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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

7085/2024

TP/188283795/2024




தமிழ்நாடு தமிலநாடு TAMILNADU

EF 498983

08-2024

454 12 AUG 2024

M/s. Pearlconstruction chennai Private Limited, chennai - 600100.

S. SARASWATHI
STAMP VENDOR
LC No: 9228/-25/55 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176650888

## GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY We **M/s. ADITHYA ESTATES AND BUILDERS, (Income Tax PAN : AAGFA9028G),** A partnership Firm represented herein by its Partner **Mrs. R. M. RAJESHWARI, (Income Tax PAN: AEFPR9201K),** AADHAR NO: 7930 4746 5832, W/o. Mr. V. MUTHUSUBRAMANIAN, aged about 63 years, (Mobile No.: +91 9600050773), having its registered office at No.13/3, Duraisamy Reddy Street, West Tambaram, Chennai – 600 045, hereinafter referred to as the **PRINCIPAL** on the **ONE PART,**

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.M. Rajeshwari

PARTNERS

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Contains 23 sheets Sheet

Registering Officer

do hereby nominate, Constitute and appoint **M/s. PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED**, represented herein by its Managing Director Mr. S. KANNAN, **(Income Tax PAN : ARAPK4420D)**, AADHAR NO: 3392 6332 9358, S/o. Mr. M. SOLAIMALAI, aged about 49 years, (Mobile No:+91 9841234678), (Corporate identity Number:U45309TN2022PTC154025), **(Income Tax PAN : AANCP0938Q)**, having its registered office at Plot No:16, First Floor, Gayathri Nagar, Medavakkam, Chennai - 600100, hereinafter referred to as the **ATTORNEY** on the **OTHER PART**, as our true and lawful attorney for us in our name and on our behalf to do, execute and perform the acts and deeds in respect of the property mentioned in the Schedule -"C" hereunder.

WHEREAS the PRINCIPAL herein is the absolute owner of the vacant land measuring an extent of 1 acre and 21 cents (Reckoned by C.M.D.A. is 4897 SQ.M.) and thereabouts, Comprised in Survey No: 347/2B, (as per present Patta No.: 7959) in Perungalathur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation Limit, within the Sub-Registration District of Padappai and within the Registration District of South Chennai, having acquired the same by way of Sale Deed dated: 28/03/2007, Registered as Vide Document No: 2519 of 2007 on the file of the Sub Registrar, Padapai and ever since the PRINCIPAL well in continuous possession and enjoyment of the Schedule - "A" mentioned property as absolute owner.

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.M. Rajesh

PARTNERS

7085 of 2024

23 2

WHEREAS the PRINCIPAL herein is the absolute owner of the vacant land measuring an Extent of 1 acre and 21 cents (Reckoned by C.M.D.A. is 4897 SQ.M.) and thereabouts, morefully described in the Schedule – "A" hereunder with all rights of alienation and with all powers of disposal.

Whereas in the meanwhile, the **PRINCIPAL** herein have laid out in the said entire extent of land, totally admeasuring an extent of 1 acre and 21 cents (Reckoned by C.M.D.A. is 4897 SQ.M) Comprised in Survey No: 347/2B, (as per present Patta No.: 7959) in Perungalathur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation Limit, which is more particularly described in Schedule – "A" hereunder,

Whereas the **PRINCIPAL** therein executed GIFT DEED for roads in layout / Public purpose sites, to obtain Layout Plan approval from C.M.D.A., the same was duly registered as Vide document No: 7084 of 2024, on 14/08/2024, Book – I, on the file of Sub– Registrar, Padappai, which is more particularly described in Schedule – "B" hereunder,

WHEREAS we are not in a position to personally attend to various formalities relating to maintenance and development of the property morefully described in the Schedule – "C" hereunder and has deemed it fit and necessary to appoint an agent.

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Managing Director

For ADITHYA ESTATES & BUILDERS
R. M. Rajadhura
PARTNERS

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Managing Director

For ADITHYA ESTATES & BUILDERS
R.M. Rajadhura
PARTNERS

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1 23 3

Whereas the **PRINCIPAL** herein has appointed and nominated, M/s. **PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED** represented herein by its Managing Director **Mr. S. KANNAN,** as their lawful General Power of Attorney agent with right of alienation and disposal to deal with the property (morefully described in the schedule - "C" hereunder) in all respects, to do the following acts, deeds and things pertaining to the Schedule - "C" mentioned Property on behalf of and in the name of the PRINCIPAL

1) To enter into an agreement for sale.
2) To receive advance amount for sale consideration and issue receipts there on.
3) To execute Sale deed or deeds and register the same to in favour of the intending Purchaser / Purchasers before the competent Sub-Registrar.
4) To receive balance amount for sale consideration.
5) To sign all registers before the competent Sub - Registrar.
6) To obtain approval from C.M.D.A. and Tambaram Corporation.
7) To apply and receive TNRERA registration certificate from the authority concern.
8) The power hereby given to our attorney shall be given the widest interpretation and shall be construed as an express authority to them to act for and deal with our affairs as fully and effectually as ourselves can do.

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.M. Rajeshwar

PARTNERS

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Collected 23 Scanned 4 Sheet
Registering Officer

9) We hereby agree to ratify and confirm all and whatsoever our attorney or any substitute or substitutes shall do or cause to be done by Virtue of these presents.

10) To maintain true and proper account for all the payments made and amount received in connection with the said property.

11) By Virtue of this General Power no Consideration is paid to us by our General Power of Attorney.

SCHEDULE-"A"

(Description of whole Property)

All that piece and parcel of vacant land measuring an extent of 1 acre and 21 cents (Reckoned by C.M.D.A. is 4897 SQ.M.) and thereabouts, Comprised in Survey No: 347/2B, (as per present Patta No.: 7959) in Perungalathur Village, Tambaram Taluk, Chengalpattu District,

**Is bounded on the:**

| | | |
|---|---|---|
| North By | : | C.M.D.A Approved Layout P.P.D/L.O No: 10/2014 |
| South By | : | Housing Plots and Vacant Land in Survey No: 347/1 |
| East By | : | Vacant Land in Survey No: 379 |
| West By | : | 24 Feet wide road |

Ad measuring 1 acre and 21 cents (Reckoned by C.M.D.A. is 4897 SQ.M.) or there abouts

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.H. Rajesh

PARTNERS

Document No 7085 of 2024

1 23 5

Is within in the limits of the office of Sub-Registrar, Padappai and Registration District of Chennai South.

This Property is situated within the local Limits of Tambaram Corporation Limit, and Chennai Metropolitan Development Authority, Egmore, Chennai - 600 008.

## SCHEDULE-"B"

(Description of Property Gifted to Tambaram Corporation)

Road area **1399 SQ.M.** And Public purpose area **35 SQ.M.**, admeasuring an extent **1434 SQ.M.** Which is forming a part of Schedule - "A" property.

## SCHEDULE-"C"

(Description of property allocated for sale)

Plot Numbers: **1 to 34, 34 Nos of plots** admeasuring a total extent **85.5** cents, **(3463 SQ.M.,)** (i.e. 37,262 Sq.Ft.,) Which is forming a part of Schedule - "A" property. [PEARL SURYA ENCLAVE]

There is no building in the Schedule of property.

Market value of Schedule - "C" property is **Rs.9,84,18,460/-** (Rupees Nine Crore Eighty Four Lakhs Eighteen Thousand Four Hundred and Sixty only)

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Managing Director

For ADITHYA ESTATES & BUILDERS
R.H. Raiseha
PARTNERS

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Managing Director

For ADITHYA ESTATES & BUILDERS
R.H. Raiseha
PARTNERS

Document No. 7085 of 2024 of Book 1
Continued on Sheet 23 6 Sheet
Officer

We, M/s. ADITHYA ESTATES AND BUILDERS represented by its Partner Mrs. R. M. RAJESHWARI, signed to this General Power of Attorney on 14th day of August 2024 in the presence of

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

SIGNATURE OF ATTORNEY

For ADITHYA ESTATES & BUILDERS

R.M. Rajeshwari

PARTNERS

SIGNATURE OF PRINCIPAL

WITNESSES:

1.

S. BHARATHI, S/o. Mr. R. SRINIVASAN,
Door No: 1/50B, Road Street,
Irungur, Vellore, Pin code:- 604 407.
(Aadhar No: 8770 0422 6484)

2.

A. PALAYAM, S/o. Mr. ANNAPPAN,
NO: 4/392, RAJIV GANDHI STREET,
PERUMBAKKAM, CHENNAI - 600100
(AADHAR NO: 6651 3467 2158)



Drafted By
S.SUREKHA, B.L.,
Advocate, Madras High Court
ENRL No:- 1895/12.
Mobile No:9444827562

Document No 7085 of 2024
1 23 7 Sheet

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5425 of 2024

I hereby certify that a sum of ₹ 9,84,185/- (Rupees Nine Lakh Eighty Four Thousand One Hundred and Eighty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஆர். எம். ராஜேஸ்வரி residing at Door No: 11/6, Ramanujar Street, Bharathidasan Street Extension, New Perungalathur, Chennai, Pincode- 600 063., Chengalpattu, Tamil Nadu, India, 600063.

SUB-REGISTRAR

Sub Registrar: Padappai
Date: 14/08/2024

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

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 9,85,795/- paid at 02:35 PM on the 14/08/2024 by

Left Thumb





R.M. Rajeshwari
9600050773

Additions as per recitals of document

Execution admitted by
Left Thumb





R.M. Rajeshwari

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0045434d00abf2951f47a783f95367569950d0 **(Details from UIDAI : R M Rajeshwari W/O: Muthusubramanian, 01-05-1960, xxxxxxxx5832)**



Document No. 7085 of 2024 of Book 1
Contains 23 Sheets 8 Sheet

Registering Officer

1 / 2

Claim admitted by
Left Thumb





9841234679

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2402306d2b56306384427d994705b376d4e0f8 **(Details from UIDAI : Kannan S S/O: Sofaimalai, 20-11-1974, xxxxxxxx9358)**



14th day of August 2024

SUB-REGISTRAR
MOHANRAJ CHINNAIYAN
Sub Registrar
Padappai

Registered as Number **R/Padappai/Book-1/7085/2024**

Date 14/08/2024
Padappai

SUB-REGISTRAR
MOHANRAJ CHINNAIYAN
Sub Registrar

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

Document No. 7085 of 2024 of Book 1 Contains 23 Sheets 9 Sheets

Registering Officer

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For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.H. Rajesh

PARTNERS

Document No. 7085 2024 of Book 1
Certified 23 10 Sheet

Registering Officer




For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

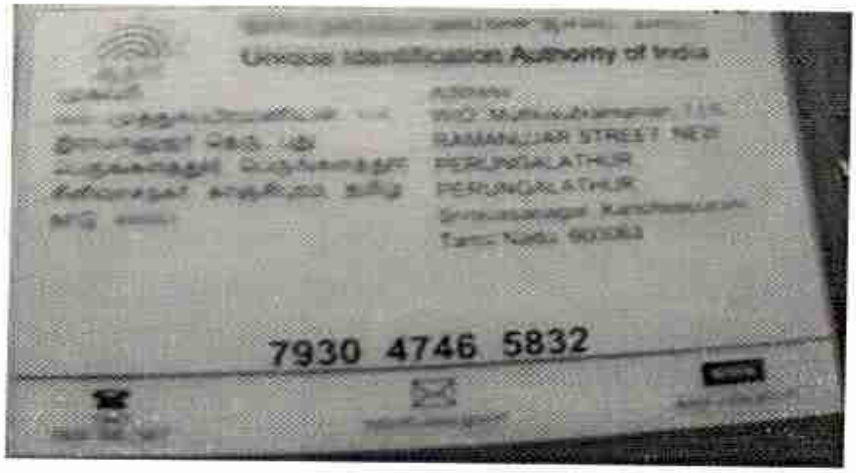
For ADITHYA ESTATES & BUILDERS

R. M. Rajeshwari

PARTNERS

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For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R. M. Rajesh

PARTNERS

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Pages 23 Scanned 12 Sheet




For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R. M. Rajesh

PARTNERS

Document No. 7085 of 2024

1 23 13


இந்திய அரசாங்கம்
Government of India
கண்ணன் S
Kannan S
பிறந்த நாள் / DOB 20/11/1974
ஆண்பால் / Male
3392 6332 9358
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
முகவரி:
தந்தை / தாய் பெயர்
சோலைமலை, 135, ஜயசந்திரன் நகர், 5வது மெயின் ரோடு, ஜல்லடியன் பேட்டை, காஞ்சிபுரம், மேடவாக்கம், தமிழ் நாடு, 600100
Address:
S/O: Solaimalai, 135, Jayachandran Nagar, 5th Main Road, Jalladianpet, Kancheepuram, Medavakkam, Tamil Nadu, 600100
3392 6332 9358
1947
help@uidai.gov.in
www.uidai.gov.in

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Managing Director

For ADITHYA ESTATES & BUILDERS
PARTNERS

7085 of 2024
1 23 14

सत्यमेव जयते

**GOVERNMENT OF INDIA**
**MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

# Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED is incorporated on this Nineteenth day of July Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309TN2022PTC154025.

The Permanent Account Number (PAN) of the company is **AANCP0938Q** *

The Tax Deduction and Collection Account Number (TAN) of the company is **CHEP24525E** *

Given under my hand at Manesar this Nineteenth day of July Two thousand twenty-two .

Digital Signature Certificate
Mrs. Amarpreet Kaur

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Plot No.16, First Floor, Gayathri Nagar,, Medavakkam, Chennai, Chennai
Tamil Nadu, India, 600100

* as issued by the Income Tax Department

1085 2024
1 23 15

For ADITHYA ESTATES & BUILDERS
R.H. Rajeshwe
PARTNERS

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Managing Director

# आयकर विभाग
# INCOME TAX DEPARTMENT
# भारत सरकार
# GOVT. OF INDIA

## ई– स्थायी लेखा संख्या कार्ड
## e - Permanent Account Number (e-PAN) Card

AANCP0938Q

| | |
|---|---|
| नाम / Name | PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED |
| निगमन/गठन की तारीख<br>Date of Incorporation / Formation | 19/07/2022 |

Signature Not Verified

Digitally signed by Income Tax Dept.
Date: 2022.07.19 09:51:49 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut




**Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here**

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R. H. Rajasthan

PARTNERS

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் கிராமம் : பெருங்களத்தூர்

பட்டா எண் : 7959

உரிமையாளர்கள் பெயர்

1. ..... ... எம். எஸ். ஆதித்யா எஸ்டேட்ஸ் மற்றும் பில்டர்ஸ்

| புல எண் | உட்பிரிவு | புன்செய் | | நன்செய் | | மற்றவை | | குறிப்புரைகள் |
|---|---|---|---|---|---|---|---|---|
| | | பரப்பு | தீர்வை | பரப்பு | தீர்வை | பரப்பு | தீர்வை | |
| | | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | |
| 347 | 2B | -- | -- | 0 - 49.00 | 3.93 | -- | -- | ---- -------- 15-10-2015 |
| | | | | 0 - 49.00 | 3.93 | | | |

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/134/07959/70440** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 10-08-2024 அன்று 03:26:25 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.H Rajesh

PARTNERS

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District : Chengalpattu

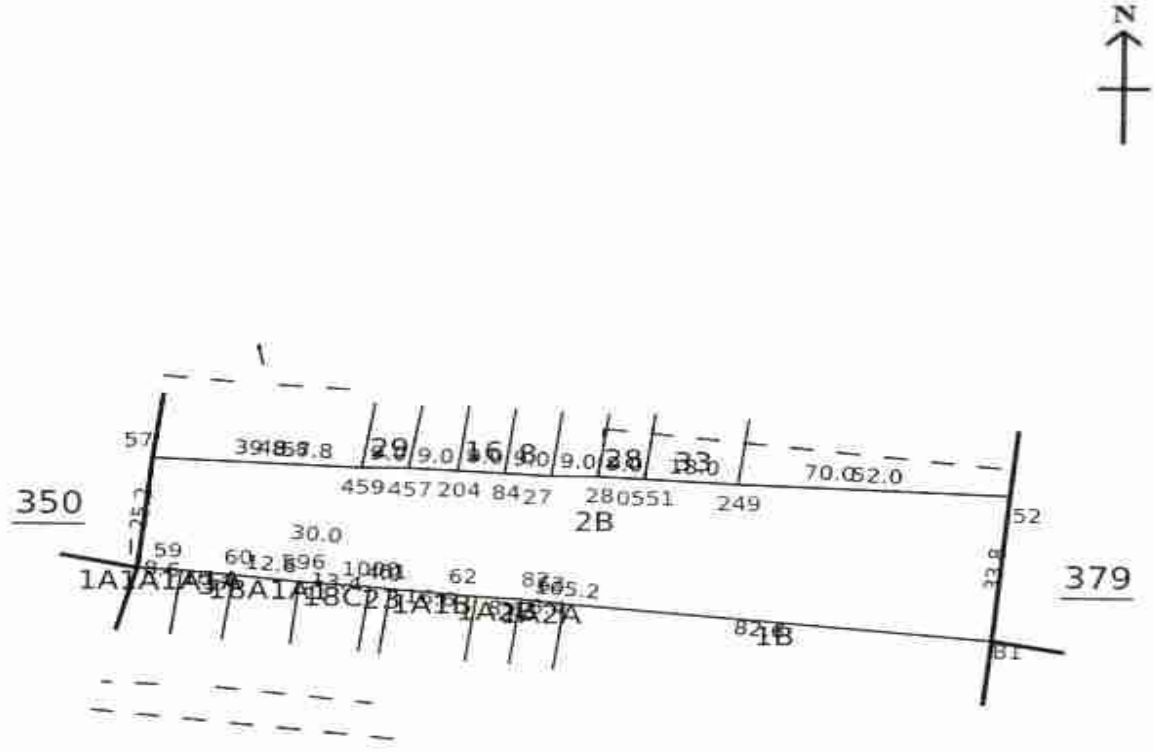
Taluk : Tambaram

Village : Perunkalathur [134]

Survey No : 347/2B

Area : Hect 00 Ares 48.29

Scale : 1 : 1410




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Consists 23 Sheet(s) 18

Registering Officer

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R. H. Rajesh

PARTNERS

Data Digitally Signed By
NATARAJAN S

Date of Issue: 10-08-2024 15:13:32

"PEARL SURIYA ENCLAVE"

FILE NO.LAYOUT-0038/2024

| | | | |
|---|---|---|---|
| TOTAL EXTENT | ( AS PER DOCUMENT) | : | 4897 SQ.M |
| ROAD AREA | (29%) | : | 1399 SQ.M |
| PLOTTABLE AREA | (71%) | : | 3498 SQ.M |
| OSR EXEMPTED UPTO | | : | 3000 SQ.M |
| BALANCE AREA | | : | 498 SQ.M |
| 10% OSR CHAGES REQUIRED | | : | 50 SQ.M |
| OSR CHAGES TO BE COLLECTED | | : | 50 SQ.M |
| 1% PUBLIC PURPOSE REQUIRED | | : | 35 SQ.M |
| PUBLIC PURPOSE PROVIDED | | : | 35 SQ.M |
| PUBLIC PURPOSE AREA-1 : 17.0 SQ.M | | | |
| PUBLIC PURPOSE AREA-2 : 18.0 SQ.M | | | |
| TOTAL NO. OF PLOTS | | : | 34 Nos. |




LEGEND:

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

11/7/24

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

# TAMBARAM CORPORATION

## LAYOUT OF HOUSE SITES IN S.No:347/2B OF PERUNGALATHUR VILLAGE.

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

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

For ADITHYA ESTATES & BUILDERS

R.H. Rajeshwaran

PARTNERS


இந்திய அரசாங்கம்
Government of India
பாரதி S
Bharathi S
தந்தை : சீனிவாசன்
Father : Srinivasan
பிறந்த நாள் / DOB : 16/05/1992
ஆண்பால் / Male
8770 0422 6484
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
முகவரி: S/O சீனிவாசன்,
எண்:50B, ரோடு தெரு,
இருங்கூர், இருங்கூர், வேலூர்,
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Document No. 7085 of 2024
1 Pages 23 Stamp 20



भारत सरकार
GOVERNMENT OF INDIA

பாலையம் அ
Palayam A
பிறந்த நாள்/ DOB: 05/06/1980
ஆண் / MALE

6651 3467 2158

எனது ஆதார், எனது அடையாளம்.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: அன்னப்பன், 4/392,
ராஜீவ்காந்தி தெரு,
பெரும்பாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600100

Address:
S/O: Annappan, 4/392, RAJIV GANDHI STREET,
Perumbakkam, Kancheepuram,
Tamil Nadu - 600100

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MERA AADHAAR, MERI PEHACHAN

ப.பாலையம்

Document No. 1085 of 2024 of Book 1
Collated 23 Page 21 Sheet


Document No. 1 of 5801
Contains 12 Sheets
For ADITHYA ESTATES & BUILDERS
PARTNERS
Managing Director
GPS Map Camera
perungalathur, Tamil Nadu, India
21, Berline Enclave Rd, Harita Enclave, Tambaram, Tamil Nadu 600063, India
Lat 12.929273°
Long 80.088801°
12/08/24 04:34 PM GMT +05:30
Google

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சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணைஎண் 22163/2018ல் வழங்கப்பட்டதீர்ப்புரையைகாண்க)

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

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம் .. ..

For ADITHYA ESTATES & BUILDERS

PARTNERS

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம் .. ..

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

029476

R. Lalitha

P. LALITHA
STAMP VENDOR
29 75, AYYASWAMI STREET,
WEST TAMBARAM, CH-45
No: 4255 / E1 / 95 / Dt: 28-2-96
PH. NO: 2226 3068

8466
25/03/2007

Adithya Estates & Builders
Chennai

## SALE DEED

THIS DEED OF ABSOLUTE SALE executed on this 28TH day of MARCH 2007, By : Mrs.J.SHANTHI, Wife of Mr.S.JAYAGOPINATH and Daughter of Late GOVINDARAJULU, residing at Door No.4/1, Bajanai Koil Street, Perungalathur, Chennai - 600 063, duly represented by her Power of Attorney Agent Mr.R.LAKSHMI NARASIMHAN, Son of Late T.S.RANGANATHAN, aged about 42 years, Partner of M/S. ADITHYA

for ADITHYA ESTATES & BUILDERS
R. H. Rajeshwari
Partner

R. Lakshmi Narasimhan

DOCUMENT NO/YEAR
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Total Pages: 1
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THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.