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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

11047/2024 TP/1894311l4/2024.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 30 JUL 2024 AK 794449

சீ. லதா
முத்திரைத்தாள் விற்பனையாள
உரிமம் எண் : 176-5/M1/202
எண் : 99, நேதாஜி சாலை
திருவள்ளூர் - 602 00

K. ELLANGOVAN
KERALA-695014

DEED OF GENERAL POWER OF ATTORNEY

This **DEED OF GENERAL POWER OF ATTORNEY** is executed at Tiruvallur on this **30th** day of JULY **2024** by :

Mrs.SNEHALATHA.J,(Aadhaar No.6342 9575 8068, PAN.ADWPJ8889M) wife of Mr.K.Ellangovan, aged about 52 years, residing at 50-C Krsna Apartments, Halls Road, Egmore, Chennai- 600 008, hereinafter referred to as the "**PRINCIPAL**".

POWER AGENT **PRINCIPAL**

Document No. 11047 of 2024 OF BOOK 1
Contains 13 Sheet Sheet
Registering officer

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 30 JUL 2024 AK 794450

K. ELLANGOVAN

KERALA - 695 014

சி. லதா

முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 176-5/2021/2022
எண் : 99, தேரடி சாலை
திருவள்ளூர் - 602 001

-2-

TO AND IN FAVOUR OF

Mr.K.ELLANGOVAN (Aadhaar No.2155 1685 1776, PAN.AEVPK4870M) Son of Mr.Kamala Kannan, aged about 62 years, residing at No.1,Upper Millenium Apartments, Jagathy Opp Rajiv Gandhi Center for Bio-Technology, THYCAUD PO, Thiruvananthapuram,Kerala-695014, hereinafter referred to as the "**AGENT**".

POWER AGENT **PRINCIPAL**

Document No. 1047 of 2024 OF BOOK 2
Contains 13 Sheet 2 Sheet
Registering officer

WHEREAS the Principal is the absolute owner of **Vacant Land, Comprised in Survey No.120/1A (Old Survey No.120/1B) of VEDANGINALLUR VILLAGE, Siruvanoor Panchayat, Poondi Panchayat Union,** Thiruvallur Taluk, Thiruvallur District, **measuring to an extent of Acre 1.03 Cents and**morefully described in the Schedule here under was purchased by the Principal from Mrs.Pattammal, wife of V.T.Subramania Pillai, on **22.03.1996** and the same was registered as **Document No.1772 of 1996** of Book I, on the file of SRO, **Thiruvallur**.

And whereas the said principal has obtained patta in her name vide patta No.216 as per Patta New Survey Nos.120/1A, issued by the Thiruvallur, ThiruvallurTaluk.

WHEREAS the **PRINCIPAL** does hereby declare that she is the sole, absolute and exclusive owner of the schedule mentioned property possessed with clear and marketable title in and over the same and as such nobody other than the **PRINCIPAL** has got any right, title, interest, claim, benefit and demand whatsoever in and over the same and accordingly the schedule mentioned property is free from all encumbrances and claims whatsoever.

WHEREAS I am unable to personally attend to all the affairs relating to sale of the Schedule mentioned property and as it required management and supervision. I consider it is necessary to appoint my Husband Mr.K.ELLANGOVAN, my Power of Attorney to act on my behalf and to carry out the activities concerning the Schedule mentioned property and to do the following acts and things:-

1. To sell, manage, maintain and improve the schedule mentioned property.

2. To represent me before all State/Central Government Offices and other statutory bodies like Corporation of Chennai/municipality/Town panchayat/concern, CMDA, TNEB, CMWSSB, etc. in respect of Schedule Property and to sign and verify all applications for getting all and any sanctions, permissions, such as demolition permission and new planning permission for constructing residential house in respect of scheduled property and to get back sanctioned permit papers and to pay necessary fees if any

POWER AGENT **PRINCIPAL**

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Registering Officer

3. To negotiate for sale of Schedule Property with prospective purchaser/s and to fix sale consideration at the discretion of my Power of Attorney Agent and to receive advance amount and to give valid receipts thereof and to enter necessary sale agreement with prospective purchaser/s and to receive sale consideration and to sign and execute necessary sale/conveyance deeds in my name and on my behalf in favour of the prospective purchaser/s.

4. To present and admit execution of the said sale deed/s and or sale agreements or undivided share sale deed/s or the other deed/s before the competent Registering Officer.

5. To execute, sign enter into, acknowledge, perform and to do all such conveyance, sales, transfers, mortgages, assurance, deeds, agreements, affidavits, indemnity bonds, instrument and things as my Attorney may deem fit and proper in respect of the said property.

6. To present the Documents executed on my behalf by my Power of Attorney agent before the concerned District Registrar, Sub-Registrar in respect of Schedule Property and to complete all formalities of Registration.

7. To Institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court including, civil, Criminal and Revenue whether on my behalf or against me to act and plead, to sign, and verify plaints, written statements, petitions and other pleadings, to accept services or summons, notices and other legal processes, enforces judgment, execute any decree or order as my said Attorney may think fit and proper.

8. To engage lawyers or lawyer to appear and act for me in all actions concerning me whether as plaintiff or Defendants, petitioner, Appellant or Respondents and also to appear and act for me in all Courts or Tribunals exercising originals, Appellate, Revision or Revenue Jurisdiction.

POWER AGENT **PRINCIPAL**

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Registering officer

9. To represent me before and all Hon'ble Courts, Magistrates, in respect of Scheduled Property and to appoint, counsel on my behalf and to sign necessary, vakalat, statements and other written declarations before the concerned authority.

10. To sell, transfer, convey, lease mortgage the schedule property and to execute sale deed, mortgage, lease deeds signing the same and presenting the same before the Registering authority for Registration.

11. No consideration is received to execute this Power of Attorney. The Power Agent should maintain proper accounts and should produce as and when I require.

12. And generally to do all acts, deeds and things in respect of Schedule Property and to sign and execute necessary papers in my name and on my behalf and I hereby ratify and confirm all acts, deeds and things done by my above said attorney shall be construed as acts and deeds done by me if I were personally present.

SCHEDULE OF PROPERTY

All that piece and parcel of **Vacant Land, Comprised in Old Survey No.120/1B, as per Patta No.216, New S.No.120/1A, VEDANGINALLUR VILLAGE, Siruvanoor Panchayat, Poondi Panchayat Union,** Thiruvallur Taluk, Thiruvallur District, **measuring to an extent of Acre 1.03 Cents.**

and situated within the Registration District of Thiruvallur and Sub–Registration District of **Thiruvallur.**

Market Value of the property is Rs.1,57,17,800/-

POWER AGENT **PRINCIPAL**

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Registering officer

IN WITNESS WHEREOF THE **PRINCIPAL** HEREIN DOES HEREBY EXECUTE THIS **DEED OFGENERAL POWER OF ATTORNEY** ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES :

POWER AGENT

PRINCIPAL

WITNESSES:

1. Mr.K.Raghavan, S/o. Mr S. Krishnasamy, (Aadhaar Card No.7864 0416 8228),Plot No.24, Door No.3, Krishnamachari Nagar, 2nd Street, Alapakkam, Chennai – 600 116.

2. Mr.Govindaraj R, S/o. Mr. Rajagopal, (Aadhaar Card No.9587 5593 0284) 85, Jayanthi Nagar, Vedanginallur, Siruvanur Village, Thiuvallur – 631 203.

DRAFTED BY:



DHANALAKSHMI ENTERPRISES
Cell No.9380702520, 8667769456

D.KUMARASEN M.com
Licence No.A/2434/2011/KCB, Ammambakkam Village,
Seethanjeri Post,Thiruvallur-602026

Document No. 5047 of 2024 OF BOOK 1 Contains 13 Sheet, 6 Sheet
Registering officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : (057) வேடங்கிநல்லூர் பட்டா எண் : 216

உரிமையாளர்கள் பெயர்

1. இளங்கேவன் மனைவி சினேகலதா

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	
120	1A	--	--	0 - 41.50	3.60	--	--	---- -------- 31-07-2015
				0 - 41.50	3.60			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/07/150/00216/30039 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 29-07-2024 அன்று 01:26:10 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Contains 13 Sheet 7 Sheet
Registering officer





Snehalatha J.

Document No. 1047 of 2024 OF BOOK
2 Contains 13 Sheet 8 Sheet
Registering officer


K Elangovan
DOB : 12/01/1982
Male
2155 1685 1776
मेरा आधार, मेरी पहचान


Address: Dr K ELLANGOVAN, C 1, UPPER, MILLENIUM APRTMENTS, JAGATHY, , Opp. Rajiv Gandhi Center for Bio-technology, THYCAUD PO, Thiruvananthapuram, Thiruvananthapuram, Kerala, 695014
2155 1685 1776


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AEVPK4370M
K ELLANGOVAN
KAMALA KANNAN
12/01/1982


Document No. 11047 of 2024 OF BOOK
Contains 13 Sheet 9 Sheet
Registering officer



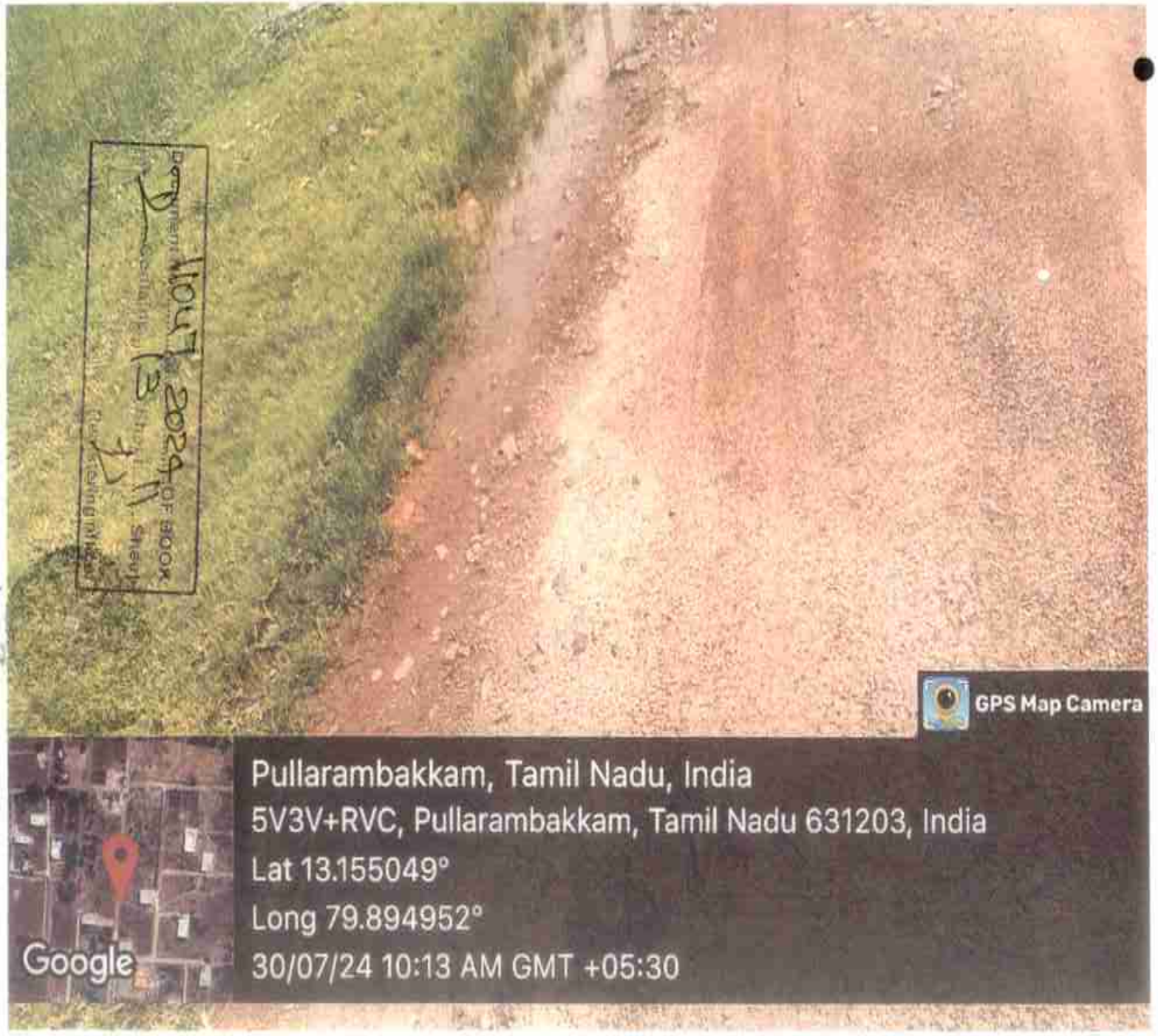








Document No. 1047/2024 OF BOOK
Contains 13 Sheet 10 Sheet
Registering officer


GPS Map Camera
Pullarambakkam, Tamil Nadu, India
5V3V+RVC, Pullarambakkam, Tamil Nadu 631203, India
Lat 13.155049°
Long 79.894952°
30/07/24 10:13 AM GMT +05:30
Google

Presented in the office of the Sub Registrar of Tiruvallur Joint 1 and fee of ₹ 2,910/- paid at 11:43 AM on the 30/07/2024 by

Left Thumb  	Snehalatha J. 9884455149 Additions as per recitals of document	
Execution admitted by Left Thumb  	Snehalatha J. Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:1924353a3ad3c4be574437baf46e75b3fdc683 **(Details from UIDAI : Snehalatha J W/O: Ellangovan, 25-06-1972, xxxxxxxx8068)**	
Claim admitted by Left Thumb  	7034001234 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:06142537becbfae944453fbda05138600bb59e **(Details from UIDAI : K Ellangovan Dr K ELLANGOVAN, 12-01-1962, xxxxxxxx1776)**	

30th day of July 2024

SRIDHAR RAMAN
சார்பதிவாளர்
திருவள்ளூர்

Document No. 11047 of 2024 OF BOOK 1
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Registering officer

Registered as Number R/Tiruvallur Joint 1/Book-1/11047/2024

Date: 30/07/2024
Tiruvallur Joint 1

SRIDHAR RAMAN
சார்பதிவாளர்
திருவள்ளூர்

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

Document No 11047 of 2024 OF BOOK 1
Contains 13 Sheet 13 Sheet
Registering Officer

1000Rs.



Mrs. Snehalatha.
Madras 40

T. R. SOMASUNDARAM
STAMP VENDOR
110, GANDHI ROAD,
THIVELLORE, TAMILNADU

SALE DEED FOR Rs. 30,900-00

This Deed of absolute sale executed at Tiruvallur this 22nd day of March-1996 by Smt.PATTAMMAL Wife of V.T.Subramania Pillai residing at No.22 Kattabomman Street, Tiruvallur Town, Chengai MGR District, hereinafter called the 'VENDOR' (which term shall mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART;

TO AND IN FAVOUR OF Smt. SNEHALATHA, Wife of Dr.Elangovan residing at A-3/R1, Anna Nagar, Madras-600 040 hereinafter called the 'PURCHASER' (which term shall mean and include her heirs, legal representatives, administrators and assigns) of the Other part as follows:-

-S. Snehalatha

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.