

RE

REGULATORY RECORD

RERA Document

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14233/2025

TP/223268742/2025



TAMILNADU

Mr. S. Vijayarathinam
Chennai - 600 116.

EP. 534525

S. VIJAYALAKSHMI
STAMP VENDOR
L.No. 16/CGL/2008
South Mad'a Street,
Thirupporur - 603 110.
Cell : 9884881385

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT
Thirupporur on 19th day of JUNE, 2025 by,

Mr.K.JAYAKANTHAN (Aadhaar No: 3296 1145 9749 & PAN
NO.ASQPJ0536Q), son of Mr.Kannaiyan, aged about --- years, residing at No.
49, Theruveethi Amman Kovil 1st Street, Porur, Tiruvallur District - 600 116,
hereinafter called the **PRINCIPAL**,

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

Mr.S.VIJAYARATHINAM (Aadhar No. 9045 0636 8037 & PAN No.
AFCPV3838G), Son of Mr.R.Selvaraj, aged about 38 years, residing at No. 14,
Dhanalakshmi Nagar, Shekmaniyam, Vanagaram, Porur, Tiruvallur District -
600 116, hereinafter called **THE POWER AGENT**,

S. Vijayarathinam

K. Jayakanthan

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Registering officer



WHEREAS the Principal herein is the sole and absolute owner of the vacant land vide Patta No. 1803, comprised in Survey No. 895/1, measuring an extent of Acre 0.27 Cents of 3/4th undivided Share out of Acre 0.36 Cents, Situated at No. 22, Thaiyur "B" Village, Thiruporur Taluk, Chengalpattu District, morefully described in the Schedule hereunder and the same having been purchased out of his self - acquired money from 1.Mr.L.Narasaiah Choudary, son of Late R.Lingama Naidu, represented by his Power Agent Mr.T.Chandra Sekhar (vide General Power of Attorney deed dated 09.04.2002 and registered as Document No. 531/2002/B4, on the file of SRO, Chennai South Joint - I), 2.Mr.I.Mahalingam, son of late Iyyadurai, represented by his Power Agent Mr.T.Chandra Sekhar (vide General Power of Attorney deed dated 14.05.2003 and registered as Document No. 212/2003/B4, on the file of SRO, Thiruporur), and 3.Mr.I.Meganathan, under a Sale deed dated 13.06.2024 and duly registered as Document No. 560/2025, Book 1, filed in the Office of Sub Registrar of Thiruporur hereinafter called Schedule mentioned Property.

And ever since from the date of purchase the PRINCIPAL is in peaceful possession and absolute enjoyment of the Schedule mentioned property and enjoying all the benefits and obtained Patta in his name vide Patta No. 7736 as per Patta New Survey No. 895/1B (Hec 0-10.94 Ares).

WHEREAS due to pre-occupation, I am unable to look-after the Schedule mentioned property, because of other engagement and want of time to manage my property described in the Schedule hereunder and whereas I am not in a position to physically avail myself to carry out the following matters and hence it have become necessary for me to appoint the above name Mr.S.VIJAYARATHINAM as my General Power of Attorney Agent to the following acts, deeds and things in my name and on my behalf;

S.Vij

[Signature]

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Registering officer			



NOW THIS INSTRUMENT WITNESSETH THAT:

The PRINCIPAL do hereby appoint and constitute the Attorney as his Power of Attorney to do the following acts, deeds and things namely;

1. To enter into the Schedule Property and to survey, measure and demarcate the boundaries of the lands.
2. To sign any letter or document for transfer of Patta as may be required for the development of the Schedule Property.
3. To prepare Layout plans, building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for obtaining sanction for layout, construction of new building over the land described in the Schedule hereunder, and also for modification, addition, alteration, etc., to the said building, to the CMDA/DTCP/ RERA or Local Body or to any competent authority, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authorities and to issue receipt thereof.
4. To apply for Layout permission, reclassification, building approval of any nature with Local Body, CMDA/DTCP/RERA, Other Government Department, or to any competent authority and to sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear, before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the housing layout/ the building constructed regularized as per procedures and to receive the approval and to issue receipt thereof.

S.V. —————

K. Jayakanthan

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5. To apply for revised approvals/ renewals / regularizations etc., thereof for Housing Layouts, construction of the buildings on the land in the Schedule Property and to sign all papers/documents necessary for the same and submit the same to the Government Department or to any competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof.
6. To furnish securities in money/ Bank Guarantee and to otherwise as and when required by the CMDA/DTCP/RERA, Local Body or other Government Department or to any competent Authority and to sign and submit necessary applications to furnish the security/ ies and also to get refund of such securities, to correspond with the said authorities, appear personally before the said authorities, the receive the refund and issue receipt thereof.
7. To apply for copies of documents, any papers, etc. with any department, body, authority, court, tribunal, any local body or to any competent authority etc., relating to the Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof.
8. To apply for permission to competent authorities to make available in the layout, building which may be constructed on the land described in the Schedule Property hereunder, for electricity, Road, water, drainage and Other service connections, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay fees/charges/deposits to the authorities, and to engage and enter into contracts with third parties for the provision of such connections and roads and for incidental matters and to pay such amounts as may be required in connection, therewith.

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To apply for temporary power connection, sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/ deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the building. Whereas the power agent is authorised to sell the entire property as a whole or convert it into plots and sell it.

9. To receive all registered and unregistered letters, summons, notices, etc., addressed to us by any one pertaining to the above purpose for the Schedule Property, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof.
10. To appoint, substitute and / or terminate auditor/s and advocate/s for any matter relating to the Schedule Property, if our Power of Attorney Agents feel it necessary, and to pay their fees and expenses.
11. To issue legal notice, reply notice, and rejoinder in any matter relating to the above purposes for the Schedule Property.
12. To represent us before the Tamil Nadu Electricity Board, Police Department, Revenue Department, Income Tax Department, Tamil Nadu Urban Land Ceiling Authorities, Tamil Nadu Urban Land Tax Authorities, Government (State and Central) or any other authorities concerned in connection with above said Schedule Property.
13. To apply and obtain all licenses, quotes for cements, bricks, steel, etc., in the name of the said Power of Attorney Agent/s and to endorse such licenses, quotas in favour of his/their nominee/s to enable her to take delivery of the articles and issue receipt thereof.

S.Vijay

K. Jayanthan

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Registering officer			



14. To State, settle, examine, and adjust all accounts, matters transactions and things, relating to us and to the Schedule Property, and to receive all rents, profits, charges, issue profits, and debits, securities and properties from tenants and occupants of the Schedule Property and users or holders of the Schedule Property, and from any other person or authority whatsoever, and to receive all amounts payable to us by any statutory, local, state or Central authority, or by any person, firm, association or company or body corporate and upon receipt thereof, to make sign execute and deliver sufficient receipts release, and discharges for the same in connection with schedule Property.
15. To execute any Rectification Deeds, with regard to any Agreements, Deed, Document which may be executed by us with regard to the Schedule Property.
16. To apply for and obtain any permissions, clearances, no-objections from Government Department or any competent authority which may become necessary for the Schedule Property.
17. To ask, demand, bring to account and reckoning, sue for recover and receive all and every sum and sums of money effects and properties whatsoever, now due and payable or deliverable or hereafter to become due payable or deliverable to us in connection with the Schedule Property.
18. To bring institute or defend any action, suit, criminal, or civil revenue, or other proceedings, in respect of or affecting the Schedule Property or any building thereon.
19. To make sign execute, register and deliver, sufficient receipts, releases, discharges and acknowledgements for all monies, properties and documents or things, received by our Attorney on our behalf in connection with the Schedule of Property.

S-Vij 70

18. James Vanthorn

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 Registering officer



20. To make, sign, verify and present all proceedings, complaints, written statements, petitions, claims, applications, summons, affidavits, objections, memoranda of appeal and other documents and correspondent and proceedings relating to the Schedule Property in respect of any assessments to Income-tax, Property Tax, urban Land Tax, or in relating to any other taxes, cesses, duties, or other impositions, payable by us in respect of the Schedule Property.
21. To sign all application forms, declarations, affidavits, deed of indemnity, returns, letter of authorization, vakalaths, complaints, petitions, compromise memo withdrawal memo, appeals, new construction with the Schedule Property.
22. The Attorney holder shall enter into Agreement to sell with the prospective purchaser/s with respect to plot and the Attorney to present, execute and admit the execution of the sale Deed with respect to plot before the concerned Sub Registrar, in favour of any prospective purchaser/s, to sign the sale deed, necessary forms, papers, documents, application etc., to receive the entire sale consideration, acknowledge receipt of the same and complete the registration formalities.
23. To appear before any District Registrar, or sub Registrar, or other Officers or authority having or exercising jurisdiction in the matter, and there to present for Gift deed of Roads, Open space reservation areas Public purpose areas or the areas marked as per the CMDA/DTCP/RERA, approved plan and acknowledge and register pursuant to the provisions of the Indian Registration Act, or any other Act or Regulations relating thereto, from time to time in force, all deeds, instruments, and returns, executed, signed or made under the authority of this Power of Attorney and to sign all such memoranda or endorsements or any such instruments and to do such acts and deeds in that behalf, as shall be necessary for effecting and completing the registration thereof in due form of law in connection with the Schedule Property.

S.Vij

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24. That my Attorney, if necessary, shall file appeal, petitions/applications for enhancement of the award that may be granted by such competent court/authority in respect of the Schedule Property and shall withdraw such amounts which are deposited before any such authority.
25. That my attorney herein is empowered to file any suit or other proceedings and defend any suit or petition or proceedings in my interest and name and on my behalf for recovery of the compensation for the use of the said Schedule Property or damage to the Schedule Property and for such purpose sign and verify the Pleadings and make statement binding me in such proceedings and my attorney shall be entitled to prosecute all acts and defend and proceedings upto the highest court or office in India and engage Advocates/Attorneys/Solicitors or such other legal agents as may be permitted under law.
26. To apply to any Court, Tribunal, Public Authority or Statutory Authority for documents and papers and copies thereof and to inspect the same in connection with Schedule Property.
27. That my attorney shall be empowered to compromise, compound withdraw cases and refer any disputes to any appellate authorities, courts and present such applications before the court or before the appellate authorities and to sign and verify the plaint, petition, statements, to depose on oath to produce and summon documents as may be required for the said purpose and to deposit or withdraw any amounts, to file applications for execution of the decree to receive any money, under any decree or orders to obtain copies of the orders, decree/s, documents and other papers pertaining to the cases and generally to do all such acts, deeds and things as may be necessary for conducting any case or proceedings and to obtain refund of stamp duty or court fees or any amount from the Government or from such other authorities and to apply and verify judicial records and obtain the certified copies of the same in my name and on my behalf.



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Registering officer

K. J. Jeyanthan

28. To accept service of all notices, warrants, summons and writs issued to us or against us by any Court, Tribunal Public Officer, Statutory authority or any competent authority and to represent and defend us in all such matters in connection with Schedule Property.
29. To receive and recover any debt or other entitlement of dues and owing or deliverable to us by any person, company or association, body corporate, or statutory or Government authority, and on receipt or an payment thereof, to give proper receipts and discharges for the same, and on non-payment or non-delivery thereof, to file suits or any other legal proceedings for recovering and compelling payment or delivery thereof in connection with Schedule Property.
30. Our Attorney is further authorized to appoint/authorize such agents or representatives on our behalf to carry out the above responsibilities in connection with the Schedule Property as he may deem fit on our behalf.
31. Any other Power of Attorney executed by us till date in connection with immediate effect and only this power of Attorney shall have effect hence forth.
32. The power of attorney is further authorized to execute deeds such as Sale deed, Ratification deeds, Exchange deeds, Deed of Assigns, Relinquishment deeds, Mortgage deeds, Memorandum of understandings, Lease deeds, Cancellation deed or to rectify any of the documents with respect to the schedule property.
33. AND generally to do all acts, deeds and things as our Attorney shall consider proper, advisable and necessary for more fully and effectively carrying out the purposes aforesaid, as we would do if personally present.
34. AND we do hereby agree to ratify and confirm all and whatsoever our said Attorney shall do or cause to be done by virtue of these presents, including in such rectification of these presents.



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Registering officer

[Handwritten signature]

35. The power agent shall maintain proper accounts of the transactions in respect of the schedule property and shall produce the same as and when the Principal calls for, No consideration is passed for the execution of this power of Attorney.

I hereby agree that all acts, deeds and things lawfully done by my said attorney shall be construed as acts, deeds and things done by me and in undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do and cause to be done for and on my behalf by virtue of this Power hereby given.

SCHEDULE OF PROPERTY

All that piece and parcel of the vacant land, **comprised in Survey No. 895/1, Patta No. 7736 as per Patta New Survey No. 895/1B, measuring an extent of Acre 0.27 Cents (Hec 0-10.94 Ares),** Situated at No. 22, **Thaiyur "B" Village,** Thiruporur Taluk, Chengalpattu District and

BOUNDED ON THE:

North By : Survey Nos. 895/2 & 3
South By : Survey No. 893
East By : Survey No. 895/4
West By : Survey No. 894

In all total measuring an extent of Acre 0.27 Cents of Vacant Land, within the Registration District of Chengalpattu and Sub - Registration District of Thiruporur.

S.Vij

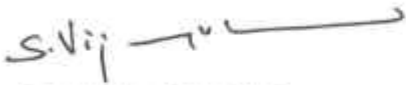
K. Jayakanthan

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Registering officer



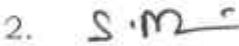
**THE PRESENT MARKET VALUE OF THE SCHEDULE PROPERTY IS
Rs. 29,70,027/-**

IN WITNESS WHEREOF THE PRINCIPAL HERETO HAS SIGNED HER NAME
ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN


POWER AGENT

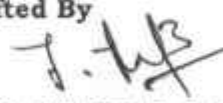

PRINCIPAL

WITNESSES:-

1.  (**Mr.D.ARUL**), son of Mr.Dhandapani, residing at No.
6, 7TH Street, R.E.Nagar, Poorur, Thiruvallur - 600 116 (**Aadhaar No.**
8991 9042 6438)
2.  (**Mrs.S.DURGA DEVI**), wife of Mr.S.Umashankar,
residing at No. 349, Kaliyamman Kovil Street, Manambathy,
Chengalpattu District - 603 105 (**Aadhaar No. 6807 3159 5756**)

Drafted By




**J.JANI JEBAMALAR, B.A,B.L.,
ADVOCATE**
Women Lawyers Association,
High Court Chennai - 600 104.
ENROLL.NO.2426/2010

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Registering officer Y



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 11943 of 2025

I hereby certify that a sum of ₹ 29,701/- (Rupees Twenty Nine Thousand Seven 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. K. JAYAKANTHAN residing at No.49, Theruveethi Amman Kovil 1st Street, Porur, PORUR, Tiruvallur, Tiruvallur, Tamil Nadu, India, 600116.

Sub Registrar: Thiruppurur
Date: 19/06/2025

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

Sub-Registrar
Thiruppurur

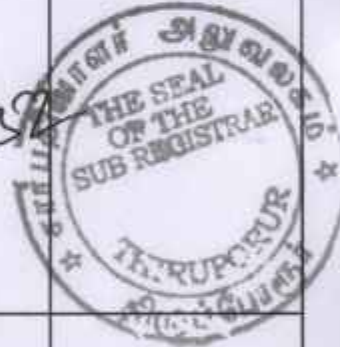
Presented in the office of the Sub Registrar of Thiruppurur and fee of ₹ 31,111/- paid at 01:31 PM on the 19/06/2025 by

Left Thumb



Additions as per recitals of document

K. Jayakanthan
984009132



Execution admitted by
Left Thumb



Identity of the person verified through Consent based
AADHAAR Authentication using Thumb Impression with
UIDAI reference No. :
UKC:1628292a2d4528ead5240b2be4a87edba18896b
(Details from UIDAI : Jayakanthan K S/O: Kannalyan,
15-03-1972, xxxxxxxx9749)



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<p>Claim admitted by Left Thumb</p>  	<p>S. Vijayathinam 9894090023</p> <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:58955736289be62182e4e5b9676b3ba7baa4294 (Details from UIDAI : S. Vijayathinam S/O R. Selvaraj, 11-12-1985, xxxxxxxx8037)</p>	
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19th day of June 2025

RAMESH SUBRAMANIAN
Sub-Registrar
Thiruporur

Registered as Number R/Thiruporur/Book-1/14233/2025.

Date: 19/06/2025
Thiruporur

RAMESH SUBRAMANIAN
Sub-Registrar
Thiruporur

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



மாண்புமிகு : செங்கல்பட்டு

வட்டம் : திருப்போருர்

கிராமம் : தையூர் - ஆ [346]



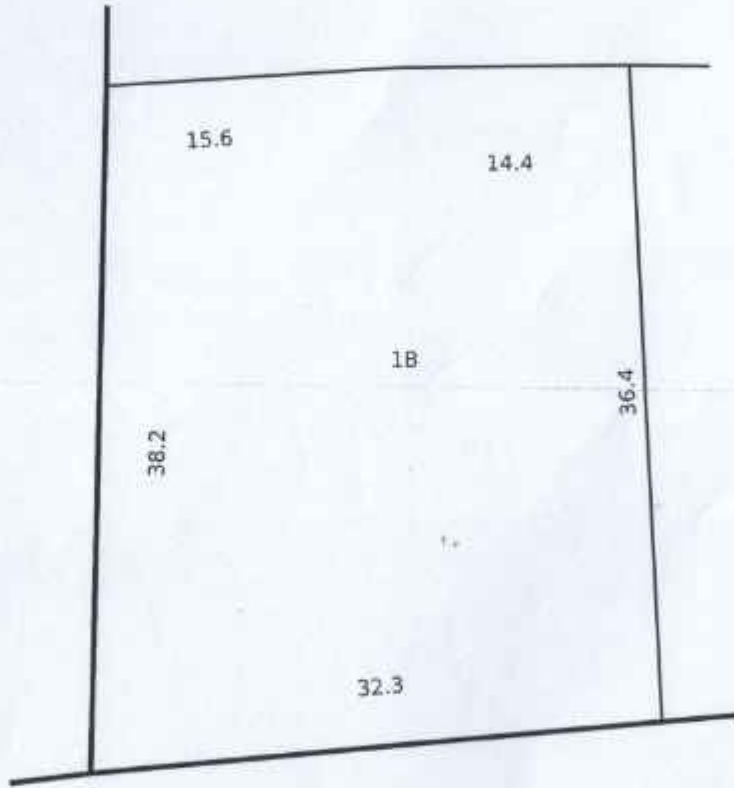
புல எண் : 895/1B

பரப்பளவு : எக்டர் 00 ஏர் 10.94

அளவு : 1 : 420



894



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Registering officer



Data Digitally Signed By



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : தையூர் - ஆ

பட்டா எண் : 7736

உரிமையாளர்கள் பெயர்

1. KANNAIYAN

மகன்

K JAYAKANTHAN



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	
895	1B	--	--	0 - 10.94	0.95	--	--	2025/0105/35/538952- -2025/35/11/002241SD ----- Digitally signed: Natarajan S Tahsildar 11/06/2025 12:37:22:AM
				0 - 10.94	0.95			

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை.
1. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில்
P/35/11/346/07736/90673 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி
செய்துகொள்ளவும்.
- இத் தகவல்கள் 19-06-2025 அன்று 10:15:46 AM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில்
சரிபார்க்கவும்

S.Vij

K. Jayakanthan

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Registering officer



 **புத்தொலைபேசி**
Government of India

**ஜெயகாந்தன் &
Jayakanthan K**



பிறப்பு நாள் DOB: 15/09/1972
பாலினம்: Male



3296 1145 9749

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

 **ஆதார்**
Unique Identification Authority of India

முகவரி: S/O: கன்னையன் வீடு - 49
தேருவேதி அம்மன் கோல் 1ஸ்ட் தெரு.
புனூர், புனூர் திருவல்லூர்
தமிழ் நாடு 600116

Address: S/O: Kannaiyan,
NO 49, THERUVEETHI
AMMAN KOIL 1ST
STREET, - Ponur, Ponur,
Tiruvallur, Tamil Nadu,
600116

3296 1145 9749

 1647
1600 300 1647

 help@uidai.gov.in

 www.uidai.gov.in

S. Jayakanthan



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S
Registering officer


भारत सरकार
GOVERNMENT OF INDIA



செ. விஜயரத்தினம்
S. Vijayrathinam
பிறந்தவாறு / Year of Birth : 1985
ஆண்பால் / Male



9045 0636 8037

ஆதார் - சாதாரண மனிதனின் அதிகாரம்


இந்திய தனிமப்பட்ட அடையாள ஆணையகம்
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O ர. செல்வராஜ், எண். 14,
தனலட்சுமி நகர், ஷேக்மனியம்,
வானகரம், போரூர்,
திருவள்ளூர், தமிழ் நாடு. 600116

Address:
S/O R. Selvaraj, No. 14,
Dhanalakshmi Nagar,,
Shekmaniyam, Vanagaram,
Porur, Thiruvallur, Tamil Nadu,
600116


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No.1947
Bengaluru-560 001

S.Vij

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Registering officer





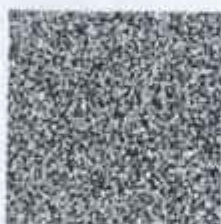
सर्वोच्च न्यायालय
Government of India

Unique Identification Authority of India

பதிவேட் ⑥ எண்/Enrolment No.: 2192/41253/04050

To
 Mr. J. S. S. S.
 Arul D
 543 Thondabani,
 6,
 7th STREET,
 R. E. NAGAR,
 V.T.C., Porur,
 PO: Porur,
 Sub-District: Ambattur,
 District: Tirumaluru,
 State: Tamil Nadu,
 PIN Code: 600116,
 Mobile: 98402365302

Signature: _____
 Name: _____
 Title: _____
 Date: _____

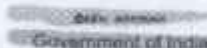
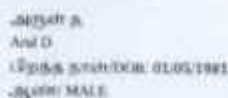


உங்கள் ஆதார் எண் / Your Aadhaar No. :

8991 9042 6438

VIB: 9175 3441 3388 7145

சுரேஷ், சந்திரா, சுரேஷ், சந்திரா, சுரேஷ், சந்திரா



Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication), or scanning of QR code (offline Kiosk).

8991 9042 6438

எனது ஆதாரம். எனது அனுபவங்கள்



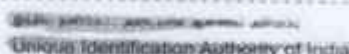
Development of trade



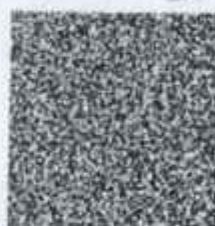
ADHAAE

5-80212 / INFORMATION

- [illegible]

[illegible]

Address:
S/O: Dhondiram, G. 7TH STREET, K K NAGAR,
Pune, PO: Pune, DIST: Dombivli,
Tamil Nadu - 600110



8991 9042 6438

VID: 9175 3441 3388 7149

9. 4347

PM: halim@halim.com atau halim@halim.com

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Document No. 14233 of 2025 of Book

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Registering officer





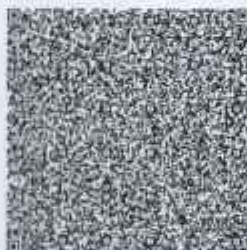
Government of India

இந்திய தனிப்பெட்ட அடையாள ஆணையர் அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00711/23994

Tu
துர்கா தேவி க
Durga Devi S
unsankar S,
349,
kalyanman kovil street,
VTC: Manambuthy,
PC: Manambuthy,
District: Chengalpattu,
State: Tamil Nadu,
PIN Code: 603105,
Mobile: 9003751525

Signature Not Verified
 Digitally signed by the sender.
 Information: Application of X.509
 Date: 2025.02.27 19:07:24



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6807 3159 5756

YIP : 9130 1508 9236 8127

எனது ஆதாரம், எனது அடையாளம்



Government of India



Andrzejewski no. 145466: 23/01/2014

தூர்கா தேவி சு
Durga Devi S
பிறந்த நாள்/DOB: 10/10/1991
பெண்/ FEMALE

ஆதார் என்பது அடையாளத்திற்கான கருவியாகும். இதுவரையில், அன்புடன் பிறந்த தேதியைக் காண்பதில் இது உபயோகப்படுகிறது. ஆனால், அடையாளம் காண்பதில் இது உபயோகப்படுகிறது. ஆதார் அடையாளம் காண்பதில் உபயோகப்படுகிறது. ஆதார் அடையாளம் காண்பதில் உபயோகப்படுகிறது.

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6807 3159 5756

எனது ஆதார். எனது அடையாளம்



Government of India



AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியரிமை அல்லது பிறந்த தேதிகளை சான்றில்ல, பிறந்த தேதி என்பது ஆதார் எண் வைத்திருப்பவரால் சமர்ப்பிக்கப்பட்ட விதிமுறைகளில் குறிப்பிடப்பட்டுள்ள பிறந்த தேதி ஆவனத்தின் ஆதாரம் இல்லாமல் ஆதரிக்கப்படும் நகவரின் அடிப்படையில் அமைந்துள்ளது.
- பிறந்த ஆதார் கடிதத்தை UIDAI நியமித்த அங்கீகார திறவனத்தால் ஆண்மை அங்கீகாரம் அல்லது ஆப் ஸ்டோர்களில் கிடைக்கும் ஆதார் அல்லது ஆதார் QR ஸ்கேனர் செயலியை பயன்படுத்தி QR குறியீடு ஸ்கேனிங் அல்லது www.uidai.gov.in ல் கிடைக்கும் பாதுகாப்பான QR குறியீடு ரீட்டர் செயலியை பயன்படுத்தி சரிபார்க்க வேண்டும்.
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- ஆதார் பதிவு செய்யப்பட்ட நாளிலிருந்து ஒவ்வொரு 10 வருடங்களுக்குப் பிறகு ஆதாரில் அடையாளம் மற்றும் முகவரிக்கான ஆவணங்கள் புதுப்பிக்கப்பட வேண்டும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது.
- உங்கள் மொனபல் எண் மற்றும் பின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற mAadhaar செயலியை பதிவிறக்கவும்.
- ஆதார்பயோமெட்ரிக்ஸைப் பயன்படுத்தாதபோது பாதுகாப்பை உறுதிசெய்ய ஆதார்பயோமெட்ரிக்ஸ் லாக்அவுஸை அகக்கதைப் பயன்படுத்தவும்.
- ஆதார் கோரும் திறவனங்கள் ஒப்புதலைப் பெற வேண்டிய கட்டாயம் உள்ளது.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



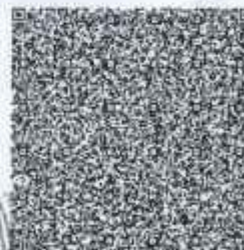
DATA AVAILABILITY STATEMENT The datasets generated for this study are available at <https://www.ebi.ac.uk/bioproject/60798>.

Unique Identification Authority of India



முகவரி:
உமாசங்கர் ச. தாளியம்மன் கோவில்
தெரு, மானாம்பதி, மானாம்பதி,
செங்கல்பட்டு,
தமிழ்நாடு - 603105

Address:
umasanikar S, 349, Kalaimann Street,
Manambath, PO Manambath, DIST: Chennai,
Tamil Nadu 603105



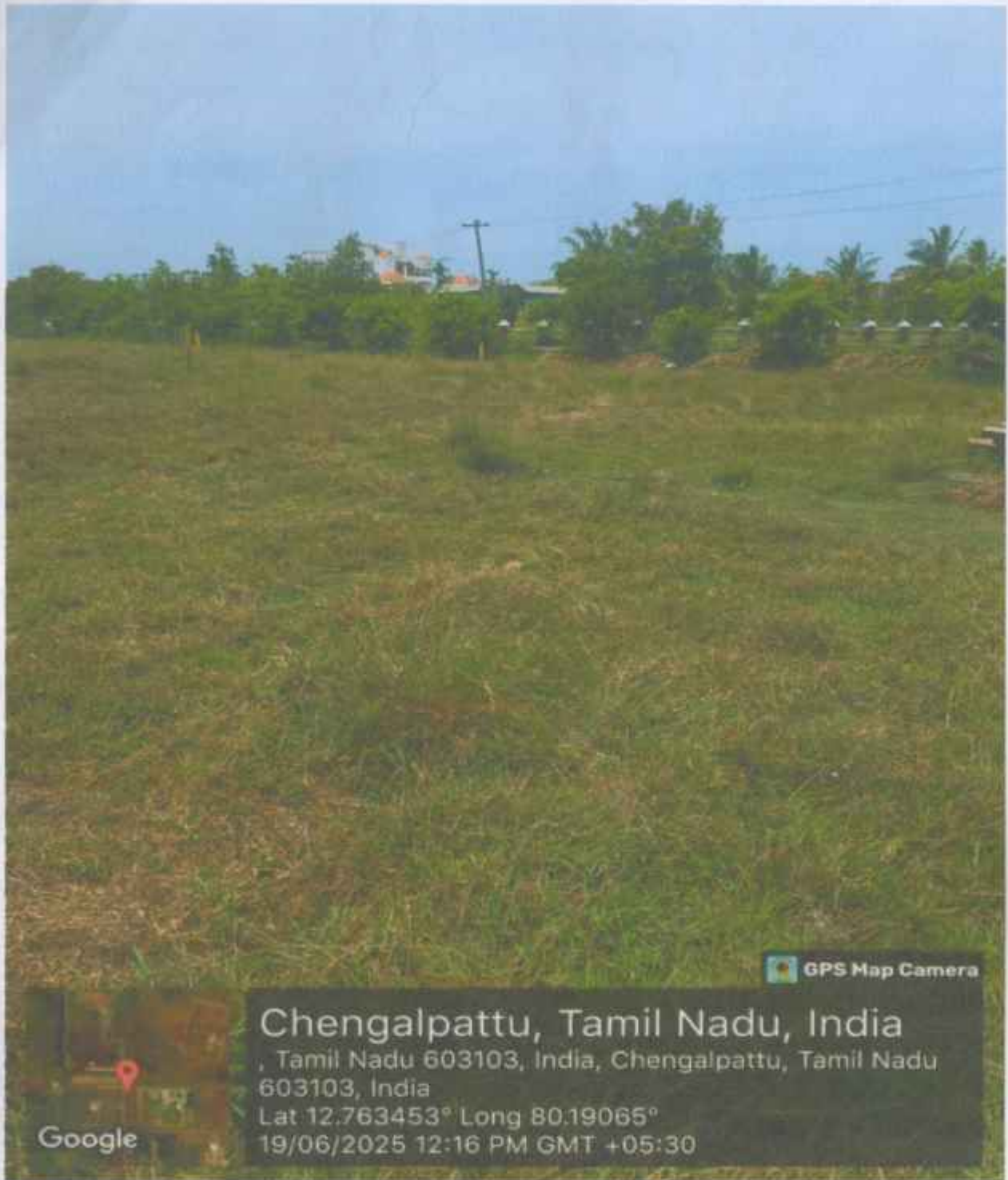
6807 3159 5756

VTD : 9130 1508 9286 8127

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

Document No. 10233 of 2025 of Book
Contains 19 sheets 19 sheet

Registering a Name



GPS Map Camera

Google

Chengalpattu, Tamil Nadu, India

, Tamil Nadu 603103, India, Chengalpattu, Tamil Nadu
603103, India

Lat 12.763453° Long 80.19065°

19/06/2025 12:16 PM GMT +05:30



தமிழ்நாடு தமிழ்நாடு TAMILNADU

K. Jayakanthan
porur

BH 371151
M. JAMES EBENEZER
STAMP VENDOR
(S.V.L. No: 12144/B1/86)
New No. 3/142, EAST COAST ROAD
NEELANGARAI, CHENNAI-600 111
CELL No: 9382222944

13/06/2024

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT THIRUPORUR ON THIS 13th
DAY OF JUNE 2024, BY:-

- (1) Mr. L. NARASIAH CHOUDARY (AADHAAR NO.9866 8387 5022)
son of late Mr. R. Lingama Naidu, aged about 75 years, residing at
No.3/2, Nagaiapuram Road, Uuthukottai, Thiruvallur District - 602
026,
- (2) Mr. I. MAHALINGAM (AADHAAR NO.6609 3436 7705) son of late
Mr. Iyyadurai, aged about 64 years, residing at Koman Nagar, Thaiyur
Village, Thiruporur Taluk, Chengalpattu District - 603 103,

K. Jayakanthan

T. Chelva

560/2025
Document No. P-228 of 2024 of Book
Contains 24 Sheets, 1 Sheet
Registering Off.





பதிவுத்துறை
இரசீது - ஆவணப்பதிவு

இரசீது எண்

: 17857/2025

ஆவண எண்

: R/ Thiruporur/ BOOK-1/ 14233 / 2025

திரு K. JAYAKANTHAN அவர்களிடமிருந்து ₹ 60,812 (ரூபாய் அறுபதாயிரத்து எண்ணூற்று பன்னிரெண்டு மட்டும்) இணைய வழி: RUC202506195288551 ₹ 200, RUC202502111155048 ₹ 60612 கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	29,701
2	பதிவுக் கட்டணம்	29,80
3	கணினிக் கட்டணம்	1,200
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	60,812

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

திருப்போரூர் அலுவலகம்

நாள்: 19/06/2025

பதிவு அலுவலகையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Wonder (வழக்கறிஞர்)	Wonder Ebenezer	8056112744	18-06-25 01:15:17 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெறும்போது 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 பெறும் 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.

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](#)



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
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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.

