represents that he is the absolute owner in possession of a **2/3rd undivided share** in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District together with **a 2/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in the Schedule hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in the Schedule hereunder (along with co-owners) by constructing residential flats.

AND WHEREAS the co-owners have identified M/s.KCee Properties Private Limited, a builder of repute, to develop the total property owned by them, negotiate and finalise all the terms.

AND WHEREAS since the PRICIPAL is in a foreign country and presently not able to travel to India for signing the Joint Development Agreement with the builder, has decided to appoint his brother Sri.S.Raghunandan as Power Agent to act on her behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINT Mr.S.RAGHUNANDAN, son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, as my true and lawfully constituted **POWER AGENT** in my name and on my

S. Sowmitran

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T.Nagar

THE SEAL OF THE SUB REGISTRAR OF

behalf to sign and execute on my behalf the Joint Development Agreement/ Supplemental Agreements/Addendum to be entered into with M/s.Kcee Properties Private Limited, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, for development of the Schedule mentioned property.

I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE

2/3rd undivided share in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/1, in Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, **together with a 2/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by : Ramachandra Street

South by : Property owned by S.Raghunandan & others

S. Sowmiya

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Registering Officer
T.Nagar

OF THE SUB REGISTRAR OF T.NAGAR

East by : Passage owned by S.Raghunandan & others

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 40 feet

East to West on the Southern Side : 40 feet

North to South on the Eastern side : 65 feet

North to South on the Western side : 65 feet

situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

Witnesses:

1. Nheeney Dailey
4416 Manor Hall Lane
Fairfax, VA 22033
Nheeney Dailey

S. Sowmiyan

(PRINCIPAL)

2. JAYASHREE KIZHANATHAM
4420 MANORHALL LANE
FAIRFAX, VA - 22033.
K.S. Jayashree.

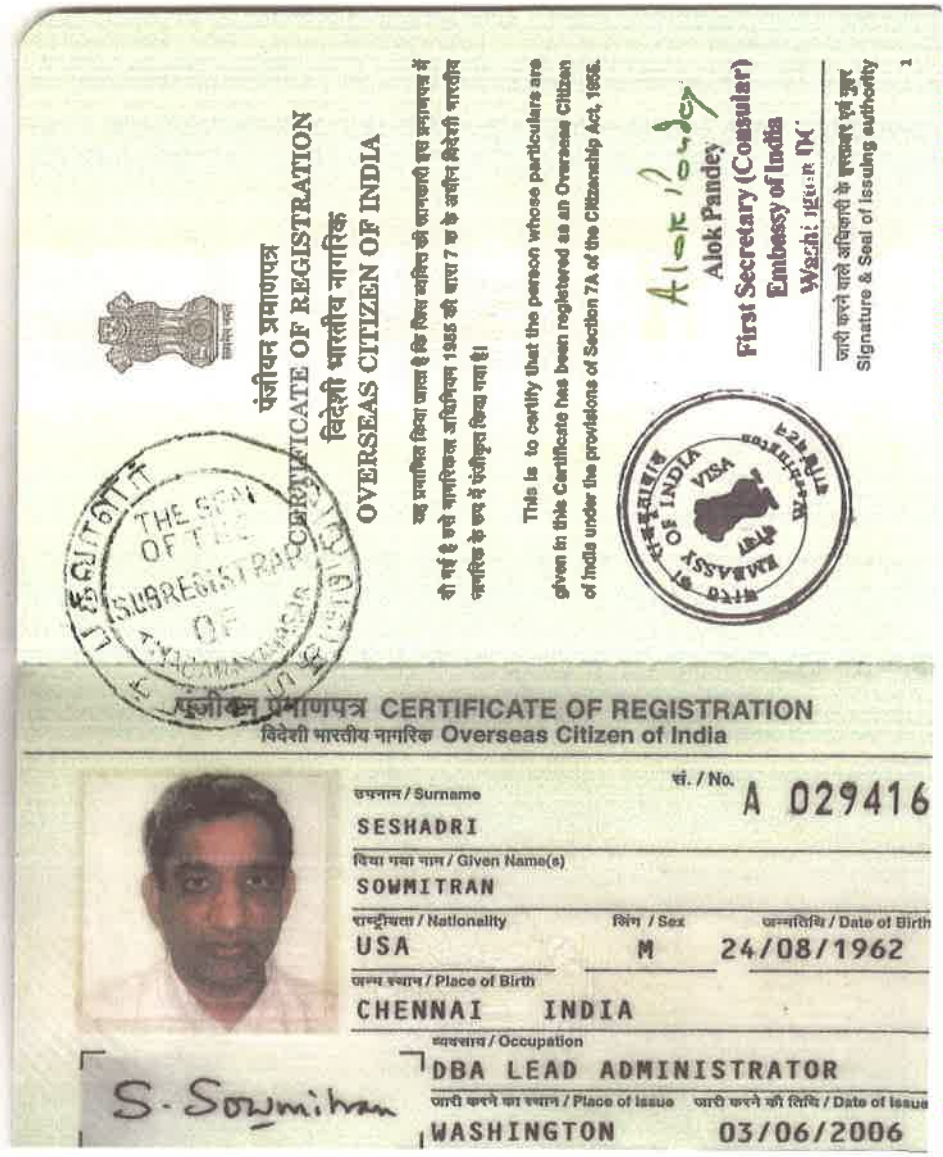


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City/ County of Fair Fax
Commonwealth of Virginia
I certify this to be a complete, exact and true copy of the original document. Certified this 25th day of April, 24
Ali Al Bassam Notary Public
Reg # 8082203 Com. Exp. 11/30/27

Ali Al Bassam
Commonwealth of Virginia
Notary Public
Commission No. 8082203
My Commission Expires 11/30/2027

S. Sowmitran



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S. Sowmitran

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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF

ADJ/Thiyagaraya nagar/92/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 2000/- (ரூபாய் இரண்டாயிரம் மட்டும்) திரு/திருமதி/செல்வி. S RAGHUNANDAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர்

சார்பதிவாளர் : தியாகராய நகர்
நாள் :20/05/2024

SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு மே மாதம் 20ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





J Raghunandan
94421 93392

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

J. Rgpthy. 9884820162

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030

M. Rgs. 9444184213

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092

2024 ஆம் ஆண்டு மே மாதம் 20ம் நாள்



Prabhakar Rao G P
சார்பதிவாளர்
தியாகராய நகர்

SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/92/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 20/05/2024
தியாகராய நகர்

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Prabhakar Rao G P
சார்பதிவாளர்

SUB REGISTRAR
THIYAGARAYA NAGAR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1960
Permanent Account Number
AABPR3148K

Signature





आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61051/00301

To
ரகுநந்தன்
Raghunandan
21 (2) RAMALINGAPURA IYYAR STREET
T NAGAR
Thyagaraya Nagar
Thyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017
9442010392

MN3443612618FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India

ரகுநந்தன்
Raghunandan
தந்தை: சேஷாத்ரி
Father: Seshadri
பிறந்த தேதி / Date of Birth: 1960
ஆண் / Male



7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Raghunandan







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J. ரகுபதி.

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THE SEAL OF THE SUB REGISTRAR OF THYAGARAYANAGAR

EXPRESS ENVELOPE

2024-04-26 MYDHL+ 1.0 / *30-0621*

XPD

DHL

From : Shipping Department
SOWMITRAN SESHADRI
1 Passaic Avenue
Unit 34

07075 WOOD RIDGE New Jersey
United States of America

Origin:
ELZ

Contact:

To : MOBILE # 919442193392
S. RAGHUNANDAN
S/O T.P. CHANDRA SESHADRI, 21 RAMACHANDRAN STREET , T. NAGAR /NEAR KRISHNA GANA SABHA MUPATHAMMAN TEMPLE
600017 CHENNAI TamilNadu
India

Contact:
S. RAGHUNANDAN

IN-MAA-GYO GYCX

ADI [redacted]

Day Time

Ref:

Pce/Shpt Weight Piece
0.5 lbs 1 / 1

Contents: Documents - general business

WAYBILL 71 1613 2531

(2L)IN600017+52000000

(J) JD01 4600 0114 9944 3844

dhl.com

Maximum recommended weight 70 kg

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THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

பதிவுத்துறை

இரசீது -

இரசீது எண் : 3002/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 95 / 2024

திரு/திருமதி/செல்வி KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களிடமிருந்து ₹ 31,505 (ரூபாய் முப்பத்தொன்றாயிரத்து ஐந்நூற்று ஐந்து மட்டும்) [இணைய வழி: REG202405283195463 ₹ 31505] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	31,500
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	31,505

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 04/06/2024

பதிவு அலுவலர் கையொப்பம்

I INSPECTION II ADJ - 95/2024

POWER OF ATTORNEY

This Power of Attorney is executed at AUSTIN, TX, USA on this 26 day APRIL 2024;

BY

Mrs.SARAYU RAGHUNANDAN (PAN – EVGPS0676K) & (Passport No N5001850), daughter of Mr.S.Raghunandan and wife of Mr.Bharathwaj Sankaran, Hindu, aged about 32 years, residing at 902, Solitude Dr, Pfiugerville, TX - 78660 hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

M/S.KCEE PROPERTIES PRIVATE LIMITED (PAN - AAFCK4910P), a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director, Mr.L.Chandrasekaran, son of Mr.Lakshmikanthan, aged 58 years, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in

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THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1629 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, along with the building thereon measuring 900 Sq.ft. in the Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her elder son S.Raghunandan. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1615 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1629 of 2006, SRO Thyagarayanagar, in favour of S.Raghunandan.

AND WHEREAS under the Settlement Deed dated 13.10.2023, registered as Document No.3122 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Raghunandan settled a 1/3rd undivided share each on his children Sarayu Raghunandan and R.Santhanakrishnan in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) along with the building thereon measuring 900 Sq.ft. in Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, comprised in Old S.No.22/2, T.S.No.7612/2 (Old S.No.5263 part) of T.Nagar Village, Guindy Taluk, Chennai District.

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T.Nagar

THE SEAL OF THE SUB-REGISTRAR OF THYAGARAYANAGAR

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 281 sq.mts. (equivalent to 3025 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District together with a building thereon situated at Ramachandra Iyer Street in the names of (i) Raghunandan, (ii) R.Santhanakrishnan and (iii) Sarayu Raghunandan.

AND WHEREAS S.Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan became the joint owners of all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Raghunandan : 1/3rd undivided share
(ii) R.Santhanakrishnan : 1/3rd undivided share
(iii) Sarayu Raghunandan : 1/3rd undivided share

AND WHEREAS Sarayu Raghunandan (the PRINCIPAL herein) represents that she is the absolute owner in possession of a 1/3rd undivided share in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a 1/3rd share in the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in Schedule "A" hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in Schedule "A" hereunder (along with co-owners) by constructing of residential flats.

AND WHEREAS the PRINCIPAL has decided to appoint M/s.Kcee Properties Private Limited, as his POWER AGENT to deal with Schedule "A" property for the aforesaid development and also to sell and to deal with **475 Sq.ft.** undivided share in

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THE SEAL OF THE SUBREGISTRAR OF THE CORPORATION

the land described in Schedule "A" hereunder, said **475 Sq.ft.** undivided share is more fully described in Schedule "B" hereunder.

AND WHEREAS the PRINCIPAL herein thought it fit and expedient to appoint a Power Agent to act on her behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINTM/S.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to do all or any of the following acts, deeds and things, in respect of Schedule "A" and Schedule "B" properties:

1. To sign Demolition plans and connected papers for demolition of the existing building/superstructures on the Schedule "A" land and obtain sanction thereof.

2. To apply for sanction of building plans, revise sanctions or renewal of sanctions for construction of building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

3. To apply to the Chennai Metropolitan Development Authority, the Corporation of Chennai and/ or other Competent Authorities or Departments for sanction of Plan/s for construction of new building/s on the Schedule "A" land.

4. To apply for revised sanctions or renewal of sanctions for construction of new building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

5. To correspond with any Authorities or Departments of the Government regarding any of the aforecited acts and deeds.

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THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

6. To receive sanctioned plans or other communications, notices, receipts and chalans from any authorities.

7. To pay fees, charges, deposits and other amounts whatsoever that may be payable in respect of the development of the Schedule 'A' mentioned property to the concerned authorities and government departments, and to apply for and receive the refund thereof and to give receipts and discharges for the same.

8. To obtain completion certificate from the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai or any other competent authority.

9. To sign, register (if required) and submit all necessary documents, forms, applications to the Real Estate Regulatory Authority (RERA) or any other regulatory authority for obtaining approvals and permission for the development of the Schedule "A" mentioned property.

10. To represent me before RERA or any other regulatory authority for obtaining the necessary approvals and permissions for development of the Schedule 'A' mentioned property.

11. To deal and correspond with the aforesaid and other concerned authorities, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, forms, indemnities and other documents, papers and writings as may be required to be given to the various authorities and bodies concerned for the construction of building/s on the Schedule 'A' property.

12. To correspond and deal with and/or to appear and represent me before all concerned government, semi-government, local and public bodies and authorities, including the concerned Municipal authority, in all matters and work connected with the Schedule "A" mentioned property as permissible

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

Saranya R

under the prevalent Development Regulations including as per any policy of the Central Government or Government of Tamil Nadu or any modification thereof as may be desired by the Attorney and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of the said property and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things in connection with the Schedule "A" mentioned property.

13. To do all such acts as may be necessary to institute, carry on or defend any legal proceedings involving or affecting the Schedule 'A' property and for such purpose to sign Pleadings, Petitions, Applications, Vakalats, Memorandum of Appeal, Review or Revision Petitions before any judicial or quasi-judicial authority, and also to appoint advocate or advocates for the same.

14. To initiate such proceedings as my Attorney may deem fit in respect of any deposits paid or to be paid for any Sanctions, Permits License or Approval that may be applied for in pursuance of the powers hereby conferred and to obtain refund of the same.

15. To negotiate and enter into Sale Agreement/s with prospective /intending purchaser (s) for sale of the Schedule "B" mentioned property.

16. To receive advance from intending purchaser (s) in respect of the undivided share described in Schedule-B hereunder.

17. To sign and execute Sale Agreement/s and Sale Deeds/Supplemental Deeds conveying the undivided share described in Schedule "B" hereunder.

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THE SEAL OF THE SUB REGISTRAR OF THAGARAYANAGAR

18. To present such Sale Agreements, Sale Deed/ Deeds/Supplemental Deeds and other Deeds in respect of the Schedule "B" Mentioned Property for Registration before the Sub-Registrar or District Registrar of Assurances and to admit the execution of the same, and to receive the documents back from the Office of the Sub-Registrar.

19. To receive the balance sale consideration for sale of the Schedule "B" Mentioned Property.

20. To sign Affidavits, Declaration statutory forms, statements before the Sub-Registrar of Assurances for the purpose of Registration of the Sale Deeds in respect of the Schedule "B" Mentioned Property.

21. To file suits and to defend me in suits in Civil Courts and High Courts and to appear for me in suit proceedings and to represent me before any Statutory Authorities, Local Authorities or the Government in respect of the Schedule "A" and Schedule "B" mentioned Property.

22. To sign all papers, forms, affidavits, declarations for the purpose of mutation of Revenue Records and other Records maintained by statutory bodies in furtherance of the afore mentioned project.

23. To execute and Register Deeds of Rectification, Exchange, Ratification if required and necessary.

24. To present the said Deeds of Rectification Exchange, Ratification, and documents for registration, before the Sub-Registrar.

25. To cancel any Agreements, Deeds or documents and present the same for registration before the Sub-Registrar, pertaining to Schedule "B" property.

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THE SEAL OF THE SUBREGISTRAR OF THARAMANI

26. To hand over possession of the Schedule "B" property to the intending purchasers.

27. To execute Affidavits, Indemnity, Declaration and all other deeds and documents and to do all other acts, deeds, and things that are necessary and which are considered necessary by my Attorney with the conveyance of the Schedule "B" Mentioned Property as fully and effectually in all aspects as if I could do myself.

28. I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE "A"

1/3rd undivided share in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a **1/3rd undivided share** in the building measuring 900 Sq.ft. Ground Floor situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by: Passage leading from Ramachandra Street and property owned by Sowmitran & Swathi Sowmitran

South by: Old Nos.11 and 12, New Nos. 6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramchandra Street

West by : Old No.11, New No.23, Ramachandra Street

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T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

Measuring

East to West on the Northern Side : 50 feet

East to West on the Southern Side : 50 feet

North to South on the Eastern side : 50 feet

North to South on the Western side : 50 feet

and the said passage measuring East to West 10 feet wide and North to South 65 feet situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

SCHEDULE "B"

A 475 Sq.ft. undivided share in the land described in Schedule "A" above.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

Document No. 95 of 2024 of Book 1 Contain 16 Sheets 9 Sheet

Registering Officer
T.Nagar

(PRINCIPAL)



Witnesses:

1. BHARATHWAJ SANKARAN
902 Solitude Drive
Pflugerville, TX-78660

2. AJAY RAVISHANKAR
1127 PEARL RETREAT LN
APT 12 308
AUSTIN, TX 78753

26 April 2024

State of Texas
County of Travis

ANGELIE RENEE AGGARWAL
My Notary ID # 134450333
Expires July 13, 2027



भारत गणराज्य REPUBLIC OF INDIA

टाईप / Type: P
राष्ट्र कोड / Country Code: IND
पासपोर्ट नं. / Passport No.: N5001850
उपनाम / Surname: RAGHUNANDAN
दिया गया नाम / Given Name(s): SARAYU
राष्ट्रीयता / Nationality: INDIAN
लिंग / Sex: F
जन्म तिथि / Date of Birth: 02/05/1991
जन्म स्थान / Place of Birth: CHENNAI, TAMIL NADU
जारी करने का स्थान / Place of Issue: CHENNAI
जारी करने की तिथि / Date of Issue: 12/12/2015
समाप्ति की तिथि / Date of Expiry: 11/12/2025

P<INDRAGHUNANDAN<<SARAYU<<<<<<<<<<<<<<<<<<<<
N5001850<2IND9105023F2512118<<<<<<<<<<<<<<2

This passport contains 36 pages.
इस पासपोर्ट में 36 पृष्ठ हैं।

Document No. 95 of 2024 of Book No. 1 Contain 16 Sheets 10 Sheet
Registering Officer
T.Nagar

I self attest that this is a true copy.

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR/MYLAPORE

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 31500/- (ரூபாய் முப்பத்தொன்றாயிரத்து ஐந்நூறு மட்டும்) திரு/திருமதி/செல்வி. KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர்

சார்பதிவாளர் : தியாகராய நகர்
நாள் :04/06/2024

SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





9841076444

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. 9884820162

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030

2. 9444184213

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள்

மணிகண்டன் தருமன்
சார்பதிவாளர்
தியாகராய நகர்

SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/95/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/05/2024
தியாகராய நகர்

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T.Nagar

மணிகண்டன் தருமன்
சார்பதிவாளர்

SUB REGISTRAR
THIYAGARAYA NAGAR

இந்திய அரசாங்கம்
Government of India

ல சந்திரசேகரன்
L Chandrasekaran
பிறந்த நாள்/ DOB: 25/07/1965
ஆண் / MALE



7647 1093 6245

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசாங்கம்
Unique Identification Authority of India

முகவரி:
S/O லட்சுமிகாந்தன், புதிய எண் 2 பழைய எண், பி டி ராஜன் சாலை, கலைஞர் கருணாநிதி நகர், சென்னை, தமிழ் நாடு - 600078

Address:
S/O Lakshmikanthan, NEW NO 2 OLD NO 19, P T Rajan Salai, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu - 600078

7647 1093 6245

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

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

[redacted]
Government of India



ரகுபதி ஜ
Ragupathy J
பிறந்த நாள்/DOB: 19/05/1997
ஆண்/ MALE

Download Date: 21/12/2021

Issue Date: 04/05/2021

8891 5837 7210
VID : 9105 0169 7567 1404

எனது ஆதார், எனது அடையாளம்

[redacted]
Unique Identification Authority of India

முகவரி:
C/O ஜானகிராமன், 22/5பி, பிரிவரி சாலை விரிவு, ஷெனாய் நகர், சென்னை, தமிழ் நாடு - 600030

Address:
C/O: Janakiraman, 22/5B, Berlwery Road Extension, Shenoy Nagar, Chennai, Tamil Nadu - 600030

8891 5837 7210
VID : 9105 0169 7567 1404

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

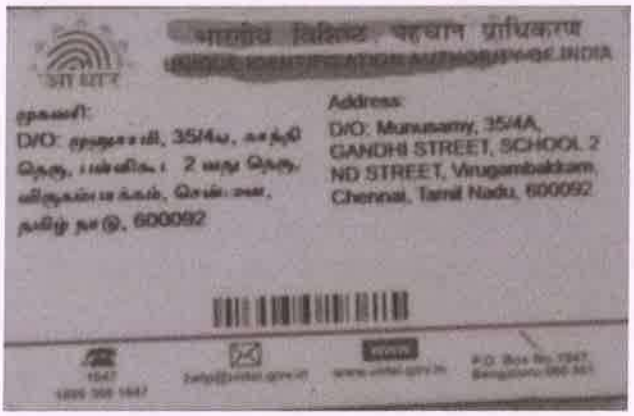
J. ரகுபதி.

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T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T. NAGAR





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T.Nagar

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR


EXPRESS EASY
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From : BHARATHWAJ SANKARAN
BHARATHWAJ SANKARAN
902 SOLITUDE DRIVE
78660 PFLUGERVILLE TX
UNITED STATES OF AMERICA
Origin:
AUS
To : RAGHUNANDAN SESHADRI
RAGHUNANDAN SESHADRI
21, RAMACHANDRA IYER STREET
T-NAGAR
600017 CHENNAI 33
INDIA
Contact:
RAGHUNANDAN SESHADRI
IN-MAA-GYO
Day
Time
Ref: CC 65.68
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Completed forms
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(J) JD01 4600 0115 5309 4976
Document No. 95 of 2024 of Book
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Registering Officer
T.Nagar
THE SEAL OF THE SUB REGISTRAR OF
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Please ensure necessary documentation is complete
1234567890

ANNEXURE - 1 A - Sarayu

1. Description of the building:

a)	Construction of the Structure	: Partly cement or lime & partly mud mortar
b)	Depth of foundation	: above 4 feet
c)	Thickness of walls	: 9''
d)	Whether teakwood used through out	: No
e)	Flooring	: Mosaic
2.	Age of the Building	: 40 Years old
3.	Extent of the Site	: 475 Sq.ft. undivided share
3 A.	Value of the Site	: Rs.28,50,000/-
4.	Built up area	: 1/3rd Share of 900 Sq.ft– 300 Sq.ft

	G.F	F.F
R.C.C. Roof	1/3rd Share of 900 Sq.ft– 300 Sq.ft	

5. Area of separate garage if any :
6. a) Length of Compound wall if any :
   b) Length of barbed wire or chain or link fence : -
7. Well with diameter and depth : -
8. Is there a separate latrine or Septic tank : -
9. Elec. Installation
   a) No. of points :
   b) No. of Fans :
   c) No of Elec. pumps :
10. Market Value of the building and site. : Rs. 3,00,000/-
    Land Value : Rs. 28,50,000/-
    Total : Rs.31,50,000/-

Date :

Place : Chennai

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THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

பதிவுத்துறை

இரசீது -

இரசீது எண் : 3003/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 96 / 2024

திரு/திருமதி/செல்வி KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களிடமிருந்து ₹ 31,505 (ரூபாய் முப்பத்தொன்றாயிரத்து ஐந்நூற்று ஐந்து மட்டும்) [இணைய வழி: REG202405283195351 ₹ 31505] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	31,500
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	**31,505**

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 04/06/2024

பதிவு அலுவலர் கையொப்பம்

|| INJECTION ||

ADJ - 96/2024

POWER OF ATTORNEY

This Power of Attorney is executed at AMSTERDAM, NL on this 8th day MAY 2024;

BY

Mr.R.SANTHANAKRISHNAN (PAN – EVFPS9814G) & (Passport No – M9272405) son of Mr.S.Raghunandan, Hindu, aged about 30 years, residing at Maarten Lutherweg 53, 1185 AK, Amstelveen, hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

M/S.KCEE PROPERTIES PRIVATE LIMITED (PAN - AAFCK4910P), a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director, Mr.L.Chandrasekaran, son of Mr.Lakshmikanthan, aged 58 years, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

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THE SEAL OF THE SUB-REGISTRAR OF THYAGARAYANAGAR

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1629 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, along with the building thereon measuring 900 Sq.ft. in the Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her elder son S.Raghunandan. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No. 1615 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1629 of 2006, SRO Thyagarayanagar, in favour of S.Raghunandan.

AND WHEREAS under the Settlement Deed dated 13.10.2023, registered as Document No.3122 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Raghunandan settled a 1/3rd undivided share each on his children Sarayu Raghunandan and R.Santhanakrishnan in all that piece and parcel of land of an extent

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THE SEAL OF THE SUB-REGISTRAR OF THYAGARAYANAGAR

of 2500 Sq.ft. (Rear Side) along with the building thereon measuring 900 Sq.ft. in Ground Floor with passage leading from Ramachandra Street to an extent of 650 Sq.ft. situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, comprised in Old S.No.22/2, T.S.No.7612/2 (Old S.No.5263 part) of T.Nagar Village, Guindy Taluk, Chennai District.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 281 sq.mts. (equivalent to 3025 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District together with a building thereon situated at Ramachandra Iyer Street in the names of (i) Raghunandan, (ii) R.Santhanakrishnan and (iii) Sarayu Raghunandan.

AND WHEREAS S.Raghunandan, R.Santhanakrishnan and Sarayu Raghunandan became the joint owners of all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District with passage leading from Ramachandra Street to an extent of 650 Sq.ft. along with the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Raghunandan : 1/3rd undivided share

(ii) R.Santhanakrishnan : 1/3rd undivided share

(iii) Sarayu Raghunandan : 1/3rd undivided share

AND WHEREAS R.Santhanakrishnan (the PRINCIPAL herein) represents that he is the absolute owner in possession of a **1/3rd undivided share** in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft.

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together with a 1/3rd **undivided share** in the building thereon measuring 900 Sq.ft. Ground Floor, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in Schedule "A" hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in Schedule "A" hereunder (along with co-owners) by constructing of residential flats.

AND WHEREAS the PRINCIPAL has decided to appoint M/s.KCEE PROPERTIES PRIVATE LIMITED, as his POWER AGENT to deal with Schedule "A" property for the aforesaid development and also to sell and to deal with **475 Sq.ft.** undivided share in the land described in Schedule "A" hereunder, said **475 Sq.ft.** undivided share is more fully described in Schedule "B" hereunder.

AND WHEREAS the PRINCIPAL herein thought it fit and expedient to appoint a Power Agent to act on his behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINTM/S.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director Mr.L.Chandrasekaran, S/o.Mr. Lakshmikanthan, aged 58 years, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to do all or any of the following acts, deeds and things, in respect of Schedule "A" and Schedule "B" properties:

1. To sign Demolition plans and connected papers for demolition of the existing building/superstructures on the Schedule "A" land and obtain sanction thereof.

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2. To apply for sanction of building plans, revise sanctions or renewal of sanctions for construction of building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

3. To apply to the Chennai Metropolitan Development Authority, the Corporation of Chennai and/ or other Competent Authorities or Departments for sanction of Plan/s for construction of new building/s on the Schedule "A" land.

4. To apply for revised sanctions or renewal of sanctions for construction of new building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

5. To correspond with any Authorities or Departments of the Government regarding any of the aforecited acts and deeds.

6. To receive sanctioned plans or other communications, notices, receipts and chalans from any authorities.

7. To pay fees, charges, deposits and other amounts whatsoever that may be payable in respect of the development of the Schedule 'A' mentioned property to the concerned authorities and government departments, and to apply for and receive the refund thereof and to give receipts and discharges for the same.

8. To obtain completion certificate from the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai or any other competent authority.

9. To sign, register (if required) and submit all necessary documents, forms, applications to the Real Estate Regulatory Authority (RERA) or any other

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T.Nagar

regulatory authority for obtaining approvals and permission for the development of the Schedule "A" mentioned property.

10. To represent me before RERA or any other regulatory authority for obtaining the necessary approvals and permissions for development of the Schedule 'A' mentioned property.

11. To deal and correspond with the aforesaid and other concerned authorities, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, forms, indemnities and other documents, papers and writings as may be required to be given to the various authorities and bodies concerned for the construction of building/s on the Schedule 'A' property.

12. To correspond and deal with and/or to appear and represent me before all concerned government, semi-government, local and public bodies and authorities, including the concerned Municipal authority, in all matters and work connected with the Schedule "A" mentioned property as permissible under the prevalent Development Regulations including as per any policy of the Central Government or Government of Tamil Nadu or any modification thereof as may be desired by the Attorney and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of the said property and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts,

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deeds, matters and things in connection with the Schedule "A" mentioned property.

13. To do all such acts as may be necessary to institute, carry on or defend any legal proceedings involving or affecting the Schedule 'A' property and for such purpose to sign Pleadings, Petitions, Applications, Vakalats, Memorandum of Appeal, Review or Revision Petitions before any judicial or quasi-judicial authority, and also to appoint advocate or advocates for the same.

14. To initiate such proceedings as my Attorney may deem fit in respect of any deposits paid or to be paid for any Sanctions, Permits License or Approval that may be applied for in pursuance of the powers hereby conferred and to obtain refund of the same.

15. To negotiate and enter into Sale Agreement/s with prospective /intending purchaser (s) for sale of the Schedule "B" mentioned property.

16. To receive advance from intending purchaser (s) in respect of the undivided share described in Schedule-B hereunder.

17. To sign and execute Sale Agreement/s and Sale Deeds/Supplemental Deeds conveying the undivided share described in Schedule "B" hereunder.

18. To present such Sale Agreements, Sale Deed/ Deeds/Supplemental Deeds and other Deeds in respect of the Schedule "B" Mentioned Property for Registration before the Sub-Registrar or District Registrar of Assurances and to admit the execution of the same, and to receive the documents back from the Office of the Sub-Registrar.

19. To receive the balance sale consideration for sale of the Schedule "B" Mentioned Property.

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THE SEAL OF THE SUB REGISTRAR OF

20. To sign Affidavits, Declaration statutory forms, statements before the Sub-Registrar of Assurances for the purpose of Registration of the Sale Deeds in respect of the Schedule "B" Mentioned Property.

21. To file suits and to defend me in suits in Civil Courts and High Courts and to appear for me in suit proceedings and to represent me before any Statutory Authorities, Local Authorities or the Government in respect of the Schedule "A" and Schedule "B" mentioned Property.

22. To sign all papers, forms, affidavits, declarations for the purpose of mutation of Revenue Records and other Records maintained by statutory bodies in furtherance of the afore mentioned project.

23. To execute and Register Deeds of Rectification, Exchange, Ratification if required and necessary.

24. To present the said Deeds of Rectification Exchange, Ratification, and documents for registration, before the Sub-Registrar.

25. To cancel any Agreements, Deeds or documents and present the same for registration before the Sub-Registrar, pertaining to Schedule "B" property.

26. To hand over possession of the Schedule "B" property to the intending purchasers.

27. To execute Affidavits, Indemnity, Declaration and all other deeds and documents and to do all other acts, deeds, and things that are necessary and which are considered necessary by my Attorney with the conveyance of the Schedule "B" Mentioned Property as fully and effectually in all aspects as if I could do myself.

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THE SEAL OF THE SUB-REGISTRAR OF T.NAGAR

28. I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE "A"

1/3rd undivided share in all that piece and parcel of land of an extent of 2500 Sq.ft. (Rear Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/2 in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, with passage leading from Ramachandra Street to an extent of 650 Sq.ft. together with a 1/3rd **undivided share** in the building measuring 900 Sq.ft. Ground Floor situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by: Passage leading from Ramachandra Street and property owned by Sowmitran & Swathi Sowmitran

South by: Old Nos.11 and 12, New Nos. 6 & 8, Gandhi Street

East by : Old No.9, New No.19, Ramchandra Street

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 50 feet

East to West on the Southern Side : 50 feet

North to South on the Eastern side : 50 feet

North to South on the Western side : 50 feet

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THE SEAL OF THE SUB REGISTRAR OF THANJAVUR

and the said passage measuring East to West 10 feet wide and North to South 65 feet situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

SCHEDULE "B"

A 475 Sq.ft. undivided share in the land described in Schedule "A" above.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

Witnesses:

1.

(PRINCIPAL)

Eva Kasius
Jozef Israelslaade 48
2. 1072 SB Amsterdam, the Netherlands

Guido van Wingerde
Jozef Israëlskade 48
1072 SB Amsterdan, The Netherlands



8th of may 2024
S.C Evers

MR. J.P BOLHAAR
NOTARIS TE AMSTERDAM

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T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THIRUVANMIYUR

HERMANS & SCHUTTEVAER
NOTARISSEN ADVISEURS MEDIATORS

Ref: EKA (7 mei 2024.1)
Dos: 2024.0008.11

LEGALIZATION

Seen by me, Simone Carlijn Evers, LL.M., candidate civil-law notary hereinafter referred to as 'civil-law notary' as substitute of mr Jean-Paul Bolhaar, Civil-law Notary ("Notaris") in Amsterdam, the Netherlands, officiating at Hermans & Schuttevaer Notarissen N.V., location Jozef Israëlskade 48 te 1072 SB Amsterdam, the Netherlands, phone number: 085 – 0 810 810, for the legalisation of the signature on the attached document (the "Document") of Mr. **Santhanakrishnan Raghunandan**, born in Madras, India on May 16, 1994.

The signature of Mr. **Santhanakrishnan Raghunandan** aforementioned has been verified with his valid Indian passport.

The Document was attached by a standard bonding technique. Furthermore every single page is provided with a legal notary imprint, which imprint will be lost when a copy is made of the imprinted document.

*This legalisation only refers to the signature of Mr. **Santhanakrishnan Raghunandan**, placed on the Document. This certificate does not contain any opinion on the contents and possible legal consequences of the Document. A statement as to the contents and possible legal consequences of the Document is therefore not given by the undersigned Civil-law Notary.*

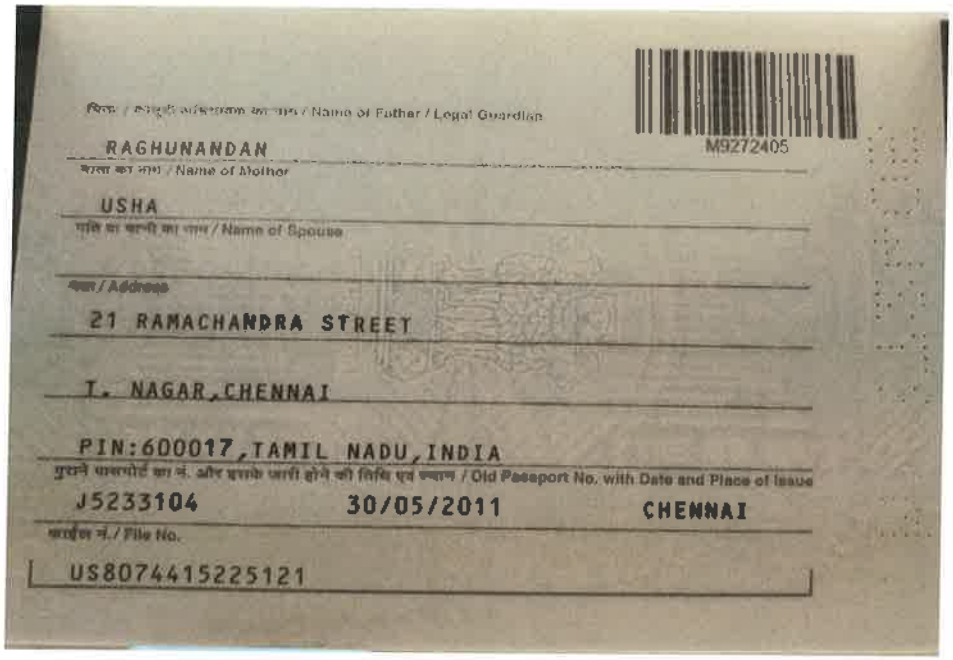
This certificate may only be relied upon on the express condition that any issues of interpretation or liability thereunder will be governed by Dutch law and be brought exclusively before a Dutch Court and is subject to the general terms and conditions of Hermans & Schuttevaer Notarissen N.V., which include a limitation of liability clause and which are filed with the registry of the Chamber of Commerce in Utrecht, The Netherlands.

Signed in Amsterdam, the Netherlands on April 8, 2024

S.C. Evers
Candidate civil-law notary

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mr J.P BOLHAAR
NOTARIS TE AMSTERDAM



पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

RAGHUNANDAN

माता का नाम / Name of Mother

USHA

पति या पत्नी का नाम / Name of Spouse

पता / Address

21 RAMACHANDRA STREET

T. NAGAR,CHENNAI

PIN:600017,TAMIL NADU,INDIA

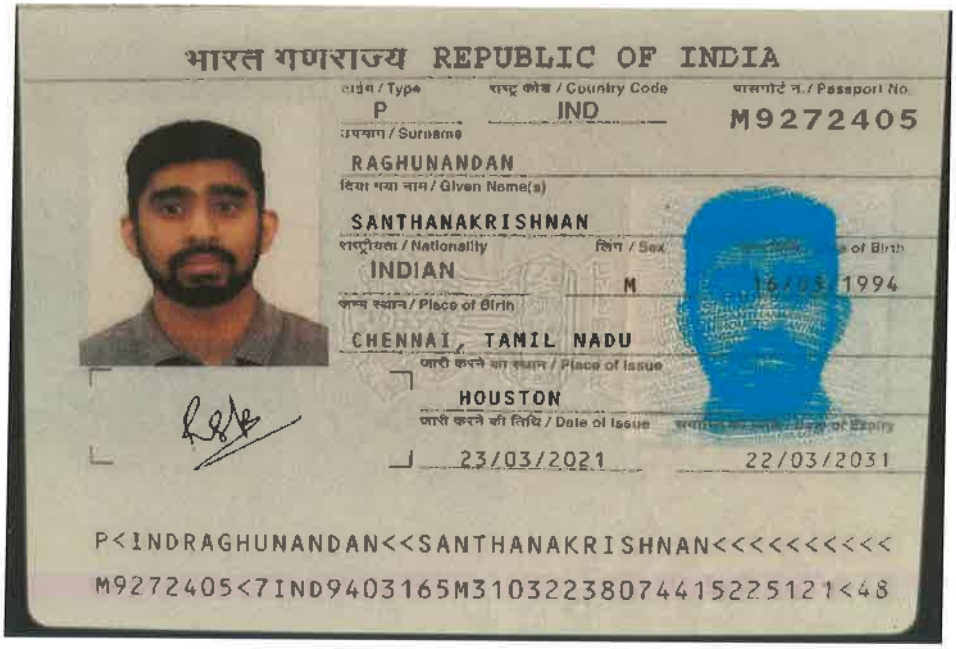
पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

J5233104 30/05/2011 CHENNAI

फाईल नं. / File No.

US8074415225121

M9272405



भारत गणराज्य REPUBLIC OF INDIA

प्रकार / Type P

राष्ट्र कोड / Country Code IND

पासपोर्ट नं. / Passport No. M9272405

उपनाम / Surname

RAGHUNANDAN

दिया गया नाम / Given Name(s)

SANTHANAKRISHNAN

राष्ट्रीयता / Nationality INDIAN

लिंग / Sex M

जन्म स्थान / Place of Birth CHENNAI, TAMIL NADU

जारी करने का स्थान / Place of Issue HOUSTON

जारी करने की तिथि / Date of Issue 23/03/2021

समाप्ति की तिथि / Date of Expiry 22/03/2031

P<INDRAGHUNANDAN<<SANTHANAKRISHNAN<<<<<<<<<<

M9272405<7IND9403165M3103223807441522512l<48

I Self attest that this is a true copy.

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THE SEAL OF THE SUB-REGISTRAR OF T. NAGAR

ADJ/Thiyagaraya nagar/96/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 31500/- (ரூபாய் முப்பத்தொன்றாயிரத்து ஐந்நூறு மட்டும்) திரு/திருமதி/செல்வி. KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள் :04/06/2024

சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





9841076444

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030 9884820162

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092 9444183013

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள்

மணிகண்டன் தருமன்
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/96/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/05/2024
தியாகராய நகர்

மணிகண்டன் தருமன்
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

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THE SEAL OF THE SUB REGISTRAR OF THIYAGARAYANAGAR

இந்திய அரசாங்கம்
Government of India

எ சந்திரசேகரன்
L Chandrasekaran
பிறந்த நாள்/ DOB: 25/07/1965
ஆண் / MALE



7647 1093 6245

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O லட்சுமிகாந்தன், புதிய என் 2 பழைய என், பி டி ராஜன் சாலை, கலைஞர் கருணாநிதி நகர், சென்னை, தமிழ் நாடு - 600078

Address:
S/O Lakshmikanthan, NEW NO 2 OLD NO 19, P T Rajan Salai, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu - 600078

7647 1093 6245

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Government of India



ரகுபதி ஜ
Ragupathy J
பிறந்த நாள்/DOB: 19/05/1997
ஆண்/ MALE

Downloaded Date: 21/10/2021

Issue Date: 04/02/2021

8891 5837 7210

VID : 9105 0169 7567 1404

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
சேர் ஆப்: ஜானகிராமன், 22/5B, பிரிவரி சாலை விரிவு, ஷெனாய் நகர், சென்னை, தமிழ் நாடு - 600030

Address:
C/O: Janakiraman, 22/5B, Berwery Road Extension, Shenoy Nagar, Chennai, Tamil Nadu - 600030

8891 5837 7210

VID : 9105 0169 7567 1404

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J. ரகுபதி.

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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/10201/31854

To
மு பூங்குழலி
M Poongkuzali
C/O Munusamy
NEW NO 18/4B OLD NO 9
SCHOOL STREET
Virugambakkam
Chennai Tamil Nadu - 600092
9444184213

உங்கள் ஆதார் எண் / Your Aadhaar No. :
7646 8396 1466
VID : 9154 8155 0749 9618

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 02/01/2014

மு பூங்குழலி
M Poongkuzali
பிறந்த நாள்/DOB: 15/02/1974
பெண்/ FEMALE

7646 8396 1466
VID : 9154 8155 0749 9618

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Download Date: 29/12/2022

முகவரி:
C/O முனுசாமி, புதிய எண் 18/4பி பழைய எண் 9, பள்ளி தெரு, விருகம்பாக்கம், சென்னை, தமிழ் நாடு - 600092

Address:
C/O Munusamy, NEW NO 18/4B OLD NO 9, SCHOOL STREET, Virugambakkam, Chennai, Tamil Nadu - 600092

7646 8396 1466
VID : 9154 8155 0749 9618

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ANNEXURE - 1 A - Santhanakrishnan

1. Description of the building:
   a) Construction of the Structure : Partly cement or lime & partly mud mortar
   b) Depth of foundation : above 4 feet
   c) Thickness of walls : 9''
   d) Whether teakwood used through out : No
   e) Flooring : Mosaic
2. Age of the Building : 40 Years old
3. Extent of the Site : 475 Sq.ft. undivided share

3 A. Value of the Site : Rs.28,50,000/-

4. Built up area : 1/3rd Share of 900 Sq.ft– 300 Sq.ft

	G.F	F.F
R.C.C. Roof	1/3rd Share of 900 Sq.ft– 300 Sq.ft	

5. Area of separate garage if any :
6. a) Length of Compound wall if any :
   b) Length of barbed wire or chain or link fence : -
7. Well with diameter and depth : -
8. Is there a separate latrine or Septic tank : -
9. Elec. Installation
   a) No. of points :
   b) No. of Fans :
   c) No of Elec. pumps :
10. Market Value of the building and site. : Rs. 3,00,000/-
    Land Value : Rs. 28,50,000/-
    Total : Rs.31,50,000/-

Date :

Place : Chennai

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T.Nagar

THE SEAL OF THE SUB-REGISTRAR OF THYAGARAYANAGAR

II INSPECTION II ADJ-97/2024

POWER OF ATTORNEY

This Power of Attorney is executed at FAIRFAX, VIRGINIA, USA... on this 25th day APRIL 2024;

BY

Mr.S.SOWMITRAN also known as SOWMITRAN SESHADRI (PAN - CBNPS5424G) & (OCI NO - A029416), son of Late T.P. Seshadri, Hindu, aged about 61 years, residing at 4420, Manor Hall Lane, Fairfax, VA - 22033, hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

M/S.KCEE PROPERTIES PRIVATE LIMITED (PAN - AAFCK4910P), a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director, Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii)

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T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

S. Sowmitran

V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1628 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, Theagarayanagar Division, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her younger son S.Sowmitran. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No.1616 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1628 of 2006, SRO Thyagarayanagar, in favour of S.Sowmitran.

AND WHEREAS under the Settlement Deed dated 25.10.2023, registered as Document No.3236 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Sowmitran also known as Sowmitran Seshadri represented by his Power Agent S.Raghunandan (appointed vide a Power of Attorney dated 09.10.2023, Adj No.149/2023, SRO T.Nagar) settled on his daughter Swathi Sowmitran a 1/3rd undivided share in land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612/1 (Old S.No.5263 part), in Block No.119, of T.Nagar Village, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017.

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THE SEAL OF THE SUBREGISTRAR OF

S. Sowmitran

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 230 sq.mts. (equivalent to 2476 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/1, in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, together with a building thereon situated at Ramachandra Iyer Street in the names of Sowmitran and Swathi Sowmithran.

AND WHEREAS S.Sowmitran also known as Sowmitran Seshadri and Swathi Sowmitran became the absolute owners in possession of all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Sowmitran also known as Sowmitran Seshadri : 2/3rd undivided share

(ii) Swathi Sowmitran : 1/3rd undivided share

AND WHEREAS S.Sowmitran (the PRINCIPAL herein) represents that he is the absolute owner in possession of a **2/3rd undivided share** in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai Districttogether with a **2/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in Schedule "A" hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in Schedule "A" hereunder (along with co-owners) by constructing of residential flats.

AND WHEREAS the PRINCIPAL has decided to appoint M/s.KCEE PROPERTIES PRIVATE LIMITED, as his POWER AGENT to deal with the Schedule "A" property for the aforesaid development and also to sell and to deal with **583 Sq.ft.** undivided share in the land described in Schedule "A" hereunder, **said 583 Sq.ft.** undivided share is more fully described in Schedule "B" hereunder.

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S. Sowmitran

AND WHEREAS the PRINCIPAL herein thought it fit and expedient to appoint a Power Agent to act on his behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINT M/S.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director, Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to do all or any of the following acts, deeds and things, in respect of Schedule "A" and Schedule "B" properties:

1. To sign Demolition plans and connected papers for demolition of the existing building/superstructures on the Schedule "A" land and obtain sanction thereof.

2. To apply for sanction of building plans, revise sanctions or renewal of sanctions for construction of building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

3. To apply to the Chennai Metropolitan Development Authority, the Corporation of Chennai and/ or other Competent Authorities or Departments for sanction of Plan/s for construction of new building/s on the Schedule "A" land.

4. To apply for revised sanctions or renewal of sanctions for construction of new building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

5. To correspond with any Authorities or Departments of the Government regarding any of the aforecited acts and deeds.

S. Sowmiya

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6. To receive sanctioned plans or other communications, notices, receipts and chalans from any authorities.

7. To pay fees, charges, deposits and other amounts whatsoever that may be payable in respect of the development of the Schedule 'A' mentioned properties to the concerned authorities and government departments, and to apply for and receive the refund thereof and to give receipts and discharges for the same.

8. To obtain completion certificate from the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai or any other competent authority.

9. To sign, register (if required) and submit all necessary documents, forms, applications to the Real Estate Regulatory Authority (RERA) or any other regulatory authority for obtaining approvals and permission for the development of the Schedule "A" mentioned property.

10. To represent me before RERA or any other regulatory authority for obtaining the necessary approvals and permissions for development of the Schedule 'A' mentioned property.

11. To deal and correspond with the aforesaid and other concerned authorities, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, forms, indemnities and other documents, papers and writings as may be required to be given to the various authorities and bodies concerned for the construction of building/s on the Schedule 'A' property.

12. To correspond and deal with and/or to appear and represent me before all concerned government, semi-government, local and public bodies and authorities, including the concerned Municipal authority, in all matters and work connected with the Schedule "A" mentioned propertyas permissible under the prevalent Development Regulations

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including as per any policy of the Central Government or Government of Tamil Nadu or any modification thereof as may be desired by the Attorney and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of the said property and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things in connection with the Schedule "A" mentioned property.

13. To do all such acts as may be necessary to institute, carry on or defend any legal proceedings involving or affecting the Schedule 'A' property and for such purpose to sign Pleadings, Petitions, Applications, Vakalats, Memorandum of Appeal, Review or Revision Petitions before any judicial or quasi-judicial authority, and also to appoint advocate or advocates for the same.

14. To initiate such proceedings as my Attorney may deem fit in respect of any deposits paid or to be paid for any Sanctions, Permits License or Approval that may be applied for in pursuance of the powers hereby conferred and to obtain refund of the same.

15. To negotiate and enter into Sale Agreement/s with prospective /intending purchaser (s) for sale of the Schedule "B" mentioned property.

16. To receive advance from intending purchaser (s) in respect of the undivided share described in Schedule-B hereunder.

17. To sign and execute Sale Agreement/s and Sale Deeds/Supplemental Deeds conveying the undivided share described in Schedule "B" hereunder.

S. Sowmiya

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18. To present such Sale Agreements, Sale Deed/ Deeds/Supplemental Deeds and other Deeds in respect of the Schedule "B" Mentioned Property for Registration before the Sub-Registrar or District Registrar of Assurances and to admit the execution of the same, and to receive the documents back from the Office of the Sub registrar.

19. To receive the balance sale consideration for sale of the Schedule "B" Mentioned Property.

20. To sign Affidavits, Declaration statutory forms, statements before the Sub-Registrar of Assurances for the purpose of Registration of the Sale Deeds in respect of the Schedule "B" Mentioned Property.

21. To file suits and to defend me in suits in Civil Courts and High Courts and to appear for me in suit proceedings and to represent me before any Statutory Authorities, Local Authorities or the Government in respect of the Schedule "A" and Schedule "B" mentioned Property.

22. To sign all papers, forms, affidavits, declarations for the purpose of mutation of Revenue Records and other Records maintained by statutory bodies in furtherance of the afore mentioned project.

23. To execute and Register Deeds of Rectification, Exchange, Ratification if required and necessary.

24. To present the said Deeds of Rectification Exchange, Ratification, and documents for registration, before the Sub-Registrar.

25. To cancel any Agreements, Deeds or documents and present the same for registration before the Sub-Registrar, pertaining to Schedule "B" property.

26. To hand over possession of the Schedule "B" property to the intending purchasers.

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27. To execute Affidavits, Indemnity, Declaration and all other deeds and documents and to do all other acts, deeds, and things that are necessary and which are considered necessary by my Attorney with the conveyance of the Schedule "B" Mentioned Property as fully and effectually in all aspects as if I could do myself.

28. I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE "A"

2/3rd undivided share in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/1, in Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District together with a **2/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the

North by : Ramachandra Street

South by : Property owned by S.Raghunandan & others

East by : Passage owned by S.Raghunandan & others

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 40 feet

S. Soumim

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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

East to West on the Southern Side : 40 feet

North to South on the Eastern side : 65 feet

North to South on the Western side : 65 feet

situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

SCHEDULE "B"

A 583 Sq.ft. undivided share in the land described in Schedule "A" above.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

Witnesses:

1. Whitney Bailey
4418 Manor Hall Lane
Fairfax, VA 22033
Whitney Bailey

2. JAYASHREE KIZHANATHAM
4420 MANOR HALL LANE
FAIRFAX, VA-22033
K.S. Jayashree.

S. Soumith

(PRINCIPAL)



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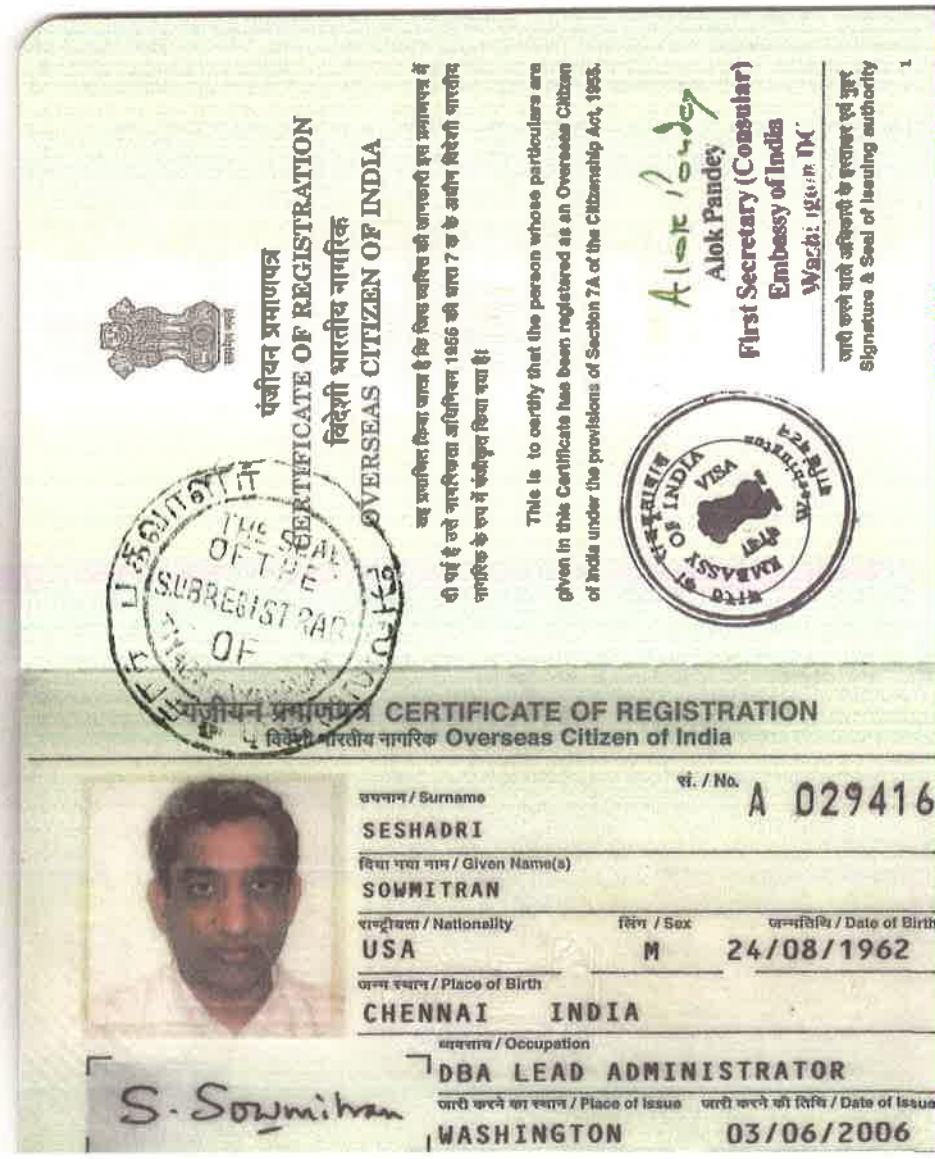
Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T. NAGAR

City/ County of Fairfax
Commonwealth of Virginia
I certify this to be a complete, exact and true copy of the original document. Certified this 25th day of April 24
Ali Al Bassam Notary Public
Reg # 8082203 Com. Exp. 11/30/27

Ali Al Bassam
Commonwealth of Virginia
Notary Public
Commission No. 8082203
My Commission Expires 11/30/2027

S. Sowmitran



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S. Sowmitran

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1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 52180/- (ரூபாய் ஐம்பத்திரண்டாயிரத்து நூற்று எண்பது மட்டும்) திரு/திருமதி/செல்வி. KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள் :04/06/2024

சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்



9840764440

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

J. Raguபதி. 9884820162

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030

M. Poongkuzali 9444183213

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள்

மணிகண்டன் தருமன்
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/97/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/05/2024
தியாகராய நகர்

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மணிகண்டன் தருமன்
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

இந்திய அரசாங்கம்
Government of India

ல சந்திரசேகரன்
L Chandrasekaran
பிறந்த நாள்/ DOB: 25/07/1965
ஆண் / MALE



7647 1093 6245

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O லட்சுமிகாந்தன், புதிய எண் 2 பழைய எண், பி டி ராஜன் சாலை, கலைஞர் கருணாநிதி நகர், சென்னை, தமிழ் நாடு - 600078

Address:
S/O Lakshmikanthan, NEW NO 2 OLD NO 19, P T Rajan Salai, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu - 600078

7647 1093 6245

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THE SEAL OF THE SUB REGISTRAR OF T.NAGAR


Government of India

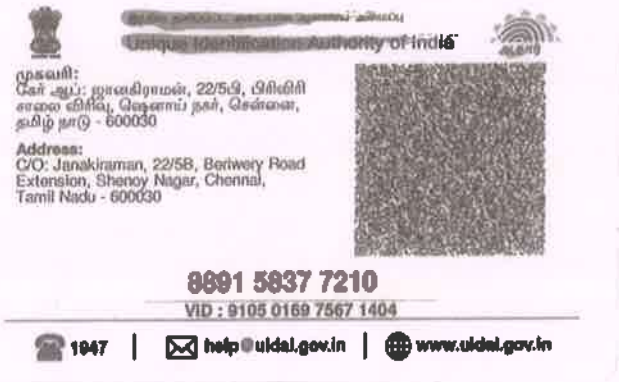
ரகுபதி ஜ
Ragupathy J
பிறந்த நாள்/DOB: 19/05/1997
ஆண்/ MALE

Issue Date: 04/05/2021

Downloaded Date: 21/10/2021

8891 5837 7210
VID : 9105 0169 7567 1404

எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
கே/ஆப்: ஜானகிராமன், 22/5பி, பிரிவரி சாலை விரிவு, ஷெனாய் நகர், சென்னை, தமிழ் நாடு - 600030

Address:
C/O: Janakiraman, 22/5B, Berwery Road Extension, Shenoy Nagar, Chennai, Tamil Nadu - 600030

8891 5837 7210
VID : 9105 0169 7567 1404

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J. ரகுபதி.

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR





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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF THIRUVANMIYUR

ANNEXURE - 1 A - Sowmithran

1. Description of the building:

a)	Construction of the Structure	: Partly cement or lime & partly mud mortar
b)	Depth of foundation	: above 4 feet
c)	Thickness of walls	: 9''
d)	Whether teakwood used through out	: No
e)	Flooring	: Mosaic
2.	Age of the Building	: 40 Years old
3.	Extent of the Site	: 583 Sq.ft. undivided share
3 A.	Value of the Site	: Rs.34,98,000/-
4.	Built up area	: 2/3rd Share of 2580 Sq.ft– 1720 Sq.ft

	G.F	F.F
R.C.C. Roof	2/3rd Share of 2580 Sq.ft– 1720 Sq.ft	

5.	Area of separate garage if any	:
6.	a) Length of Compound wall if any	:
	b) Length of barbed wire or chain or link fence	: -
7.	Well with diameter and depth	: -
8.	Is there a separate latrine or Septic tank	: -
9.	Elec. Installation a) No. of points	:
	b) No. of Fans	:
	c) No of Elec. pumps	:
10.	Market Value of the building and site.	: Rs.17,20,000/-
	Land Value	: Rs. 34,98,000/-
	Total	: Rs.52,18,000/-

Date :

Place : Chennai

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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

பதிவுத்துறை

இரசீது -

இரசீது எண் : 3004/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 97 / 2024

திரு/திருமதி/செல்வி KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களிடமிருந்து ₹ 52,190 (ரூபாய் ஐம்பத்திரண்டாயிரத்து நூற்று தொண்ணூறு மட்டும்) [இணைய வழி: REG202405283195563 ₹ 31505, REG202405293202446 ₹ 20685] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	52,180
2	தீர்வுக் கட்டணம்	10
	செலுத்தப்பட்ட மொத்தத் தொகை	52,190

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 04/06/2024

பதிவு அலுவலர் கையொப்பம்

|| INSPECTION || ADJ - 98/2024

POWER OF ATTORNEY

This Power of Attorney is executed at ..Clifton, NJ, USA..... on this 26th day ..April.....2024;

BY

Ms.SWATHI SOWMITRAN (PAN - QUVPS3061N) & (OCI NO - A407580) daughter of Mr.S.Sowmitran, Hindu, aged about 24 years, residing at 4420, Manor Hall Lane, Fairfax, VA – 22033, hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

M/S.KCEE PROPERTIES PRIVATE LIMITED (PAN - AAFCK4910P),a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director, Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2 (part), situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2 (part), T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF

Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1628 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, Theagarayanagar Division, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her younger son S.Sowmitran. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No.1616 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1628 of 2006, SRO Thyagarayanagar, in favour of S.Sowmitran.

AND WHEREAS under the Settlement Deed dated 25.10.2023, registered as Document No.3236 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Sowmitran also known as Sowmitran Seshadri represented by his Power Agent S.Raghunandan (appointed vide a Power of Attorney dated 09.10.2023, Adj No.149/2023, SRO T.Nagar) settled on his daughter Swathi Sowmitran a 1/3rd undivided share in land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612/1 (Old S.No.5263 part), in Block No.119, of T.Nagar Village, Guindy Taluk, Chennai District, along with

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the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 230 sq.mts. (equivalent to 2476 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/1, in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, together with a building thereon situated at Ramachandra Iyer Street in the names of Sowmitran and Swathi Sowmithran.

AND WHEREAS S.Sowmitran also known as Sowmitran Seshadri and Swathi Sowmitran became the absolute owners of all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Sowmitran also known as Sowmitran Seshadri: 2/3rd undivided share

(ii) Swathi Sowmitran : 1/3rd undivided share

AND WHEREAS Swathi Sowmitran (the PRINCIPAL herein) represents that she is the absolute owner in possession of a **1/3rd undivided share** in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District **together with a 1/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in Schedule "A" hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described in Schedule "A" hereunder (along with co-owners) by construction of residential flats.

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AND WHEREAS the PRINCIPAL has decided to appoint M/s.KCEE PROPERTIES PRIVATE LIMITED, as her POWER AGENT to deal with the Schedule "A" property for the aforesaid development and also to sell and to deal with **292 Sq.ft.** undivided share in the land described in Schedule "A" hereunder, said **292 Sq.ft.** undivided share is more fully described in Schedule "B" hereunder.

AND WHEREAS the PRINCIPAL herein thought it fit and expedient to appoint a Power Agent to act on her behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINT M/S.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, represented by its Managing Director, Mr.L.Chandrasekaran, S/O. Mr. Lakshmikanthan, aged 58 years, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to do all or any of the following acts, deeds and things, in respect of Schedule "A" and Schedule "B" properties:

1. To sign Demolition plans and connected papers for demolition of the existing building/superstructures on the Schedule "A" land and obtain sanction thereof.

2. To apply for sanction of building plans, revise sanctions or renewal of sanctions for construction of building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

3. To apply to the Chennai Metropolitan Development Authority, the Corporation of Chennai and/ or other Competent Authorities or Departments for sanction of Plan/s for construction of new building/s on the Schedule "A" land.

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4. To apply for revised sanctions or renewal of sanctions for construction of new building/s on the Schedule 'A' mentioned property or for regularisation of any construction on the Schedule "A" land.

5. To correspond with any Authorities or Departments of the Government regarding any of the aforecited acts and deeds.

6. To receive sanctioned plans or other communications, notices, receipts and chalans from any authorities.

7. To pay fees, charges, deposits and other amounts whatsoever that may be payable in respect of the development of the Schedule 'A' mentioned properties to the concerned authorities and government departments, and to apply for and receive the refund thereof and to give receipts and discharges for the same.

8. To obtain completion certificate from the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai or any other competent authority.

9. To sign, register (if required) and submit all necessary documents, forms, applications to the Real Estate Regulatory Authority (RERA) or any other regulatory authority for obtaining approvals and permission for the development of the Schedule "A" mentioned property.

10. To represent me before RERA or any other regulatory authority for obtaining the necessary approvals and permissions for development of the Schedule 'A' mentioned property.

11. To deal and correspond with the aforesaid and other concerned authorities, and to sign, execute, give, submit and register (if required) all necessary applications,

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undertakings, representations, declarations, affidavits, statements, forms, indemnities and other documents, papers and writings as may be required to be given to the various authorities and bodies concerned for the construction of building/s on the Schedule 'A' property.

12. To correspond and deal with and/or to appear and represent me before all concerned government, semi-government, local and public bodies and authorities, including the concerned Municipal authority, in all matters and work connected with the Schedule "A" mentioned propertyas permissible under the prevalent Development Regulations including as per any policy of the Central Government or Government of Tamil Nadu or any modification thereof as may be desired by the Attorney and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of the said property and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things in connection with the Schedule "A" mentioned property.

13. To do all such acts as may be necessary to institute, carry on or defend any legal proceedings involving or affecting the Schedule 'A' property and for such purpose to sign Pleadings, Petitions, Applications, Vakalats, Memorandum of Appeal, Review or Revision Petitions before any judicial or quasi-judicial authority, and also to appoint advocate or advocates for the same.

14. To initiate such proceedings as my Attorney may deem fit in respect of any deposits paid or to be paid for any Sanctions, Permits License or Approval that

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may be applied for in pursuance of the powers hereby conferred and to obtain refund of the same.

15. To negotiate and enter into Sale Agreement/s with prospective /intending purchaser (s) for sale of the Schedule "B" mentioned property.

16. To receive advance from intending purchaser (s) in respect of the undivided share described in Schedule-B hereunder.

17. To sign and execute Sale Agreement/s and Sale Deeds/Supplemental Deeds conveying the undivided share described in Schedule "B" hereunder.

18. To present such Sale Agreements, Sale Deed/ Deeds/Supplemental Deeds and other Deeds in respect of the Schedule "B" Mentioned Property for Registration before the Sub-Registrar or District Registrar of Assurances and to admit the execution of the same, and to receive the documents back from the Office of the Sub registrar.

19. To receive the balance sale consideration for sale of the Schedule "B" Mentioned Property.

20. To sign Affidavits, Declaration statutory forms, statements before the Sub-Registrar of Assurances for the purpose of Registration of the Sale Deeds in respect of the Schedule "B" Mentioned Property.

21. To file suits and to defend me in suits in Civil Courts and High Courts and to appear for me in suit proceedings and to represent me before any Statutory Authorities, Local Authorities or the Government in respect of the Schedule "A" and Schedule "B" mentioned Property.

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22. To sign all papers, forms, affidavits, declarations for the purpose of mutation of Revenue Records and other Records maintained by statutory bodies in furtherance of the afore mentioned project.

23. To execute and Register Deeds of Rectification, Exchange, Ratification if required and necessary.

24. To present the said Deeds of Rectification Exchange, Ratification, and documents for registration, before the Sub-Registrar.

25. To cancel any Agreements, Deeds or documents and present the same for registration before the Sub-Registrar, pertaining to Schedule "B" property.

26. To hand over possession of the Schedule "B" property to the intending purchasers.

27. To execute Affidavits, Indemnity, Declaration and all other deeds and documents and to do all other acts, deeds, and things that are necessary and which are considered necessary by my Attorney with the conveyance of the Schedule "B" Mentioned Property as fully and effectually in all aspects as if I could do myself.

28. I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE "A"

1/3rd undivided share in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/1, in Block No.119,

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of T.Nagar Town, Guindy Taluk, Chennai District **together with a 1/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by : Ramachandra Street

South by : Property owned by S.Raghunandan & others

East by : Passage owned by S.Raghunandan & others

West by : Old No.11, New No.23, Ramachandra Street

Measuring

East to West on the Northern Side : 40 feet

East to West on the Southern Side : 40 feet

North to South on the Eastern side : 65 feet

North to South on the Western side : 65 feet

situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

SCHEDULE "B"

A 292 Sq.ft. undivided share in the land described in Schedule "A" above.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

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T.Nagar

Witnesses:

1. Susannah LaPointe
743 Passaic Ave Apt 447
Clifton, NJ 07012

(PRINCIPAL)

2. SOWMITRAN SESHADRI
S. Sowmitran
4420 MANOR HALL LN
FAIRFAX, VA - 22033.



XIOMARA M. ORTIZ
Notary Public, State of New Jersey
My Commission Expires 8/4/2028

Xiomara O. 4-26-2024

Swathi

पंजीयन प्रमाणपत्र
CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक
OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 क के अधीन विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

(Narayan Singh)
Attache (Cons)
Embassy of India
Washington D.C.

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of issuing authority

EMBASSY OF INDIA VISA SECTION WASHINGTON D.C.

पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India

सं. / No. A 407580

उपनाम / Surname
SOWMITRAN

दिया गया नाम / Given Name(s)
SWATHI

राष्ट्रीयता / Nationality: USA
लिंग / Sex: F
जन्मतिथि / Date of Birth: 14/06/1999

जन्म स्थान / Place of Birth
STANFORD, CONNECTICUT, USA

व्यवसाय / Occupation
STUDENT

Swathi Sowmitran

जारी करने का स्थान / Place of Issue: WASHINGTON
जारी करने की तिथि / Date of Issue: 16/04/2009

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सावधानी

1 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। जारी करनेवाले प्राधिकारी की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने सहित कोई भी सूचना प्राप्त होने पर, उसका पूरा-पूरा अनुपालन किया जाए।

2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे क्षतिग्रस्त भी न किया जाए।

3 यह प्रमाणपत्र गुम हो जाने या चोरी हो जाने पर उसकी सूचना निकट के भारतीय मिशन को और यदि धारक भारत में हो तो ओ.सी.आई. प्रकोष्ठ, नागरिक अनुभाग, विदेश प्रभाग, गृहमंत्रालय, जैसलमेर हाउस, मानसिंह रोड, नई दिल्ली-110011 को तुरन्त दी जाए।

CAUTION

1 This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.

2 This certificate must not be altered or mutilated in any way.

3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.

4

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
SOWMITRAN SESHADRI

माता का नाम / Name of Mother
JAYASHREE S KIZHANATHAM

पता / Address
4420 MANOR HALL LANE

FAIRFAX

VA-22033

पासपोर्ट नं./ Passport No.	जारी करने की तिथि / Date of Issue	जारी करने का स्थान / Place of Issue
454202070	17/02/2009	WASH. DC, USA

ओ सी आई प्रमाणपत्र धारक का दिखने योग्य पहचान चिन्ह / Visible Distinguishing Mark of OCI Certificate Holder
SMALL MOLE BELOW BOTH EYES

फाईल नं./ File No.
USAW00156309

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THE SEAL OF THE SUB-REGISTRAR OF T.NAGAR



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THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

ADJ/Thiyagaraya nagar/98/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 26120/- (ரூபாய் இருபத்தாறாயிரத்து நூற்று இருபது மட்டும்) திரு/திருமதி/செல்வி. KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள் :04/06/2024

சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





9840764440

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030 9884820162

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092 9444918213

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள்

மணிகண்டன் தருமன்
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/98/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/05/2024
தியாகராய நகர்

மணிகண்டன் தருமன்
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

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T.Nagar

இந்திய அரசாங்கம்
Government of India



எ சந்திரசேகரன்
L Chandrasekaran
பிறந்த நாள்/ DOB: 25/07/1965
ஆண் / MALE

7647 1093 6245

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O லட்சுமிகாந்தன், புதிய எண் 2 பழைய எண், பி டி ராஜன் சாலை, கலைஞர் கருணாநிதி நகர், சென்னை, தமிழ் நாடு - 600078

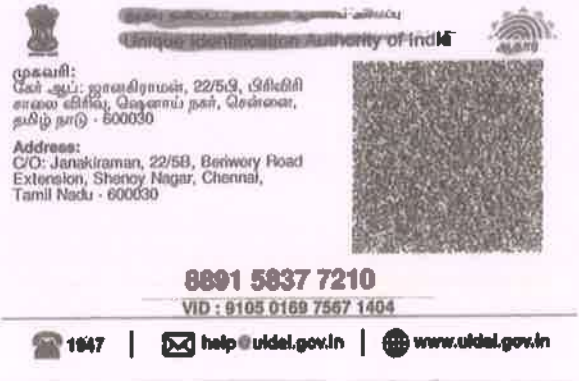
Address:
S/O Lakshmikanthan, NEW NO 2 OLD NO 19, P T Rajan Salai, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu - 600078

7647 1093 6245

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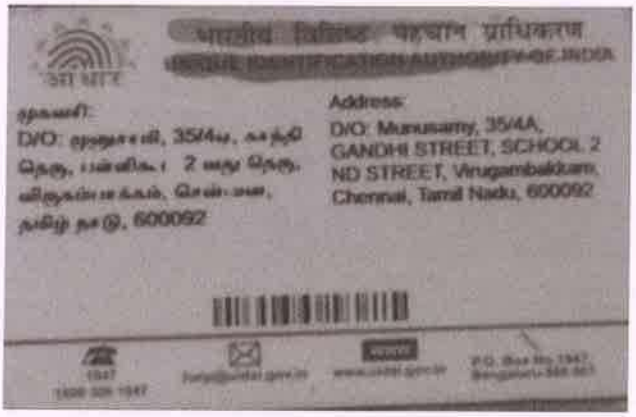


J. Raghu.

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EXPRESS ENVELOPE

2024-04-26 MYDHL+ 1.0 / *30-0821*

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DHL

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1 Passaic Avenue
Unit 34

07075 WOOD RIDGE New Jersey
United States of America

Origin:
ELZ

Contact:

To : MOBILE # 919442193392
S. RAGHUNANDAN
S/O T.P. CHANDRA SESHADRI, 21 RAMACHANDRAN STREET , T. NAGAR /NEAR KRISHNA GANA SABHA MUPATHAMMAN TEMPLE
600017 CHENNAI TamilNadu
India

Contact:
S. RAGHUNANDAN

IN-MAA-GYO GYCX

Day Time

ADI

Ref:

Pce/Shpt Weight: **0.5 lbs**

Place: **1 / 1**

Contents: Documents - general business

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ANNEXURE - 1 A - Swathi

1. Description of the building:

a) Construction of the Structure	: Partly cement or lime & partly mud mortar
b) Depth of foundation	: above 4 feet
c) Thickness of walls	: 9''
d) Whether teakwood used through out	: No
e) Flooring	: Mosaic
2. Age of the Building	: 40 Years old
3. Extent of the Site	: 292 Sq.ft. undivided share
3 A. Value of the Site	:
4. Built up area	: 1/3rd Share of 2580 Sq.ft– 860 Sq.ft

G.F	F.F
R.C.C. Roof	1/3rd Share of 2580 Sq.ft– 860 Sq.ft ----------

---

5. Area of separate garage if any	:
6. a) Length of Compound wall if any	:
b) Length of barbed wire or chain or link fence	: -
7. Well with diameter and depth	: -
8. Is there a separate latrine or Septic tank	: -
9. Elec. Installation a) No. of points	:
b) No. of Fans	:
c) No of Elec. pumps	:
10. Market Value of the building and site.	: Rs. 8,60,000/-
Land Value	: Rs. 17,52,000/-
Total	: Rs.26,12,000/-

Date :

Place : Chennai

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Registering Officer
T.Nagar

பதிவுத்துறை

இரசீது -

இரசீது எண் : 3005/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 98 / 2024

திரு/திருமதி/செல்வி KCEE PROPERTIES PVT LTD MD L CHANDRASEKARAN அவர்களிடமிருந்து ₹ 26,125 (ரூபாய் இருபத்தாறாயிரத்து நூற்று இருபத்தைந்து மட்டும்) [இணைய வழி: REG202405283195781 ₹ 26125] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	26,120
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	26,125

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 04/06/2024

பதிவு அலுவலர் கையொப்பம்

ADJ-99/2024

POWER OF ATTORNEY

This Power of Attorney is executed at Clifton, NJ, USA on this 26th day April 2024;

BY

Ms.SWATHI SOWMITRAN (PAN – QUVPS3061N) & (OCI NO – A407580) daughter of Mr.S.Sowmitran, Hindu, aged about 24 years, residing at 4420, Manor Hall Lane, Fairfax, VA – 22033, hereinafter referred to as the PRINCIPAL;

TO AND IN FAVOUR OF

Mr.S.RAGHUNANDAN (PAN - AABPR3148K) & (Aadhaar No.7847 4834 6005), son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, hereinafter referred to as the POWER AGENT.

WHEREAS under the Sale Deed dated 14.09.1946, registered as Document No.689 of 1946, in the office of the Sub-Registrar Thyagarayanagar, K.Aiyadurai Ayyar sold all that piece and parcel of land bearing Plot No.12, measuring 2 grounds and 950 Sq.ft. comprised in S.No.22/2, situated at K.Ramachandra Iyer Road, Thegarayanagar, Madras to V.K.Kanakavalli Ammal.

AND WHEREAS under the Settlement Deed dated 27.05.1948, registered as Document No.459 of 1948, in the office of the Sub-Registrar Thyagarayanagar, V.K.Kanakavalli Ammal settled all that piece and parcel of land bearing Plot No.12, measuring 2 grounds

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Registering Officer
T.Nagar

and 950 Sq.ft. comprised in S.No.22/2, T.S.No.5263, situated at K.Ramachandra Iyer Road, Theagarayanagar, on her grandchildren Chandra, Nappina and Malathi.

AND WHEREAS under the Deed of Release dated 12.04.1979, registered as Document No.695 of 1979, in the office of the Sub-Registrar Thyagarayanagar, (i) Nappinai alias Niraja and (ii) V.R.Malathi released all their right, title and interest in favour of T.P.Chandra over the land and superstructure bearing Door No.10, Old No.17, Ramachandra Iyer Street, Thyagaraya Nagar, Madras 600017, land measuring 2 grounds and 950 Sq.ft. comprised in T.S.No.7612, Block No.119.

AND WHEREAS under the Settlement Deed dated 06.07.2006, registered as Document No.1628 of 2006, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra settled all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612, Block No.119, Theagarayanagar Division, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, on her younger son S.Sowmitran. T.P.Chandra retained a life interest for herself and for her husband T.P.Seshadri with the right to reside and enjoy all income during their life time.

AND WHEREAS T.P.Seshadri died on 14.07.2011.

AND WHEREAS under the Release Deed dated 29.05.2023, registered as Document No.1616 of 2023, in the office of the Sub-Registrar Thyagarayanagar, T.P.Chandra released her life interest which she had reserved for herself under the aforesaid Settlement Deed dated 06.07.2006, Doc.No.1628 of 2006, SRO Thyagarayanagar, in favour of S.Sowmitran.

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AND WHEREAS under the Settlement Deed dated 25.10.2023, registered as Document No.3236 of 2023, in the office of the Sub-Registrar Thyagarayanagar, S.Sowmitran also known as Sowmitran Seshadri represented by his Power Agent S.Raghunandan (appointed vide a Power of Attorney dated 09.10.2023, Adj No.149/2023, SRO T.Nagar) settled on his daughter Swathi Sowmitran a 1/3rd undivided share in land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.No.22/2, T.S.No.7612/1 (Old S.No.5263 part), in Block No.119, of T.Nagar Village, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017.

AND WHEREAS the Extract from the Permanent Land Register (PLR) records an extent of 230 sq.mts. (equivalent to 2476 Sq.ft.) comprised in Old S.No.5263 (Part), T.S.No.7612/1, in Block No.119 of T.Nagar Town, Guindy Taluk, Chennai District, together with a building thereon situated at Ramachandra Iyer Street in the names of Sowmitran and Swathi Sowmithran.

AND WHEREAS S.Sowmitran also known as Sowmitran Seshadri and Swathi Sowmitran became the absolute owners of all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, along with the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, in the following proportion:

(i) S.Sowmitran also known as Sowmitran Seshadri : 2/3rd undivided share

(ii) Swathi Sowmitran : 1/3rd undivided share

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

AND WHEREAS Swathi Sowmitran (the PRINCIPAL herein) represents that she is the absolute owner in possession of a **1/3rd undivided share** in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part) T.S.No.7612/1, Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District together with **a 1/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, more fully described in the Schedule hereunder.

AND WHEREAS the PRINCIPAL is desirous of developing the land described inthe Schedule hereunder (along with co-owners) by constructing residential flats.

AND WHEREAS the co-owners have identified M/s.KCee Properties Private Limited, a builder of repute, to develop the total property owned by them, negotiate and finalise all the terms.

AND WHEREAS since the PRICIPAL is in a foreign country and presently not able to travel to India for signing the Joint Development Agreement with the builder, has decided to appoint to Sri.S.Raghunandan as Power Agent to act on her behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things mentioned herein.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE PRINCIPAL HEREIN DO HEREBY APPOINT Mr.S.RAGHUNANDAN, son of Late T.P.Seshadri, Hindu, aged about 64 years, residing at No.21(2) Ramachandra Street, T.Nagar, Chennai 600017, as my true and lawfully constituted **POWER AGENT** in my name and on my behalf to sign and execute on my behalf the Joint Development Agreement/ Supplemental

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Agreements/Addendum to be entered into with M/s.KCee Properties Private Limited, a company incorporated under the Companies Act 1956, having its office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, for development of the Schedule mentioned property.

I agree to ratify and confirm all acts, deeds and things done by my said Attorney by virtue of the authority hereby conferred on the POWER AGENT and all deeds and documents executed by the POWER AGENT in my name or on my behalf under this Power of Attorney shall be binding on me as if the same were executed by me.

No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

SCHEDULE

1/3rd undivided share in all that piece and parcel of land of an extent of 2600 Sq.ft. (Road Side) comprised in Old S.Nos.22/2, 5263 (part), T.S.No.7612/1, in Block No.119, of T.Nagar Town, Guindy Taluk, Chennai District, **together with a 1/3rd undivided share** in the building thereon measuring 2580 Sq.ft. consisting of ground and first floors, situated at Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai 600017, the said land bounded on the,

North by : Ramachandra Street

South by : Property owned by S.Raghunandan & others

East by : Passage owned by S.Raghunandan & others

West by : Old No.11, New No.23, Ramachandra Street

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T.Nagar

THE SEAL OF THE SUBREGISTRAR OF

Measuring

East to West on the Northern Side : 40 feet

East to West on the Southern Side : 40 feet

North to South on the Eastern side : 65 feet

North to South on the Western side : 65 feet

situated within the Registration District of Chennai South and Sub-Registration District of T.Nagar.

In Witness Whereof the PRINCIPAL has signed this Power of Attorney on the day, month and year first above written.

Witnesses:

1. Susanna LaBonte
743 Passaic Ave Apt 447
Clifton, NJ 07012

(PRINCIPAL)



2. SOWMITRAN SESHADRI
S. Sowmitran
4420 MANOR HALL LANE
FAIRFAX, VA- 22033. USA

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Registering Officer
T.Nagar

XIOMARA M. ORTIZ
Notary Public, State of New Jersey
My Commission Expires 8/4/2028

4-26-2024



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Swathi

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Registering Officer
T.Nagar

पंजीयन प्रमाणपत्र
विदेशी भारतीय नागरिक
CERTIFICATE OF REGISTRATION
OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे भारतीय नागरिकता अधिनियम 1955 की धारा 7 क के अधीन विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

(Narayan Singh)
Attache (Cons)
Embassy of India
Washington D.C.

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of Issuing authority

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

EMBASSY OF INDIA VISA WASHINGTON D.C.

पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India



सं. / No. A 4075800

उपनाम / Surname
SOWMITRAN

दिया गया नाम / Given Name(s)
SWATHI

राष्ट्रीयता / Nationality
USA

लिंग / Sex
F

जन्मतिथि / Date of Birth
14/06/1999

जन्म स्थान / Place of Birth
STAMFORD, CONNECTICUT, USA

व्यवसाय / Occupation
STUDENT

Swathi Sowmitran

जारी करने का स्थान / Place of Issue
WASHINGTON

जारी करने की तिथि / Date of Issue
16/04/2009

सावधानी

1 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। जारी करनेवाले प्राधिकारी की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने सहित कोई भी सूचना प्राप्त होने पर, उसका तुरन्त अनुपालन किया जाए।

2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे क्षतिग्रस्त भी न किया जाए।

3 यह प्रमाणपत्र गुम हो जाने या चोरी हो जाने पर उसकी सूचना निकटतम के भारतीय मिशन को और यदि भारत में हो तो ओ.सी.आई. प्रकोष्ठ, नागरिक अनुभाग, विदेश प्रभाग, गृहमंत्रालय, जैसलमेर हाउस, मानसिंह रोड, नई दिल्ली -110011 को तुरन्त दी जाए।

CAUTION

1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.

2 This certificate must not be altered or mutilated in any way.

3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.

4

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
SOUMITRAN SESHADRI

माता का नाम / Name of Mother
JAYASHREE S KIZHANATHAM

पता / Address
4420 MANOR HALL LANE

FAIRFAX

VA-22033

पासपोर्ट क्र. / Passport No.	जारी करने की तिथि / Date of Issue	जारी करने का स्थान / Place of Issue
454202070	17/02/2009	WASH. DC, USA

ओ सी आई प्रमाणपत्र धारक का दिखने योग्य पहचान चिन्ह / Visible Distinguishing Mark of OCI Certificate Holder
SMALL MOLE BELOW BOTH EYES

फाईल नं. / File No.
USAWO0156309

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Registering Officer
T.Nagar

THE SEAL OF THE SUB-REGISTRAR OF T.NAGAR

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 1000/- (ரூபாய் ஆயிரம் மட்டும்) திரு/திருமதி/செல்வி. S RAGHUNANDAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள் :04/06/2024

சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





J. Raghunandan
9442193592

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

J. Rgpty. 9884820162

1. திரு J RAGUPATHY த/பெ K JANAGIRAMAN NO.22/5B, BERIWERY ROADEXTN, SHENOY NAGAR, CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600030

M. Pks. 9444184213

2. திருமதி M POONGKUZALI த/பெ G MUNUSAMY No.18/4B, School Street, Virugambakkam, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600092

2024 ஆம் ஆண்டு ஜூன் மாதம் 4ம் நாள்

மணிகண்டன் தருமன்
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

ADJ/Thiyagaraya nagar/99/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/05/2024
தியாகராய நகர்

மணிகண்டன் தருமன்
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

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Registering Officer
T.Nagar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SESHADRI RAGHUNANDAN

SESHADRI

06/04/1960
Permanent Account Number
AABPR3148K

Signature





आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண் / Enrollment No.: 1183/61051/00381

To
Raghunandan
21 (2) RAMACHANDRA IYYAR STREET
T NAGAR
Thyagaraya Nagar
Thyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017

MN3443612641FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



7847 4834 6005

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Registering Officer
T.Nagar



[redacted]
Government of India

Download Date: 21/10/2021



ரகுபதி ஜ
Ragupathy J
பிறந்த நாள்/DOB: 19/05/1997
ஆண்/ MALE

Issue Date: 04/05/2021

8891 5837 7210
VID : 9105 0169 7567 1404

எனது ஆதார், எனது அடையாளம்

[redacted]
Unique Identification Authority of India

முகவரி:
C/O: ஜானகிராமன், 22/5பி, பிரிவிரி சாலை விரிவு, ஷெனாய் நகர், சென்னை, தமிழ் நாடு - 600030

Address:
C/O: Janakiraman, 22/5B, Berlwary Road Extension, Shenoy Nagar, Chennai, Tamil Nadu - 600030



8891 5837 7210
VID : 9105 0169 7567 1404

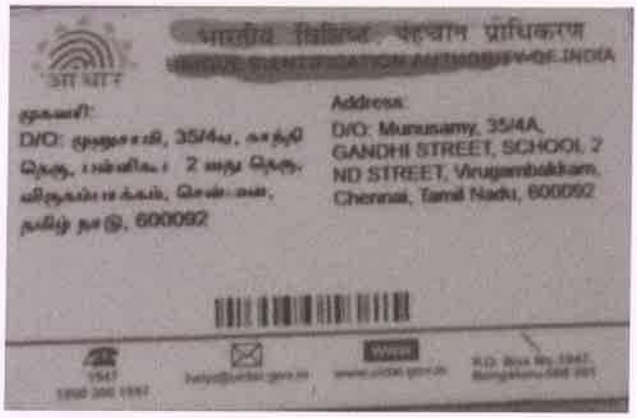
1947 | help@uidai.gov.in | www.uidai.gov.in

J. ரகுபதி.

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T.Nagar

THE SEAL OF THE SUB-REGISTRAR OF T.NAGAR





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Registering Officer
T.Nagar

SUB REGISTRAR OF THIRUVANMIYUR

EXPRESS ENVELOPE

2024-04-26 MYDHL+ 1.0 / *30-0821*

XPD

DHL

From : Shipping Department
SOWMITRAN SESHADRI
1 Passaic Avenue
Unit 34

07075 WOOD RIDGE New Jersey
United States of America

Origin:
ELZ

Contact:

To : MOBILE # 919442193392
S. RAGHUNANDAN
S/O T.P. CHANDRA SESHADRI, 21 RAMACHANDRAN STREET , T. NAGAR /NEAR KRISHNA GANA SABHA MUPATHAMMAN TEMPLE
600017 CHENNAI TamilNadu
India

Contact:
S. RAGHUNANDAN

IN-MAA-GYO GYCX

AD [redacted]

Day Time

Ref:

Pce/Shpt Weight	Piece
0.5 lbs	1 / 1

WAYBILL 71 1613 2531

Contents: Documents - general business

(2L)IN600017+52000000

(J) JD01 4600 0114 9944 3844

dhl.com

maximum recommended weight 70 kg

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Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF THYAGARAYANAGAR

சார்பதிவாளர் அலுவலகம்
7 MAY 2024
தியாகராய நகர், சென்னை - 600 035.

பதிவுத்துறை

இரசீது -

இரசீது எண் : 3007/2024

ஆவண எண் : ADJ/ Thiyagaraya nagar/ 99 / 2024

திரு/திருமதி/செல்வி S RAGHUNANDAN அவர்களிடமிருந்து ₹ 1,005 (ரூபாய் ஆயிரத்து ஐந்து மட்டும்) [இணைய வழி REG202406043387981 ₹ 1005] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	1,000
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	1,005

சார்பதிவாளர்
தியாகராய நகர்
நாள்: 04/06/2024

S Raghunandan
94421 93392

பதிவு அலுவலர் கையொப்பம்



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