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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

QUERY NO.1

Tmt. Madhavi Dileep Kumar along with other landowners Tvl. Naresh J. Mehta and Siddharth Naresh Mehta have executed GPA in favour of the promoter on 17.06.2025 vide document No.4684. The Authority noted that on the same day Tmt. Madhavi Dileep Kumar has executed GPA in favour of Mr. Naresh J. Mehra vide document No.4686 It may be clarified by the promoter.

REPLY: The said GPA was duly cancelled by executing a Cancellation Deed dated 07.10.2025**,** registered as Document No. 7844/2025 on the file of SRO Ganapathy**.** A copy of the Cancellation Deed is enclosed herewith for your kind reference.

7844/2025

DEED OF CANCELLATION

This DEED OF CANCELLATION is executed at Coimbatore on this the 07th day of October in the Year 2025 by

Mrs. Madhvi Dileep Kumar (ID: Aadhar No.6836 2045 1885 and PAN No.CPWPK4520E) Mobile No. 98435 12660 D/o. Mr.Naresh J Mehta, W/o Dileep Kumar, aged about 42 years residing at No.1617, Maple Block, Alliance Orchid Springs No.54, Water Canal Road, Korattur R.S., Tiruvallur, Tamil Nadu – 600076 herein after referred to as the "**PRINCIPALS**" of the one part which expression shall mean and include his heirs, successors, legal representatives and assigns etc.,.

TO AND IN FAVOUR OF

Mr. Naresh J Mehta (Aadhar No.2900 4149 7050 and PAN No.AAHPN7850N) Mobile No.98434 20150, S/o. Jamanadas K. Mehta aged about 69 years, residing at Globus Nakshatra, Block B1-1405, Gopal Layout Corner, Ponnairajapuram, Coimbatore, Tamil Nadu – 641 001 hereinafter referred to as party of the "**ATTORNEY"** which term shall mean and include his heirs, successors, legal representatives and assigns.

WHEREAS the Party of the **PRINCIPALS** has executed a **General Power of Attorney dated 17.06.2025 in favour** of the Party of the ATTORNEY conveying the property more fully described in the Schedule hereunder for said **General Power of Attorney** was registered as **Document No.4686 of 2025 of Book 1** on the file of the **Sub Registrar Office, Ganapathy,** Coimbatore.

NOW THIS INDENTURE OF CANCELLATION WITNESSETH AS FOLLOWS:

THAT the Party of the PRINCIPALS AND ATTORNEY hereby cancel the General Power of Attorney Deed dated **17.06.2025** the deed of General Power of Attorney and registered as **Document No. 4686 of 2025 of Book I on file of the Sub Registrar Office Ganapathy, Coimbatore.**

THE SEAL OF THE SUB REGISTRAR OF GANAPATHY

Mdkumar
PRINCIPALS

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Registering officer

ATTORNEY

Where as party of second part also mutually agreed to cancel the above said registered document.

DESCRIPTION OF PROPERTY

All that piece and parcel of Vacant land measuring an extent of 1 acre out of 1.46 acres comprised in S.F No.139/2 (S.F No.139/2C as per patta) situated at **Vilankurichi Village**, Coimbatore North Taluk, Coimbatore District within the bounded by:

North of - East-West Sivananda Mill Road in S.F.No.138.
South of - Itteri in S.F.No.139/1.
East of - Remaining lands in S.F.No.139/2 Sold to Mr.&Mrs.Yogesh J. Mehta.
West of - Vaari in S.F.No.139/3.

Situated within the Registration District of Coimbatore-North and Sub Registration District of Ganapathy.

In this middle an extent of 1. Acre (One Acre)in this through this Partition Deed **"C" Schedule boundaries as follows for 30 Cents in favour of Madhvi Dileep Kumar**

North of	-	A Schedule (Naresh J Mehta) Property,
South of	-	Itteri in S.F.No.139/1.
East of	-	Remaining lands in S.F.No.139/2 Sold to Mr. Yogesh J. Mehta & Mrs. Nayna Y Mehta.
West of	-	B Schedule (Siddharth Naresh Mehta) Property

mdkumar

PRINCIPALS

ATTORNEY

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In this Punja 30 Cents of Agricultural land with other appetences and Mamool rights.

This property is situated in S.F.No.139/2C2.

The property is situated within Vilankurchi Panchayat limit.

IN WITNESS WHEREOF, I have hereunto set our hand this on this the 07th day of October 2025.

Indkumar

PRINCIPALS **ATTORNEY**

WITNESSES:-

1.. **(Mr.Yogesh J Mehta),S/o Jamnadas Mehta, No.175-23, KTVR Apartments Towers, Thadagam Road, GCT College, Coimbatore – 641 013.(Aadhar No. 9227 9693 7862)**

2. **(Mr.N.Viswanathan), S/o. Narayanan, No. 162, V.G.Rao Nagar, Ganapathy, Coimbatore – 641 006. (Aadhar No. 5963 9410 3794)**

DRAFTED BY :-

Mrs.V.Subbulakhshmi,
Sri Sai Documentation,
Mobile No.9843691229/7010825889



Mr.S.S.SURESH, B.A., B.L.,
ADVOCATE, ENRL No.1082/1990
9/55, GANDHI NAGAR,IRUGUR,
COIMBATORE – 641 103.
CELL NO. 9360112229

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Registering Officer

த மிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : கோயம்புத்தூர் **வட்டம் : கோயம்புத்தூர் வடக்கு**

வருவாய் கிராமம் : விளாங்குறிச்சி **பட்டா எண் : 3758**

உரிமையாளர்கள் பெயர்

1. திலிப்குமார் மனைவி மாதவி திலிப்குமார்

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	
139	2C2	0 - 12.25	0.41	--	--	--	--	2024/0105/12/569499--2024/12/02/001230SD------ Digitally signed:MANIVEL P Tahsildar 09/11/2024 03:24:43:PM
		0 - 12.25	0.41					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/12/02/013/03758/30303** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 10-06-2025 அன்று 06:27:25 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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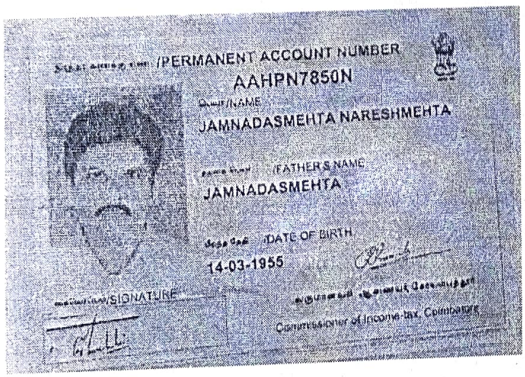


Molkumar

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Registering officer


भारत सरकार
GOVERNMENT OF INDIA
आधार
நரேஷ் ஜெ மேதா
Naresh J Mehta
பிறந்த நாள்/DOB: 14/03/1955
ஆண்/ MALE
Mobile No: 9843420150
2900 4149 7050
எனது ஆதார், எனது அடையாளம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
AADHAAR
முகவரி:
கே/ஆ: ஜம்நாதாஸ் கே மேதா, குளோபஸ்
நக்ஷத்ரா, பிளாக் பி1-1405, கோபால்
லேஅவுட் கார்னர், பொன்னைராஜபுரம்,
கோயம்புத்தூர், கோயம்புத்தூர்,
தமிழ் நாடு - 641001
Address :
C/O: Jamnadas K Mehta, Globus Nakshtra, Block
B1-1405, Gopal Layout Corner, Ponnairajapuram,
Coimbatore, Coimbatore,
Tamil Nadu - 641001
2900 4149 7050
1947 | help@uidai.gov.in | www.uidai.gov.in


/PERMANENT ACCOUNT NUMBER
AAHPN7850N
/NAME
JAMNADASMEHTA NARESHMEHTA
/FATHER'S NAME
JAMNADASMEHTA
/DATE OF BIRTH
14-03-1955
/SIGNATURE
Commissioner of Income-tax, Coimbatore

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இந்திய அரசாங்கம்
Government of India



விஸ்வநாதன் நா
Viswanathan N
பிறந்த நாள்/ DOB: 25/03/1973
ஆண் / MALE

5963 9410 3794

எனது ஆதார், எனது அடையாளம்

ஆதார்

Unique Identification Authority of India

முகவரி:
S/O: நாரயணன், 162, வி ஜி ராவ் நகர், கணபதி, கோயம்புத்தூர் வடக்கு, கோயம்புத்தூர், தமிழ் நாடு - 641006

Address:
S/O: Narayanan, 162, V G RAO NAGAR, GANAPATHY, Coimbatore North, Coimbatore, Tamil Nadu - 641006

5963 9410 3794

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

N. Viswanathan

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R/Ganapathy/Book-1/7844/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6270 of 2025

I hereby certify that a sum of ₹ 1,000/- (Rupees One Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. மாதவி திலீப் குமார் residing at கதவு எண்.804, அலையன்ஸ் ஆர்ச்சட் ஸ்பிரிங்க்ஸ் எண். 54, கெனல் ரோடு, சு,ளு,வாட்டர் கொரட்டுர், Thaneerkulam, Tiruvallur, Tiruvallur, Tamil Nadu, India, 600076.

Sub Registrar: Ganapathy
Date: 07/10/2025

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

SUB REGISTRAR
GANAPATHY

Presented in the office of the Sub Registrar of Ganapathy and fee of ₹ 810/- paid at 02:46 PM on the 07/10/2025 by

Left Thumb





mdkumar

Additions as per recitals of document

Execution admitted by

Left Thumb





mdkumar

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7797103a99ba077e0bd4413992126768b0fd926

(Details from UIDAI : Madhvi Dileep Kumar C/O Dileep Kumar V S, 07-07-1982, xxxxxxxx1885)



Claim admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:275568201110fc1158745de9c0b791bc5572a15

(Details from UIDAI : Naresh J Mehta, C/O:



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Registering officer

	Jamnadas K Mehta, 14-03-1955, xxxxxxxx7050)	

7th day of October 2025

SELVARAJ K
Sub Registrar
Ganapathy

SUB REGISTRAR
GANAPATHY

Registered as Number **R/Ganapathy/Book-1/7844/2025**.

Date: 07/10/2025
Ganapathy

SELVARAJ K
Sub Registrar

SUB REGISTRAR
GANAPATHY

This document cancels the document R/Ganapathy/BOOK 1/4686/2025.

Date: 07/10/2025

Sub Registrar: Ganapathy

SUB REGISTRAR
GANAPATHY

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R/Ganapathy/Book-1/4686/2025

This document cancelled by the document R/Ganapathy/BOOK 1/7844/2025.

Date: 07/10/2025

Sub Registrar Ganapathy

SUB REGISTRAR
GANAPATHY

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
3/350/2 Mettukuppam,
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.