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RE REGULATORY RECORD

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भारतीय गैर न्यायिक

भारत INDIA

500

रु. 500 FIVE HUNDRED RUPEES

सत्यमेव जयते

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 11.01.2025 AV 339182

M/s. Swarna Five Properties and Developers, Anekal.

G. MANIAPPAN
L.No. 8/2021/KGI
Stamp Vendor
Denkanikottai.

# GENERAL POWER OF ATTORNEY

**THIS GENERAL POWER OF ATTORNEY EXECUTED ON THIS THE 11th DAY OF JANUARY 2025 AT DENKANIKOTTAI:**

**By:**

1. **Mr.JAISHANKAR,** aged about 57 years, S/o.Late.Narasimmaiya, residing at Door No.11, Melkottai, Denkanikottai Town and Denkanikottai Taluk, Krishnagiri District, Tamil Nadu, Pin:635107. **AADHAAR CARD No.876205269580, Mobile No.9159973901.**
2. **Mr.RATHISH @ RATHISH BABU,** aged about 26 years, S/o.Mr.Jaishankar, **AADHAAR CARD No.319464734273, Mobile No.9159973901.**

**EXECUTANT** **ATTORNEY**

N. Jaishankar (Self and Minor)

For Swarna 5 Properties & Developers

Verified By Y. Rathishbabu

Partner

Sub Registrar
Denkanikottai

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3. **Minor.THANU SHREE,** aged about 14 years, D/o.Mr.Jaishankar,

Minor is duly represented by her natural guardian father namely **Mr.Jaishankar** (Self and Minor).

All are residing at Door No.11, Melkottai, Denkanikottai Town and Denkanikottai Taluk, Krishnagiri District, Tamil Nadu, Pin:635107.

Hereinafter referred to as **FIRST PARTY/EXECUTANT,** (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-title and legal Heirs, Representatives assigns, etc.,) Of the **FIRST PART**;

**:IN FAVOUR OF:**

**M/s. SWARNA 5 PROPERTIES AND DEVELOPERS,** a registered Partnership Firm, having its registered Office at No.09, 1st Floor, Samruddhi Nilaya, SVM School Road, Maruthi Layout, Anekal Town & Taluk, Bangalore – 562 106, Karnataka State. **PAN. AEQFS1733J**

**Represented by its Partners :-**

**1. Mr. GOPINATH,** S/o. Late. M.Venkatachalaiah, aged about 47 years, residing at No.09, 1st Floor, Samrudhi Nilaya, SVM School Road, Maruthi Layout, Anekal Town & Taluk, Bangalore – 560 106, Karnataka State.

**AADHAAR No. 847632539154, PHONE No. 9980806434**

**2. Mr. V.SRINIVAS,** S/o. Venkatarajappa, aged about 52 years, residing at No.C12, Sudhamanagar, KHDC Colony, Anekal Town & Taluk, Bangalore - 560 106, Karnataka State.

**AADHAAR No. 208797335535, PHONE No. 9342671655**

Hereinafter referred to as the **"DEVELOPER/ATTORNEY"** (which expression shall whenever the context so requires or admits, mean and include its nominees, executors, successors-in-interest, administrator's and assigns) of the **OTHER PART.**

**EXECUTANT** **ATTORNEY**

**(Self and Minor)**

For Swarna 5 Properties & Developers

Partner

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**RECITALS**

Whereas, the Schedule Mentioned Survey No.776/2, Dry Extent Hec 0.71.0 Asst Rs.1.77np., an extent of Acre 1.76 Cents Full Land and Survey No.777/2, Dry Extent Hec 0.40.5 Asst Rs.2.00np., an extent of Acre 1.00 (ONE ACRE) full Land situated in Noganoor Village of Denkanikottai Taluk originally belonged to the Sarojamma W/o Narasimmaiah @ Narasumaiyya by way Seperate andself acquired property having been purchased by them from previous Owner, under a registered Sale Deed dated 29.04.1981, Registered as Document No.109/1981, registered before the office of the Sub Registrar, Denkanikottai. That the Sarojamma have applied to the revenue authorities and the Tahsildhar, Denkanikottai has also taken up patta proceedings and granted separate and exclusive patta under Patta No.177 in her name in recognition of his title deeds, possession and enjoyment.

And whereas above said Sarojamma W/o Narasimmaiah @ Narasumaiyya D/o Kempaiah died on 21.07.2018 as recorded in the Death Certificate issued by the Chief Registrar of Birth and Death and leaving behind the following persons as his legal heirs to succeed the Properties left behind him as recorded in the computer generated Legal heirs Certificate No.TN-720180803717 dated.27.08.2018 issued by the Tahsildar, Denkanikottai.

i) Narasimmaiah @ Narasumaiyya– (Husband)
ii) Puspha – (Daughter)
iii) Manjunathan– (Son)
iv) Sivakumar– (Son)
v) Jaishankar– (Son)

And whereas above said Narasimmaiah @ Narasumaiyya H/o Sarojamma died on 13.02.2020 as recorded in the Death Certificate issued by the Chief Registrar of Birth and Death.

**EXECUTANT** **ATTORNEY**

**(Self and Minor)**

N. Jaishankar

J. Rajesh Lakhan

For Swarna 5 Properties & Developers

Partner

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And whereas above said Sivakumar S/o Narasimmaiah @ Narasumaiyya died on 21.02.2021 as recorded in the Death Certificate issued by the Chief Registrar of Birth and Death and leaving behind the following persons as his legal heirs to succeed the Properties left behind him as recorded in the computer generated Legal heirs Certificate No. TN-7202103052029 dated.25.06.2021 issued by the Tahsildar, Denkanikottai.

i) Pramila– (Wife)
ii) Keerthana – (Daughter)

And whereas above said Sarojamma Daughter namely Pushpa and Sarojamma Son namely Sivakumar his Wife and Daughter namely Pramila and Keerthana their are all jointly executed release deed in their Common undivided 2/4 Share to infavour of Jaishankar under a registered Release Deed dated 13.03.2024, Registered as Document No.2782/2024, registered before the office of the Sub Registrar, Denkanikottai.

And whereas above said Sarojamma legal heirs namely Puspha, Manjunathan, and Jaishankar, Pramila and Keerthana their are all jointly registered Joint Family Partition, under a registered Partition Deed dated:05.05.2024, Registered as Document No.**5727/2024**, registered before the office of the Sub Registrar, Denkanikottai. The schedule mentioned Survey No.776/2, Dry Extent Hec 0.71.0 Asst Rs.1.77np., in this Bit-I an extent of Acre 0.21 ½ Cents Land, Survey No.776/2, Dry Extent Hec 0.71.0 Asst Rs.1.77np., in this Bit-II an extent of Acre 0.07 Cents Land and Survey No.777/2, Dry Extent Hec 0.40.50 Asst Rs.2.00np., an extent of Acre 1.00 (ONE ACRE) Full extent land has been fallen to the share of the said Jaishankar under **"C"** Schedule of the said registered Partition Deed. Ever since in the date of partition deed he was in separate possession and enjoy their portion in respective rights. That the First Party / Owner No.1 have applied to the revenue authorities and the Tahsildhar, Denkanikottai has also taken up patta proceedings and granted separate and exclusive **Survey No.776/2B, Dry Extent Hec 0.08.7 Asst Rs.0.43np., under Patta No.7310 and Survey No.777/2, Dry Extent Hec 0.40.5 Asst Rs.2.00np., under Patta No.7291** in his name in recognition of his title deeds, possession and enjoyment.

**EXECUTANT** **ATTORNEY**

N. Jaishan **(Self and Minor)**

J. Ramesh babu

For Swarna 5 Properties & Developers

Partner

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**And Whereas,** we the Executants are desirous develop the Schedule Property in to residential Layout and have offered the same **M/s. SWARNA 5 PROPERTIES AND DEVELOPERS,** a registered Partnership Firm, Represented by its Partners :- Mr. Gopinath, S/o. Late. M.Venkatachalaiah, and Mr. V.Srinivas, S/o. Venkatarajappa

And whereas above said Jaishankar living with two Children's namely Rathish @ Rathish Babu and Minor.Thanu Shree by way of legal heirs and ancestral property.

The Executants have entered into a Joint Development Agreement dated 10.01.2025, registered as Document No.**250/2025,** registered before the Office of the Sub Registrar, Denkanikottai, with the **Developer** above named [hereinafter referred to as **"JDA"**] in respect of the **SCHEDULE PROPERTY,** and pursuant thereto it has become necessary for us to empower the said Developer to develop and dispose of Schedule Property,

And hence we do hereby appoint, nominate and constitute **M/s. SWARNA 5 PROPERTIES AND DEVELOPERS,** a registered Partnership Firm, Represented by its Partners :- Mr. Gopinath, S/o. Late. M.Venkatachalaiah, and Mr. V.Srinivas, S/o. Venkatarajappa, as our true and lawful attorney to act in my name and on my behalf interalia to do all or any of the following acts, deeds and things as to the Schedule Property, that is to say:

**A. POWER TO DEVELOP:**

The **DEVELOPER** shall be entitled to develop the Schedule Property in the manner more fully set out in the Joint Development Agreement referred to hereinabove and in pursuance, thereto they shall be entitled to:

**1)** To apply and obtain conversion/Renewal of conversion of the Schedule Property from agricultural to non-agricultural residential purposes. To apply Mutation wherever necessary in the Revenue Records or Panchayat Records or in Municipality, DTCP / RERA / any other competent authority/s in our name.

**EXECUTANT** **ATTORNEY**

N. Jaishankar **(Self and Minor)**

J. Rathishbabu

For Swarna 5 Properties & Developers

Partner

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2) To submit plans for layout on the Schedule Property to the DTCP / RERA / any other Competent authority/s and to get the same sanctioned/amended or revised in accordance with rules and regulations thereof to prepare, submit and execute all applications, forms, affidavits, undertakings, writings as may be necessary for obtaining the said approvals and sanction of such modified plans as per the Development Agreement.

3) To appear for and represent me and correspond on Our behalf with the DTCP / RERA / any other Competent authority/s, Government, Semi Government Offices, Statutory Offices, Bodies and other Authorities, Tamil Nadu Electricity Board Corporation Limited, Water Supply and Sewerage Board, Police Department, Airport Authorities, Fire Force Authorities, Pollution Control Board, Ministry Of Environment and Forest and in all other Offices and apply for and obtain orders for change of land use if necessary or for grant of any plans, licenses, sanctions, orders etc., and obtain all such licenses, no objections, permissions and for the said and other purposes incidental thereto, to sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary to secure plans, modified plans, licenses and other permissions for layout plan and other purposes in the Schedule Property and also apply for renewal or modifications therefore and pay necessary charges and levies and sums thereof.

4) To entrust/assign the development work to such person/s or companies Our attorney/s deem fit.

5) To apply for and to obtain Commencement Certificate and other Certificates, Permissions, Orders etc., in respect of the Layout development and completed on the Schedule Property from the concerned authorities.

6) To apply for and secure electricity, water and sanitary connections, and other requirements which may be required in the Schedule Property and/or to the building to be constructed from the concerned authorities.

**EXECUTANT** **ATTORNEY**

N. Jeishan **(Self and Minor)**

J. Rathishbabu

For Swarna S Properties & Developers

Partner

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7) To correspond with all Private, Government, Semi Government and other Bodies or Boards for undertaking development on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc as may from time to time necessary or as may be required by the concerned authorities.

8) To appear on Our behalf and in Our name and to represent Our interest before the Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities and DTCP, RERA, Panchayat and other Government and Semi-Government offices, for the renewal or grant of licenses and permits or for any other purposes as may be necessary under any Local Acts, Rules or regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the Schedule Property.

9) To appear for and represent the principals before any and all concerned Authorities and parties as may be necessary, required or advisable for or in connection with the development of the Schedule Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule Property.

10) To appoint architects, surveyors, engineers, advocates, chartered accountants, contractors and other professional agencies as may be necessary for the development of Schedule Property and for Layout development thereon;

11) To modify or renew the existing plan for the development of the Schedule Property and to submit the same for approval to the DTCP / RERA / any other Competent authority/s,

12) To execute, exchange deed or relinquish the rights of the Schedule Property in favor of the other adjacent landowner, which are all the part of the Project without hindering the share of 60% of the area a/ sites allotted to the land owners / principals.

**EXECUTANT** **ATTORNEY**

**(Self and Minor)**

For Swarna 5 Properties & Developers

Partner

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13) To pay taxes, rates, charges etc., in respect of the Schedule Property and to make all deposits, payments and other statutory dues that may become necessary for obtaining sanction and permissions from the concerned authorities in respect of the Schedule Property.

**B. SALE OF THE PROPERTY:**

As per the Joint Development Agreement, the Owners/First Party are entitled for 60% of the saleable area and the Developer is entitled to sell the DEVELOPER'S SALEABLE AREA of 40%, therefore, the Developer shall be entitled to following:

14) To negotiate for sale or otherwise dispose of by way of sale, assignment, exchange, gift or to lease, sub-lease or create a mortgage **40% (Forty Percent) (DEVELOPER'S SALEABLE AREA)** of the share right title and interest in the land in the Schedule Property either as a whole or in such parts or in the form of individual sites with construction or without construction as our attorneys shall deem fit and in pursuance thereof to enter into and execute such agreements or deeds for sale or lease or assignment or gift or mortgage in this regard on the terms and condition so decided by the Attorney.

15) In pursuance to the above, to receive in our Attorney's name the sale consideration, loans, rents from the purchaser or purchasers or mortgagee or Lessee or any other person and to give good, valid receipt and discharge for the same which will protect such parties without seeing the application of the money. The Attorney may deliver possession of the portions of the Schedule Property **(DEVELOPER'S SALEABLE AREA)** sold or leased or mortgaged or gifted. The sums received may be retained and used by the attorney in any manner they deem fit and need not be paid to the principals in view of the Joint Development Agreement.

**EXECUTANT** **ATTORNEY**

N. Jaishanu **(Self and Minor)**

J. Rakshitbabu

For Swarna Properties & Developers

Partner

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16) In pursuance to the above, to execute and thereafter to present any Agreement/s, Assignment Deeds, Mortgage Deeds or Lease Deeds and execute and register the Sale Deeds or other Conveyances in respect of the Attorney share **(Developer)** in the Schedule Property or portions thereof and admit the execution thereof before the Sub-Registrar having authority for and to have the same registered in the manner required under law and to do all acts, deeds and things which the said attorney/s shall consider necessary or in any other manner as the attorney/s may deem it fit so as to fully and effectually convey the same.

17) To sign and execute necessary documents, declarations, affidavits, undertakings and other documents required for completion of sale and/or transfer and/or alienation of the **DEVELOPER SALEABLE AREA** in the Schedule Property or in respect of any matter relating to the Schedule Property and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein and for fully and effectually conveying its/their share in land and/or the built up area in the Schedule Property as we could do ourselves, if present.

**C. BANK LOANS:**

As per the terms of the Joint Development Agreement, the DEVELOPER shall not be entitled to avail any loans on the property.

**D. OTHER POWERS:**

18) In case of any dispute between the Attorney and a purchaser or assignee or Lessee or Mortgagee, to specifically enforce all the Agreements and Deeds as aforesaid in either a Court of Competent of Jurisdiction or by Arbitration.

19) To present before any officer, authority, banks, courts and acquisition officers, revenue officers, Panchayat, Municipal offices in all matters relating to the Schedule Property.

**EXECUTANT** **ATTORNEY**

W. Lalithamma **(Self and Minor)**

T. Ramakrishnaiah

For Swarna 5 Properties & Developers

Partner

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**20)** In pursuance to the above and in order to enforce or defend any acts of the DEVELOPER as above or to protect the Schedule Property, to institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any court anywhere in its civil, criminal, revenue, revision or before any Tribunal or Arbitration or Court, Income Tax and Sales Tax authorities to execute warrant of Attorney, Vakalathnama and other authorities to act and to plead and to sign and verify plaints, written statement, petitions and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices and other legal processes, enforce judgment, execute and decree or order to appoint and engage advocates, auditors, tax-practitioners and other legal agents etc., as Our attorney/s thinks fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper and to bid in Court and/or Revenue Sales/Auction and do all acts, deeds and things, that may be necessary or requisite in connection therewith.

**21)** The Attorney may substitute any other person identified by them as the attorney (with written notice to the principals) under this Power of Attorney whereupon such substitute shall be deemed to be the attorney for the purposes of this Attorney. Our Attorney may also delegate any of the powers hereby granted to any person / entity nominated by them and on such terms and conditions as may be deemed appropriate. The delegation of power shall not affect the power vested in the Attorney.

**EXECUTANT**

**(Self and Minor)**

N. Krishnan

Y. Ruthvik babu

**ATTORNEY**

For Swarna's Properties & Developers

Partner

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22) To appear for and represent me before the Income Tax Department and its Offices and to apply for and obtain necessary Income Tax Clearance Certificates. No Objection Certificates and other permissions required for completion of sale of the Schedule Property to the extent referred above and for the said and other purposes sign and execute necessary documents, affidavits, declarations, indemnities etc.

23) The First Party / Executant have not received any consideration amount for executing this Power of Attorney infavour of Developer / Attorney. The Developer / Attorney shall render accounts for all transactions done by the Developer / Attorney to First Party / Executant on demand.

24) Generally, to do any or all other acts, deeds and things are incidental to the execution of such powers for completion of the above;

**WE HEREBY AUTHORIZE** and empower the said Attorney to delegate all or any of the aforementioned powers granted under this Power of Attorney to any other person it as the attorney (with written notice to me) under this Power of Attorney whereupon such substitute shall be deemed to be the attorney for the purposes of this Attorney and on such terms and conditions as may be deemed appropriate and to cancel / revoke such delegated powers to other person. The delegation of power shall not affect the power vested in Our Attorney. This power of attorney is executed in pursuance to the Joint Development Agreement is irrevocable and shall not be revoked at any point of time.

**WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM** all and whatsoever the said Attorney may lawfully do pursuant to this Power of Attorney.

**EXECUTANT** **ATTORNEY**

W. Jaishankar **(Self and Minor)**

J. Ruthikbabu

For Swarna's Properties & Developers

Partner

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DENKANIKOTTI

## SCHEDULE PROPERTIES

**IN NOGANOOR VILLAGE** of Denkanikottai Taluk, attached to **DENKANIKOTTAI** Sub-Registration District, Krishnagiri Registration District of Krishnagiri District. and also attached to the Village Panchayat Limits of Noganoor Village and Union Council of Thally.

1. **Survey No.776/2,** Dry Extent Hect.0.71.0 Asst.Rs.1.77np., (As Per Patta No.7310) **New Sub Division Survey No.776/2B,** Dry Extent Hec 0.08.70 Asst Rs.0.43np., an extent of **Acre 0.21 ½ Cents Full Extent.**
2. **Survey No.777/2,** Dry Extent Hect.0.40.5, Asst.Rs.2.00np, an extent of **Acre 1.00 (One Acre) Full Extent.**

Above said both the Survey Numbers measuring an total extent **Acre 1.21 ½ Cents (ONE ACRE TWENTY ONE AND HALF CENTS)** of land is covered under this **GENERAL POWER OF ATTORNEY.**

**The Present Market Value of the Properties are Rs.6,10,000-/-**

**IN WITNESS WHEREOF THE ABOVE NAMED HAVE SIGNED AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.**

**EXECUTANT** **ATTORNEY**

N. Jaisurya **(Self and Minor)**

J. Darshith babu

For Swarna Properties & Developers

Partner

**Witness:**

1. **Mr.SUNIL.N** S/o. Mr.Narayanaswamy, residing at Pattalamman Kovil Street, Denkanikotati Town and Denaknikottai Taluk, Krishnagiri District, Tamil Nadu. **(Aadhaar No: 913293935169)**
2. **Mr.RAHUL.G,** S/o. Mr.Gopi, residing at Chithra Nagar, Denkanikottai Town and Taluk, Krishnagiri District, Tamil Nadu. **(Aadhaar No. 925977771407)**

**Document Drafted by:**



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**Statement Under Rule 3(1) of the Tamil Nadu Stamps (Prevention of Undervaluation of Instruments) Rules 1968**
**NOGANOOR VILLAGE OF DENKANIKOTTAI TALUK**

| Sl. No. | Survey No. | Extent in Ac Cents | Nature | Value in Rs. |
|---|---|---|---|---|
| 1 | 776/2B | Ac.0.21 ½ Cents | Dry | Rs.1,07,942/- |
| 2 | 777/2 | Ac.1.00 (One Acre) | Dry | Rs.5,02,058/- |
| Total Acre 1.21 ½ Cents | | | | Rs.6,10,000-/- |

**EXECUTANT**

W. Lakshmi (Self and Minor)

J. Rathishbabu

**ATTORNEY**

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTI

R/Thenkanikottai/Book-1/268/2025

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

S.No 226 of 2025

I hereby certify that a sum of ₹ 5,601/- (Rupees Five Thousand Six Hundred and One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. JAISHANKAR residing at Door No.11, Melkottai, Denkanikottai Town and Denkanikottai Taluk, Krishnagiri District, Tamil Nadu, Pin:635107., DENKANIKOTTA, Denkanikotta, Krishnagiri, Tamil Nadu, India, 635107

Sub Registrar: Thenkanikottai
Date: 11/01/2025

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

Presented in the office of the Sub Registrar of Thenkanikottai and fee of ₹ 8,911/- paid at 11:43 AM on the 11/01/2025 by

| | | |
|---|---|---|
| Left Thumb   | N. Jaishankar<br>Additions as per recitals of document | |
| Execution admitted by<br>Left Thumb   | N. Jaishankar<br>Identity of the person verified through Consent based AADHAAR Authentication using iris with UIDAI reference No. :<br>UKC:17804239d8027dc90c049a4b34011ea5b359a27<br>**(Details from UIDAI : Jaishankar S/O: Narasimmaiya, 02-06-1967, xxxxxxxx9580)** |  |

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SUB-REGISTRAR
DENKANIKOTTI

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| | | |
|---|---|---|
| Execution admitted by<br>Left Thumb<br>  | J. Rathish babu<br><br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:2199002fbb7f6772c0e4343bf94173c41f63bec<br>**(Details from UIDAI : Rathish Jayshankar S/O: Jayshankarq, 15-12-1998, xxxxxxxx4273)** |  |
| Execution admitted by<br>Left Thumb<br>  | N. Jaishankar<br><br>Additions as per recitals of document<br>Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. :<br>UKC:8902463d5bd855968094b0e9df5996e6b34364f<br>**(Details from UIDAI : Jaishankar S/O: Narasimmaiya, 02-06-1957, xxxxxxxx9580)** |  |
| Claim admitted by<br>Left Thumb<br>  | V Srinivas<br><br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:52587129256733791 9e40dc98b51f3a3fde33f4<br>**(Details from UIDAI : V Srinivas S/O: Venkatarajappa, 28-05-1969, xxxxxxx5985)** |  |
| Claim admitted by<br>Left Thumb<br>  | V. Gopinath<br><br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:9474413f0f5b91de0b3481eb0fa3abc8d04f142<br>**(Details from UIDAI : Gopinath C/O: Venkatachalaiah, 02-05-1974, xxxxxxxx9154)** |  |

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DENKANIKOTTI

R/Thenkanikottai/Book-1/268/2025

11th day of January 2025

Elakkiya R
Sub Registrar
Thenkanikottai

Registered as Number **R/Thenkanikottai/Book-1/268/2025**

Date: 11/01/2025
Thenkanikottai

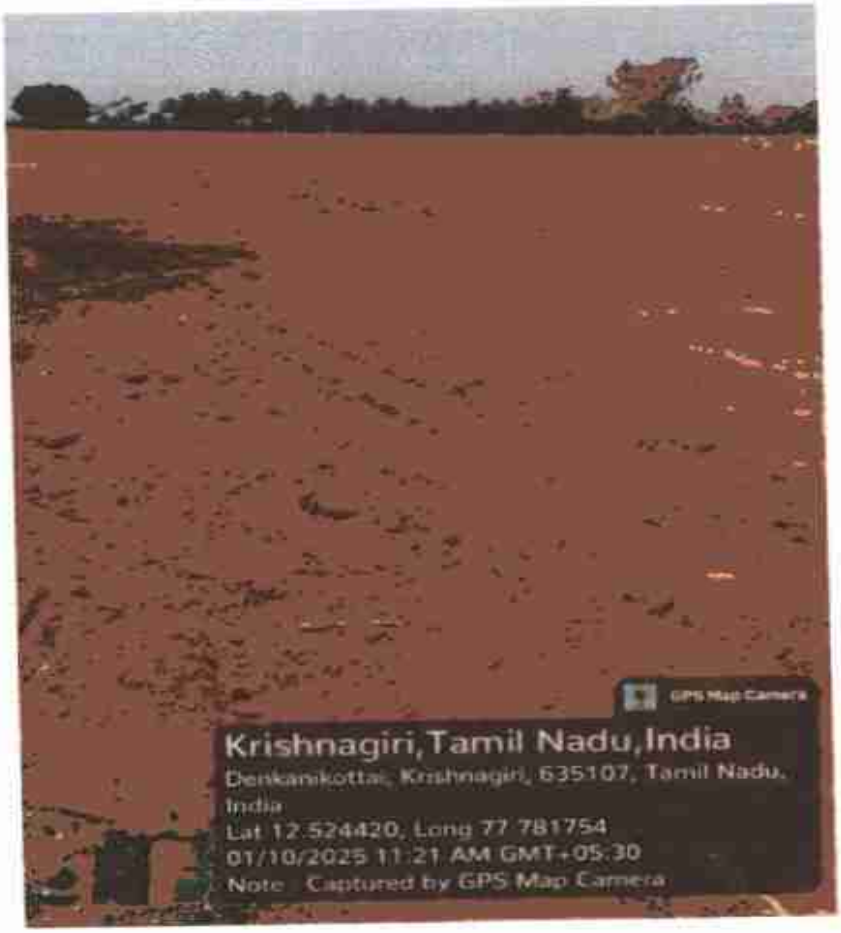


Elakkiya R
Sub Registrar

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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W. Lakshmanan

J. Ravichandran

For Swarna S Properties & Developers

Partner

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FORM No. 9
(See rule-9)

# BIRTH CERTIFICATE

## GOVERNMENT OF TAMILNADU

### DEPARTMENT OF TOWN PANCHAYATS

Certificate of birth issued under section 12 / issued under section 17 Registration of Birth and Deaths Act 1969. This is to certify that the following information has been taken from the Original Record of Birth which is in the regisieter of .....1998.....Birth.....(Local area) Selection Crade Town panchayat, DENKANIKOTTA of Taluk DENKANIKOTTA of District Dharmapuri of State of Tamilnadu.

| | | | |
|---|---|---|---|
| 1. | Name | — | [illegible] |
| 2. | Sex | — | [illegible] |
| 3. | Date of Birth | — | 15-12-1998 |
| 4. | Place of Birth | — | [illegible] |
| 5. | Registration No | — | [illegible] |
| 6. | Date of Registration | — | 15.12.98 |
| 7. | Name of Father/Mother | — | [illegible] |
| 8. | Nationality | — | [illegible] |
| 9. | Permanent Address | — | [illegible] |

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DENKANIKOTTI

[illegible]

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No 2007/26728/30380

To
Rathish Jayshankar
S/O Jayshankarq
D NO 19/A
MELKOTTAI
Denkanikottai
Denkanikottai Krishnagiri
Tamil Nadu - 635107

28/12/2013

KL6498546552FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**3194 6473 4273**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



Rathish Jayshankar

DOB : 15/12/1986
Male

3194 6473 4273

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2007/26731/31362

To
ஜெயசங்கர்
Jaishankar
S/O: Narasimmaiya
11 MELKOTTAI
Denkanikotta R.F.
Denkanikotta
Denkanikottai Krishnagiri
Tamil Nadu 635107
9159873901

04/01/2014

MLD195138B4FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**8762 0526 9580**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



ஜெயசங்கர்
Jaishankar
பிறந்த நாள் / DOB : 02/06/1967
ஆண்/Male

8762 0526 9580

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

N. Jaishankar

J. Rathish babu

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DENKANIKOTTI

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 0651/10126/25501

To
Thanu Shree
Thanu Shree
D/O Jaishankar
11
MELKOTTAI
Denkanikotta R.F.
Denkanikotta
Krishnagiri Tamil Nadu - 635107
9159973901

Signature

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9074 6977 9818

VID : 9134 5301 4890 2823

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

Thanu Shree
Thanu Shree
பிறந்த நாள்/DOB: 28/04/2010
பெண்/ FEMALE

9074 6977 9818

VID : 9134 5301 4890 2823

எனது ஆதார், எனது அடையாளம்

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SUB-REGISTRAR
DENKANIKOTTI

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/ Enrolment No.: 0643/30004/37117

To
ಗೋಪಿನಾಥ್
Gopinath
C/O: Venkatachalaiah
No #09 Samrudhi Nilaya
S V M School Road
Maruthi Layout
Anekal
Bengaluru Karnataka - 562106
9980805434

Signature valid

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :
8476 3253 9154
VID : 9147 9608 7392 7766
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಗೋಪಿನಾಥ್
Gopinath
ಜನ್ಮ ದಿನಾಂಕ/DOB: 02/05/1974
ಪುರುಷ/ MALE

8476 3253 9154
VID : 9147 9608 7392 7766
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Government of India

AADHAAR

ಮಾಹಿತಿ / INFORMATION

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವವಲ್ಲ.
- ಆಧಾರ್ ವಿಶಿಷ್ಟವಾಗಿದೆ ಮತ್ತು ಸುರಕ್ಷಿತವಾಗಿದೆ.
- ಸುರಕ್ಷಿತ QR ಕೋಡ್/ ಆಫ್‌ಲೈನ್ XML/ಆನ್‌ಲೈನ್ ದೃಢೀಕರಣವನ್ನು ಬಳಸಿಕೊಂಡು ಗುರುತನ್ನು ಪರಿಶೀಲಿಸಿ.
- ಆಧಾರ್ ಪತ್ರ, PVC ಕಾರ್ಡ್‌ಗಳು, ಇ ಆಧಾರ್ ಮತ್ತು ಎಂ ಆಧಾರ್‌ನಂತಹ ಎಲ್ಲ ರೀತಿಯ ಆಧಾರ್‌ಗಳು ಸಮಾನವಾಗಿ ಮಾನ್ಯವಾಗಿರುತ್ತವೆ. 12 ಅಂಕಿಗಳ ಆಧಾರ್ ಸಂಖ್ಯೆಯ ಬದಲಿಗೆ ಮಾರುತ ಆಧಾರ್ ವರ್ಚುವಲ್ ( V I D ) ಅನ್ನು ಸಹ ಬಳಸಬಹುದು.
- ಪ್ರತಿ 10 ವರ್ಷಗಳಿಗೊಮ್ಮೆ ಆಧಾರ್ ಅನ್ನು ನವೀಕರಿಸಿ.
- ವಿವಿಧ ಸರ್ಕಾರಿ ಮತ್ತು ಸರ್ಕಾರೇತರ ಪ್ರಯೋಜನಗಳು / ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯ ಮಾಡುತ್ತದೆ.
- ನಿಮ್ಮ ಮೊಬೈಲ್ ಸಂಖ್ಯೆ ಮತ್ತು ಇಮೇಲ್ ಐಡಿಯನ್ನು ಆಧಾರ್‌ನಲ್ಲಿ ನವೀಕರಿಸಿ.
- ಆಧಾರ್ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಸ್ಮಾರ್ಟ್‌ಫೋನ್‌ಗಳಲ್ಲಿ mAadhaar ಅಪ್ಲಿಕೇಶನ್ ಅನ್ನು ಡೌನ್‌ಲೋಡ್ ಮಾಡಿ.
- ಭದ್ರತೆಗಾಗಿ ಆಧಾರ್/ಬಯೋಮೆಟ್ರಿಕ್ಸ್‌ನ ಲಾಕ್/ ಅನ್‌ಲಾಕ್ ಆಧಾರ್ ವೈಶಿಷ್ಟ್ಯವನ್ನು ಬಳಸಿ.
- ಆಧಾರ್ ಕೋರುವ ಘಟಕಗಳು ಸಮ್ಮತಿಯನ್ನು ಪಡೆಯಲು ಬದ್ಧವಾಗಿರುತ್ತವೆ.
- **Aadhaar** is a proof of identity, not of citizenship.
- **Aadhaar** is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of **Aadhaar** like **Aadhaar** letter, PVC Cards, **eAadhaar** and **mAadhaar** are equally valid. Virtual **Aadhaar** Identity (VID) can also be used in place of 12 digit **Aadhaar** number.
- Update **Aadhaar** at least once in 10 years.
- **Aadhaar** helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app on smart phones to avail **Aadhaar** Services.
- Use the feature of lock/unlock **Aadhaar**/biometrics to ensure security.
- Entities seeking **Aadhaar** are obligated to seek due consent.

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
ಸಿ/ಒ ವೆಂಕಟಾಚಲಯ್ಯ, ಪ್ಲಾಟ್ #09 ಸಮೃದ್ಧಿ ನಿಲಯ, ಎಸ್ ವಿ ಎಂ ಶಾಲೆ ರಸ್ತೆ, ಮಾರುತಿ ಲೇಔಟ್, ಅನೇಕಲ್, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 562106

Address:
C/O: Venkatachalaiah, No #09 Samrudhi Nilaya, S V M School Road, Maruthi Layout, Anekal, Bengaluru, Karnataka - 562106

8476 3253 9154
VID : 9147 9608 7392 7766

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

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DENKANIKOTTI

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/ Enrolment No.: 1118/50036/10080

To
ವಿ ಶ್ರೀನಿವಾಸ್
V Srinivas
S/O: Venkatarajappa
#C 12
sudhamanagar
K H D C colony
Anekal
Bangalore Karnataka - 562106
9342671655

Signature valid

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

2087 9733 5535

VID : 9129 3572 4875 1133

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಮಾಹಿತಿ / INFORMATION

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವವಲ್ಲ.
- ಆಧಾರ್ ವಿಶಿಷ್ಟವಾಗಿದೆ ಮತ್ತು ಸುರಕ್ಷಿತವಾಗಿದೆ
- ಸುರಕ್ಷಿತ QR ಕೋಡ್/ ಆಫ್‌ಲೈನ್ XML/ಆನ್‌ಲೈನ್ ದೃಢೀಕರಣವನ್ನು ಬಳಸಿಕೊಂಡು ಗುರುತನ್ನು ಪರಿಶೀಲಿಸಿ.
- ಆಧಾರ್ ಪತ್ರ, PVC ಕಾರ್ಡ್‌ಗಳು, ಇ ಆಧಾರ್ ಮತ್ತು ಎಂ ಆಧಾರ್‌ನಂತಹ ಎಲ್ಲ ರೀತಿಯ ಆಧಾರ್‌ಗಳು ಸಮಾನವಾಗಿ ಮಾನ್ಯವಾಗಿರುತ್ತವೆ. 12 ಅಂಕಿಗಳ ಆಧಾರ್ ಸಂಖ್ಯೆಯ ಬದಲಿಗೆ ಪರ್ಯಾಯ ಆಧಾರ್ ಐಡಿಯನ್ನು (VID) ಸಹ ಬಳಸಿಕೊಳ್ಳಬಹುದು.
- ಪ್ರತಿ 10 ವರ್ಷಗಳಿಗೊಮ್ಮೆ ಆಧಾರ್ ಅಪ್ಡೇಟ್ ಮಾಡಿ.
- ವಿವಿಧ ಸರ್ಕಾರಿ ಮತ್ತು ಸರ್ಕಾರೇತರ ಪ್ರಯೋಜನಗಳು / ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯ ಮಾಡುತ್ತದೆ.
- ನಿಮ್ಮ ಮೊಬೈಲ್ ಸಂಖ್ಯೆ ಮತ್ತು ಇಮೇಲ್ ಐಡಿಯನ್ನು ಆಧಾರ್‌ನಲ್ಲಿ ಇರಿಸಿರಿ.
- ಆಧಾರ್ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಸ್ಮಾರ್ಟ್‌ಫೋನ್‌ಗಳಲ್ಲಿ mAadhaar ಅಪ್ಲಿಕೇಶನ್ ಅನ್ನು ಡೌನ್‌ಲೋಡ್ ಮಾಡಿ.
- ಭದ್ರತೆಯನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳಲು ಬಳಸಿ/ ಆಫ್ ಆಧಾರ್/ ಬಯೋಮೆಟ್ರಿಕ್ಸ್ ನ ವೈಶಿಷ್ಟ್ಯವನ್ನು ಬಳಸಿ.
- ಆಧಾರ್ ಹೊಂದಿರುವವರಿಂದ ಡೇಟಾವನ್ನು ಪಡೆಯಲು ಅವರಿಂದ ಒಪ್ಪಿಗೆಯನ್ನು ಪಡೆಯಬೇಕು.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

ಭಾರತ ಸರ್ಕಾರ
Government of India



ವಿ ಶ್ರೀನಿವಾಸ್
V Srinivas
ಜನ್ಮ ದಿನಾಂಕ/DOB: 28/05/1969
ಪುರುಷ/ MALE

2087 9733 5535
VID : 9129 3572 4875 1133
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
S/O: ವೆಂಕಟರಾಜಪ್ಪ, #C 12, ಸುಧಾಮನಗರ, # ಬ್ಲಾಕ್ B 5 ಕಾಲೋನಿ, ಅನೇಕಲ್, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 562106

Address:
S/O: Venkatarajappa, #C 12, sudhamanagar, K H D C colony, Anekal, Bangalore, Karnataka - 562106

2087 9733 5535
VID : 9129 3572 4875 1133

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DENKANIKOTTI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

**AEQFS1733J**

नाम/ Name
**SWARNA 5 PROPERTIES & DEVELOPERS**

निगमन /गठन की तारीख
Date of Incorporation/Formation
**15/01/2022**

06022022

For Swarna 5 Properties & Developers

Partner

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SUB-REGISTRAR
DENKANIKOTTI

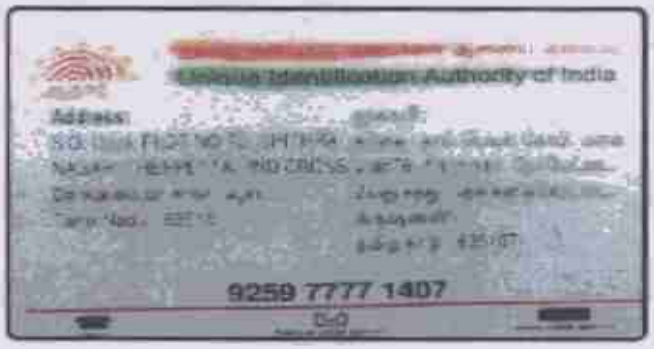






N. Sant




M. Perry

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SUB-REGISTRAR
DENKANIKOTTI

# RECEIPT

Date:**11.01.2025**

| | | |
|---|---|---|
| Received From | : | **M/s.Swarna 5 Properties and Developers** |
| Residing at | : | **Anekal.** |
| The sum of | : | **Rs.100/-(Rupees Hundred Only)** |
| Being the Charges of | : | **Document Writing** |
| Document Details | : | **GPA** |

**Signature of Licence Holder**

**L.No.B/26/KSG/1999**

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SUB-REGISTRAR
DENKANIKOTTI

TP/18332 6405/2024. No. 5727/2024
அசல்/2 மறுநகல்

भारतीय गैर न्यायिक

भारत INDIA 500

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU 5.6.2024 AV 334189

Jaishankar, Denkanikotta S.S. Murthy

S.SIDDESWARA MURTHY
L.No.3887/B1-2000
Stamp Vendor
Denkanikotta

## பாகப் பிரிவினை பத்திரம்

2024-ம் ஆண்டு ஜீன் மாதம் 05-ம் தேதியில் கர்நாடக மாநிலம், பெங்களூர் மாவட்டம், ஆனேக்கல் வட்டம் மற்றும் டவுன், சங்கர் லே அவுட் KSRTC காலணி, கதவு எண் 178-B, அஞ்சல் குறியீடு எண்- 562 106, இல்லத்தில் வசித்து வரும், லேட்.நரசிம்மைய்யா-லேட்.சரோஜம்மா தம்பதியர்களின் குமாரத்தியும் மற்றும் லங்கப்பா அவர்களின் மனைவியுமான சுமார் 63 வயதுள்ள திருமதி. புஷ்பா, (ஆதார் அட்டை எண்: 8028 1071 3205, கைபேசி எண்.9060150797) (1),

D.N. Pushpa

Verified By
Sub Registrar
Denkanikottai

Verified By
Sub Registrar
Denkanikottai

N. Jaishankar,

R.S. Pranitha

Verified By
Sub Registrar
Denkanikottai

1-ம் புத்தகம் 2024-ம் வருடத்தில் 5227-வது
ஆவண எண்ணாக கொண்டது 1-ம் நகல்

சார்பதிவாளர்
தேன்கனிக்கோட்டை

TP|20661993 8|2025 250/2025 Page 1/1




தமிழ்நாடு तमिलनाडु TAMILNADU 10.1.2025

AV 339467
S.S.Murthy
SIDDESWARA MURTHY
L.No.3887/B1-2000
Stamp Vendor
Denkanikotta

M/s. Swarna S Properties and Developers, Anchal

**JOINT DEVELOPMENT AGREEMENT**

**THIS JOINT DEVELOPMENT AGREEMENTIS MADE AND EXECUTED ON THIS THE 10th DAY OF JANUARY 2025, AT DENKANIKOTTAI.**

**BETWEEN:**

1. **Mr.JAISHANKAR,** aged about 57 years, S/o.Late.Narasimmaiya, residing at Door No.11, Melkottai, Denkanikottai Town and Denkanikottai Taluk, Krishnagiri District, Tamil Nadu, Pin:635107. **AADHAAR CARD No.876205269580, Mobile No.9159973901.**
2. **Mr.RATHISH @ RATHISH BABU,** aged about 26 years, S/o.Mr.Jaishankar, **AADHAAR CARD No.319464734273, Mobile No.9159973901.**

**OWNERS** **DEVELOPER**

**(Self and Minor)**

Verified By
Sub Registrar
Denkanikottai

N. Jaishankar.

J. Rathish Babu

For Swarna S Properties & Developers

Partner

Document No. 250 of 2025 of Book 1
Contains 36 Sheets 1 Sheet

SUB-REGISTRAR
DENKANIKOTTI

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.