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3/350/2 Mettukuppam,
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Fixation

1092/2025



தமிழ்நாடு तमिलनाडु TAMILNADU

06 DEC 2025

BF 852694

S. Vanitha

S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.202*
Tiruvallur, Tiruvallur District.

KSR REALTY
CHENNAI-89

GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney executed on this 6th day of December 2025

Mr.S.DEEPAKCHANDAR, Pan No.: CBYPD2193Q, Adhaar No. 8964 1646 4269), aged 28 years, S/o Mr.D.Sridhar, residing at Door No.107, C.T.H.Road, No.89, Veppampattu village, Thiruvallur Taluk, Thiruvallur District, herein after called as Principal ,

WHEREAS I own immovable property all the piece and parcel of the land comprised in Old Survey No.57, New Survey No.57/3, measuring to an extent of Acre 1.50 Cents Eastern Portion out of an extent of Acre 3.09 Cents, situated at No. 57, Siruvanur village, Thiruvallur Taluk, Thiruvallur District situated within registration district of Thiruvallur AND Sub Registration District of Thiruvallur, and property has been derived by the Vendor under the Registered Settlement Deed dated 06.07.2022, vide Document No.10753/2022 executed by his father Mr.D.Sridhar on the file of Sub-Registrar, Joint 1, Thiruvallur and the settlement was accepted by the Principal.

AGENT **PRINCIPAL**

S. Deepakchandar

For KSR REALTY
M.
PARTNER

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

And originally the said property had owned by Mr.D.Rameshbabu who purchased the same under the Registered Sale Deed dated 05.04.2004, Vide Document No.2150/2004 on the file of Sub Registrar, Tiruvallur and in turn he executed the Registered Settlement Deed dated 21.06.2016, vide Document No.6279/2016, on the file of Sub Registrar, Tiruvallur in favour of his brother Mr.D.Sridhar who is none other than the Father of the Principal.

From the date of Settlement the Principal had been in possession and enjoyment of the same as his absolute property by transferring the patta bearing **Patta No.1342** in his favour.

Whereas the Online patta, chitta and A- Registry have been raised in the name of Mr. Deepak Chandar vide **Patta No.1342.**

Whereas Principal as absolute owner he is in peaceful possession and enjoyment over the said property without any interruption or disturbance from any person from the date of acquaintance.

Whereas the Principal represents that except no other person or persons have any right, title or interest in and over the said property.

Whereas the principal submitted necessary applications and forms and with necessary copies to the concerned local authority and Government Department, for approval of the said property after fulfilling all the necessary formalities of the approval like plotting out, laying the road and marked the plots etc., and obtained the approval and sanction of the proposed layout of house sites of the said vide approval **SWP/DTCP/TVLR/LAYOUT No.104 /2025, vide ROC No.SWP/ RW4SFQFM/ 2025/TCP/ 2025/TCP, dated 18.06.2025,** and applied for RERA, and the principal executed a Gift deed for Road vide Document No.7717/2025 on the file of Sub Registrar Joint1, Tiruvallurand named the layout as

"KSR THENMOZHI ENCLAVE"

AGENT **PRINCIPAL**

For KSR REALTY
PARTNER

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Whereas the Principal wishes to sell certain plots mentioned in schedule detailed property but it is not possible for him to sell or to negotiate the sale proceedings and also to find out the bonafide purchaser or purchasers because of his pre-occupation as such it is necessary for him to appoint an attorney and confer upon him hereinafter stated. Hence he has decided to appoint an agent to act on behalf of them to execute to perform to done all or any of the following **acts, deeds** and **things** in respect of the affairs of the property morefully detailed in the schedule hereunder .

KNOW ALL MEN BY THESE PRESENTS, Mr.S.DEEPAKCHANDAR, Pan No.:CBYPD2193Q, **Adhaar No. 8964 1646 4269, S/o Mr.D.Sridhar, residing at Door No.107, C.T.H.Road, No.89, Veppampattu village, Thiruvallur Taluk, Thiruvallur District,**, do hereby APPOINT NOMINATE ORDAIN. **M/S KSR REALTY** having its registered office at Door No.62N, Park Dugar, Ramapuram, Chennai - 600 089 duly represented by its Managing Partner **Mr.M.Karuppiah** Son of Mahalingam Chettiar, Aged about 64 years AND Partner **Mr.K.Surender Raj** Son Of Mr.M.Karuppiah hereinafter called the Party of the as his **True and Lawful agent** for him and in his name and on his behalf for his use, benefit and account to do all or any of the acts and the things detailed below and conduct, supervise and manage all the affairs in respect of the schedule hereunder and I hereby confer upon the Attorney the following powers and authorities that is to say and the attorney will lawfully do and execute in pursuance of the said power of attorney hereinbefore, recited.

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Registering officer S. Deepakchandar

AGENT

For KSR REALTY
M. Karuppiah
K. Surender Raj
PARTNER

PRINCIPAL

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AND WHEREAS the attorney is sufficiently capable and knowledgeable about all my affairs and is capable of handling them.

AND WHEREAS my attorney has consented to act as my Attorney (hereinafter referred to as the "Attorney").

Property

1. To get approval of the layout from the Tamil Nadu Real Regulations Authority (TNRERA) by paying the necessary charges on my behalf.
2. To get approval of the Layout from the Local Body Authority viz., Block Development Officer, Poondi Panchayat Union and to pay the necessary charges to them and also get approval, and NOC from the other local body authorities on my behalf.
3. To sell the schedule detailed property, and to issue receipts for such payments on my behalf.
4. To manage schedule detailed properties, immovable by me for my advantage as the case may be and for the benefit of my estate and in particular to improve them, to lease them, to collect all rents and profits and to take all lawful proceedings and means by suits or any other actions for recovery of and receiving the rents and otherwise for managing these properties of mine.
5. To execute transfer instruments, conveyance, rectification deed, ratification deeds, affidavits, declaration deeds Gift deeds for Roads and perform all the activities regarding getting approval etc., and to carry out all the activities after approval or other deeds in respect of property hereby sold .
6. To sell, convert, collect, get in or manage or collect otherwise administer schedule property.
7. **To sell the schedule detailed property for Rs. 700/- per sq.ft** and to receive the consideration with respect to sale of the schedule property, to receive the price thereof and to grant receipt for the same and to execute and sign and get registered the transfer deeds, present for registration and to admit execution and to take delivery of any document executed by me or by my Attorney before any Registrar or Sub Registrar.

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AGENT

For KSR REALTY
PARTNER

PRINCIPAL

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

8. To let the property on rent belonging to me on such terms and conditions as the Attorney may think fit and proper and receive the rents from the tenant/s or lessee/s the case may be and issue proper receipts for the amounts so received; to maintain the property and effect necessary repairs from out of the rents so derived, to pay all taxes legally payable in respect of the said property

9. To execute and register sale deed, gift deed, mortgage deed in favor or other deeds in conveying or transferring the Schedule mentioned property either as whole or part or divided as the Attorney may deed fit.

10. To present the said sale deed or deeds for registration before the competent sub Registrar of Assurances and to admit execution and to receive the document or documents back after registration, in respect of Schedule mentioned property.

11. To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule mentioned property and to issue valid receipts for the same.

12. To execute Affidavit, Ratification, Rectification or any other Deeds

13. To execute from time to time Reconveyance, Reassignment, or Surrenders of properties that may have been or hereafter be mortgaged or charged to me either alone or jointly with another or others.

14. To create or transfer any mortgage with respect to my properties movable or immovable and to execute Mortgage Deed now made or hereafter to be made in my favour either alone or jointly with others for such consideration as the said Attorney shall think fit.

15. To sign, seal, execute and deliver, transfer forms, and/or deeds of shares, dividend warrants, interest warrants, receipts etc., as occasion may require.

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

S. Deepakchandar

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

16. To mortgage of any freehold, leasehold or properties of any other tenure or hypothecation or pledge of movable (it may be land in the form of UDS or Home Site or Home and Ground or Agriculture land or Horticulture land or in any form of land either in Tamilnadu or Andhra Pradesh or anywhere in India), properties as the Attorney may in his absolute discretion think fit and proper.

17. To execute, to become party to and if necessary to came to be registered all instruments, deeds, agreements, contracts, receipts and other documents for me and on my behalf .

Representations

18. *To represent before bank or banks, insurance companies, etc:-* To represent me or any of my firm or firms or business in any of the bank or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, urban land ceiling, post offices, sales tax offices, income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.

19. *To appear before registrar, notary public, magistrate, etc.:-* To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by me personally or as partner of any firm or firms or business or businesses or by my said attorneys or any of them by virtue of the powers herein conferred.

LEGAL MATTERS

20. To commence, institute, file, carry on, continue, prosecute, defend, answer or oppose all actions, suits, writ petitions or other legal proceedings and demand and to appear in any court of justice in any actions or other proceedings which may be instituted by and/or against me and in the said actions or proceedings to prosecute or discontinue or to become nominated therein or suffer judgement to go against me as the Attorney shall be advised and think proper.

AGENT
For KSR REALTY
PARTNER

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Registering officer

PRINCIPAL

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

21. To appoint any advocate, solicitor, chartered accountants, pleader or any other legal or income tax practitioners.

22. To apply for certified copies, inspection of and to inspect the judicial records.

23. To claim, demand, sue for, enforcement of payment of and receive and give effectual receipts and discharges of all moneys, securities for money, debts and legacies which I now possess or to which I am entitled or to which I may become entitled or which may become due owing or payable or transferable to me from any person or persons.

24. To represent me before the concerned authorities Ceiling and Regulation) Act, Land acquisition to the society or obtaining any permission for letting out property and to file any sort of undertaking written statement to give proper effect and other authorities and to file all returns or applications before them, to engage counsels, advocates, auditors, agents or other persons, to discharge any or all of them and to appoint other persons instead necessary for any of the purpose on such remuneration, salary or commission as the said Attorney think proper, to represent me before the said authorities and for that purpose to sign vakalatnamas on my behalf.

25. To sign, verify, execute, plaints, written statements, counter claims, petitions, appeals, reviews, applications, affidavits, Power of Attorney and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction established by lawful authority or before the Income Tax, Wealth Tax, Gift Tax, Appellate Assistant Commissioner or Tribunals and to do acts and appearances and applications in any such Court or courts and Forums aforesaid in any suits, actions, appeals or proceedings and all information or complaints that it shall or may be held, brought or commenced and to defend, and answer or oppose the same or suffer judgements or decrees to be had, given, taken or pronounced in any such suits, actions, appeal, proceedings, bills, information or complaints as the

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Attorney shall be advised or think proper and to execute decree and also to bid at auction sales or to authorise any agents or sub-agents to bid at auction sales and purchase the property at the said auction sales, to make withdrawals or decretal amount or sale proceeds from any Court or authorised agent or sub-agents to do the same.

26. To appear and act in all Courts, Civil, Revenue or Criminal whether on the original or appellate side or in the registration offices and to represent my interest before any judge, Magistrate, Municipal Corporation, Police, Revenue, Taxation, Port Trust or Customs authorities or any other quasi Government or Public bodies or authorities and to appear before Income-tax, Wealth-tax, Gift-tax or other officer/s, in connection with my affairs on my behalf.

27. To accept notices or services or writ of Summons or other legal process that may be served upon me and to appear and represent me in any Court of Justice and before Magistrate or Judicial or Quasi-judicial or other officers whatsoever as the said Attorney shall think proper.

28. To declare and affirm all plaints, Written Statements, applications, Petitions, Execution Application, Affidavits and other necessary documents in my name and on my behalf and to appear before any Judge, Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters herein mentioned.

29. To receive all cables, telegrams, registered and unregistered letters and parcels, packages, goods, money orders and other communications and things whatsoever from the Posts and Telegraphs Office or Officer/s or from any other source and to sign and pass receipts for the same and from all carriers by land, sea and air.

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

S. Deepak Chandar

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

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30. To insure all my properties for such purposes and sign all applications and in such manner as the Attorney may think proper.

31. For all or any of the purposes aforesaid to execute all such guarantees, indemnities, covenants and obligations on my behalf as the Attorney may think necessary and proper.

32. For the purpose of managing my affairs to enter into such arbitration references and to appoint such arbitrators as the Attorney may deem fit and proper.

33. I hereby authorize my agent to appoint substitute agent or agents by executing substitute power and to delegate all the powers given to the attorney to in favour of the substitute agent by the attorney. I hereby unconditionally permit, and authorise my attorney to at torn all the rights to the substitute attorney

34. To delegate or substitute the powers hereby granted to deal with Schedule mentioned property to any other person or persons to do all of above acts, deeds and things, to execute substitute Power of Attorney or other documents for the said purpose and to present the said Power of Attorney for registration before Competent Sub-Registrar of Assurances and to admit execution thereof.

35. For the better doing, performing and executing of the matters and things aforesaid, I do hereby grant unto my said Attorney full powers and authorities to substitute and appoint in my place one or more Attorney or Attorney to exercise on my behalf as my Attorney or Attorney all the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorney as the said Attorney shall from time to time think fit.

36. Generally to act as the Attorney or Agent of Principal in relation to the matters aforesaid and in all other matters in which the Principal may be interested or concerned and on his behalf to execute and do all deeds, acts or things as fully and effectively in all respects as if she would have done it personally.

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AGENT

For KSR REALTY

PARTNER

PRINCIPAL

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

I FURTHER CONFIRM that the powers granted by me to the said Attorney or substitute attorney are irrevocable and shall not be revoked by me and any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney and I shall not challenge or call in question any act done by the said Attorney individually or jointly or severally for me and on behalf of me and the same shall be binding upon me.

I HEREBY AGREE that all acts deeds and things done by the substituted attorney whether jointly or severally shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever of the said Attorney or substitute attorney shall do by virtue of the powers hereby given. I hereby confirm that any person relying upon this Power of Attorney or substitute attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney or substitute attorney and I shall not challenge or call in question any act done by the said Attorney or substitute attorney jointly or severally for me and on behalf of me and the same shall be binding upon me.

The agent should maintain the accounts.

No consideration is paid for the powers hereby granted.

SCHEDULE

All that piece and parcel of Vacant Land bearing Plot Nos.1 to 39 totally measuring to an extent of 38072 sq. ft., in the layout known as "KSR THENMOZHI ENCLAVE" vide SWP/DTCP/TVLR/LAYOUT No. 104 /2025, vide ROC No.SWP/RW4SFQFM/2025/TCP/2025/TCP, dated 18.06.2025, comprised in **Old Survey No.57/3, New Survey No.57/3A**, and as per **Patta No.1342**, **Survey No.57/3A1**, situated at **No. 57, Siruvanur village,** Thiruvallur Taluk, Thiruvallur District situated within registration district of Thiruvallur AND Sub Registration District of Thiruvallur Joint 1,

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

1. Plot No.1 measuring an extent of 1643 sq. ft.,

Boundaries		Measurements		
North by	Vacant Land in Survey No.56/6B	-	37'7"	Feet
South by	9.0 Meter Wide Layout Road	-	35'3"	Feet
East by	Vacant Land in Survey No.55/1	-	45'6"	Feet
West by	Plot No.2	-	44'4"	Feet

2. Plot No.2 measuring an extent of 1326 sq. ft.,

Boundaries		Measurements		
North by	Vacant Land in Survey No.56/6B	-	30'	Feet
South by	9.0 Meter Wide Layout Road	-	30'	Feet
East by	Plot No.1	-	44'4"	Feet
West by	9.0 Meter Wide Layout Road	-	44'4"	Feet

3. Plot No.3 measuring an extent of 933 sq. ft.,

Boundaries		Measurements		
North by	Vacant Land in Survey No.56/6A	-	21'8"	Feet
South by	9.0 Meter Wide Layout Road	-	21'8"	Feet
East by	9.0 Meter Wide Layout Road	-	43'10"	Feet
West by	Park	-	43'5"	Feet

4. **Plot No.4 measuring an extent of 880 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	20'11"	Feet
Southby	Plot NO.19	-	23'1"	Feet
East by	Plot No.5	-	40'	Feet
West by	Vacant land in Survey No.57/3B	-	40'1"	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT

For KSR REALTY

PARTNER

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Registering officer

PRINCIPAL

S. Jayakumar

5. **Plot No.5 measuring an extent of 800 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	20'	Feet
South by	Plot No.18	-	20'	Feet
East by	Plot No.6	-	40'	Feet
West by	Plot No.4	-	40'	Feet

6. **Plot No.6 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.17	-	25'1"	Feet
East by	Plot No.7	-	40'	Feet
West by	Plot No.5	-	40'	Feet

7. Plot No.7 measuring an extent of 1005 sq. ft.,

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.16	-	25'1"	Feet
East by	Plot No.8	-	40'	Feet
West by	Plot No.6	-	40'	Feet

8. **Plot No.8 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.15	-	25'1"	Feet
East by	Plot No.9	-	40'	Feet
West by	Plot No.7	-	40'	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT **PRINCIPAL**

S. Deepakchandar

For KSR REALTY

PARTNER

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Registering officer

9. **Plot No.9 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.14	-	25'1"	Feet
East by	Plot No.10	-	40'	Feet
West by	Plot No.8	-	40'	Feet

10. **Plot No.10 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.13	-	25'1"	Feet
East by	Plot No.11	-	40'	Feet
West by	Plot No.9	-	40'	Feet

11. **Plot No.11 measuring an extent of 1115 sq. ft.,**

Boundaries		Measurements		
North by	9.0 Meter Wide Layout Road	-	29'2"	Feet
South by	Plot No.12	-	27'2"	Feet
East by	7.2 Meter Wide Layout Road	-	40'1"	Feet
West by	Plot No.10	-	40'	Feet

12. **Plot No.12 measuring an extent of 1033 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.11	-	27'2"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	7.2 Meter Wide Layout Road	-	40'1"	Feet
West by	Plot No.13	-	40'	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT

For KSR REALTY

PARTNER

PRINCIPAL

S. Deepak Chandar

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Registering officer

13. **Plot No.13 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.10	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.12	-	40'	Feet
West by	Plot No.14	-	40'	Feet

14. **Plot No.14 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.9	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.13	-	40'	Feet
West by	Plot No.15	-	40'	Feet

15. **Plot No.15 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.8	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.14	-	40'	Feet
West by	Plot No.16	-	40'	Feet

16. **Plot No.16 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.7	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.15	-	40'	Feet
West by	Plot No.17	-	40'	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

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17. **Plot No.17 measuring an extent of 1005 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.6	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.16	-	40'	Feet
West by	Plot No.18	-	40'	Feet

18. **Plot No.18 measuring an extent of 800 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.5	-	20'	Feet
South by	7.2 Meter Wide Layout Road	-	20'	Feet
East by	Plot No.17	-	40'	Feet
West by	Plot No.19	-	40'	Feet

19. **Plot No.19 measuring an extent of 969 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.4	-	23'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'3"	Feet
East by	Plot No.18	-	40'	Feet
West by	Vacant Land in Survey No.57/3B	-	40'1"	Feet

20. **Plot No.20 measuring an extent of 808 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	20'7"	Feet
South by	Plot No.35	-	22'8"	Feet
East by	Plot No.21	-	37'5"	Feet
West by	Vacant Land in Survey No.57/3B	-	37'5"	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

S. Gayathri Chandar

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21. **Plot No.21 measuring an extent of 785 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	21'	Feet
South by	Plot No.34	-	21'	Feet
East by	Plot No.22	-	37'5"	Feet
West by	Plot No.20	-	37'5"	Feet

22. **Plot No.22 measuring an extent of 939 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.33	-	25'1"	Feet
East by	Plot No.23	-	37'5"	Feet
West by	Plot No.21	-	37'5"	Feet

23. **Plot No.23 measuring an extent of 939 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.32	-	25'1"	Feet
East by	Plot No.24	-	37'5"	Feet
West by	Plot No.22	-	37'5"	Feet

24. **Plot No.24 measuring an extent of 939 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.31	-	25'1"	Feet
East by	Plot No.25	-	37'5"	Feet
West by	Plot No.23	-	37'5"	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT **PRINCIPAL**

For KSR REALTY

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Registering officer

25. **Plot No.25 measuring an extent of 939 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.30	-	25'1"	Feet
East by	Plot No.26	-	37'5"	Feet
West by	Plot No.24	-	37'5"	Feet

26. **Plot No.26 measuring an extent of 939 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	25'1"	Feet
South by	Plot No.29	-	25'1"	Feet
East by	Plot No.27	-	37'5"	Feet
West by	Plot No.25	-	37'5"	Feet

27. **Plot No.27 measuring an extent of 1033 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	28'11"	Feet
South by	Plot No.28	-	27'	Feet
East by	7.2 Meter Wide Layout Road	-	37'5"	Feet
West by	Plot No.26	-	37'5"	Feet

28. **Plot No.28 measuring an extent of 961 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.27	-	27'	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	7.2 Meter Wide Layout Road	-	37'5"	Feet
West by	Plot No.29	-	37'4"	Feet

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

S. Deepakchandar

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29. **Plot No.29 measuring an extent of 937 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.26	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.28	-	37'4"	Feet
West by	Plot No.30	-	37'4"	Feet

30. **Plot No.30 measuring an extent of 937 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.25	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.29	-	37'4"	Feet
West by	Plot No.31	-	37'4"	Feet

31. **Plot No.31 measuring an extent of 937 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.24	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.30	-	37'4"	Feet
West by	Plot No.32	-	37'4"	Feet

32. **Plot No.32 measuring an extent of 937 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.23	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.31	-	37'4"	Feet
West by	Plot No.33	-	37'4"	Feet

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For KSR REALTY

PARTNER

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33. **Plot No.33 measuring an extent of 937 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.22	-	25'1"	Feet
South by	7.2 Meter Wide Layout Road	-	25'1"	Feet
East by	Plot No.32	-	37'4"	Feet
West by	Plot No.34	-	37'4"	Feet

34. **Plot No.34 measuring an extent of 784 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.21	-	21'	Feet
South by	7.2 Meter Wide Layout Road	-	21'	Feet
East by	Plot No.33	-	37'4"	Feet
West by	Plot No.35	-	37'4"	Feet

35. **Plot No.35 measuring an extent of 883 sq. ft.,**

Boundaries		Measurements		
North by	Plot No.20	-	22'8"	Feet
South by	7.2 Meter Wide Layout Road	-	24'8"	Feet
East by	Plot No.34	-	37'4"	Feet
West by	Vacant Land in Survey No.57/3B	-	37'5"	Feet

36. **Plot No.36 measuring an extent of 934 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	50'	Feet
South by	Unapproved Layout in S.No.58	-	50'2"	Feet
East by	Plot No.37	-	20'5"	Feet
West by	Local Body Place	-	16'11"	Feet

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AGENT

For KSR REALTY

PARTNER

PRINCIPAL

S. Deepakchandar

37. **Plot No.37 measuring an extent of 900sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	41'2"	Feet
South by	Unapproved Layout in S.No.58	-	41'3"	Feet
East by	Plot No.38	-	23'4"	Feet
West by	Plot No.36	-	20'5"	Feet

38. **Plot No.38 measuring an extent of 980 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	40'0"	Feet
South by	Unapproved Layout in S.No.58	-	40'1"	Feet
East by	7.2 Meter Wide Layout Road	-	26'1"	Feet
West by	Plot No.37	-	23'4"	Feet

39. **Plot No.39 measuring an extent of 1075 sq. ft.,**

Boundaries		Measurements		
North by	7.2 Meter Wide Layout Road	-	38'2"	Feet
South by	Vacant Plots	-	36'9"	Feet
East by	Vacant Land in Survey No.55/1	-	30'4"	Feet
West by	7.2 Meter Wide Layout Road	-	27'9"	Feet

AGENT **PRINCIPAL**

For KSR REALTY

PARTNER

S. Deepak Chandar

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

The above said **Plot Nos. 1 to 39** totally measuring **38072 sq. ft.,** lying within registration district of Thiruvallur AND Sub Registration District of Thiruvallur Joint 1.

IN WITNESS WHEREOF THE PRINCIPAL HEREIN HAVE EXECUTED THIS DEED OF POWER OF ATTORNEY AT TIRUVALLUR ON THE 6TH DAY of DECEMBER 2025 IN THE PRESENCE OF:

AGENT

For KSR REALTY

PARTNER

PRINCIPAL

S. Deepakchandar

WITNESSES

S.No		WITNESS DETAILS	SIGNATURE
1.	Name	D. SRIDHAR	D. Sridhar
	/o		
	ID – Aadhaar No.	107 C.T.H ROAD VEPPAMPATTU.	
	Address	515143758257	
	Mobile No.		

2.	Name	JOHNSON.A	
	/o		
	ID – Aadhaar No.	398219168612	
	Address	NO:91. SM. NAGAR. TRYNAMPET CHENNAI – 18	
	Mobile No.	9884467447	

Drafted By



R.DHANASEKARAN, B.A., LL.B.,
Advocate & Commissioner of Oaths,
Enroll No. MS1808/2014
No.22, Jaya Nagar Main Road,
Tiruvallur-602001,Cell No.9445266528.

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : **(057)** சிறுவானூர் பட்டா எண் : **1342**

உரிமையாளர்கள் பெயர்

1. ஸ்ரீதர் மகன் தீபக்சந்தர் -

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	
57	3A1	--	--	0 - 60.50	5.23	--	--	2025/0105/01/693155--2025/01/07/000357SD ------ Digitally signed: Balaji s Tahsildar 22/09/2025 04:12:53:PM
				0 - 60.50	5.23			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/01/07/151/01342/20190** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 06-12-2025 அன்று 11:01:42 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

S. Deepak Chandar

For KSR REALTY

PARTNER

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. SWP/RW4SFQFM /2025/TCP/2025/TCP Date : 18/08/2025

From:

Joint Director / Deputy Director / Assistant Director
43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The Special Officer / Block Development officer,
Siruvanur village,
Poondi Panchayat Union
Tiruvallur Taluk,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Non Planning Area - The proposal for Residential Layout - Tiruvallur District - Tiruvallur Taluk - Poondi Panchayat Union - Siruvanur Village - S.No.57/3A - Site extent - 6070 Sq.m (1.50 Acre) - Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicants Mr.Deepak Chandar, Application Ref No: RW4SFQFM /2025/TCP, Dated.03.07.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. District Collector, Tiruvallur, Roc.No.1683/2020/N-1, Dated.05.10.2020. (Wet land NOC).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated. 24.12.2020.
5. District Town and Country Planning Office, Tiruvallur District Letter ROC No: RW4SFQFM/2025/TCP, (Road pattern issued on Dated: 24.07.2025)
6. Applicants Mr.Deepak Chandar, Application Ref No: RW4SFQFM /2025/TCP, (Gift deed document No:7717/2025, Dated.07.08.2025).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated 07.01.2022.
14. Demand payment Request Letter, Dated:08.08.2025 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
15. Applicants Mr.Deepak Chandar, Application Ref No: RW4SFQFM /2025/TCP, Dated.13.08.2025.(Payment of Development Charges, Sub Division Charges and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,Dated: 13.03.2019, 14.08.2020, 05.02.2020 and 14.08.2021.
17. Executive Engineer, WRD, Kosasthalaiyar Basin Division, Tiruvallur, Lr.No. DB/ JDO.3/ F.40/NOC/2025/497, Dated.05.06.2025

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

The Layout Proposal received ~~vide the reference 1st cited~~ Online application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land

For KSR REALTY

PARTNER

S. Deepakchandar

earmarked for roads, public purposes meant for local body and TANGEDCO vide under reference 5thcited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charge vide under reference 15th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, Tiruvallur District - Tiruvallur Taluk - Poondi Panchayat Union - Siruvanur Village - S.No.57/3A - Site extent - 6070 Sq.m (1.50 Acre) the layout has been approved and the approved assigned to the layout is SWP/DTCP/TVLR/LAYOUT No:104/2025. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The President, Siruvanur Village and it has been forwarded with it for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3. After the approval of the local body,It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action

4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.

5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case

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S. Deepak Chandar

may be.
in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously

5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

7.The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply

8. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

9. As per TNCDBR-2019 the following fee and charges are collected as follows:
10. The Proposed survey Fields 57/3A abutting Survey Field No.55/1 in survey Field 55/1 There is an existing WRD Channel is passing so that the applicant's requested to create approach to develop residential layout from Executive Engineer WRD so that an track rent lease agreement was signed between the applicants and Executive engineer from WRD and the communication letter is uploaded with the online application it is shown in Ref No.7 Based on that the Road pattern is issued after issue the technical clearance from DTCP the local body is to get Noc from WRD department for completion of culvert works and access to us the culvert as public Road before issuing final approval

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

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S. Deepak Chandar

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2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Copy to:

1. Mr.Deepak Chandar,
No.107, Veppampattu, CTH Road,
Near Srinivasa Rice Mill,
Tiruvallur - 602024.

2. The Assistant Director,

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For KSR REALTY
PARTNER

S. Deepak Chandar

Department of Land Survey and Records,
Tiruvallur District.

3. Tashildar,
Tiruvallur Taluk,
Tiruvallur District.

4. Sub-Registrar,
Tiruvallur Sub-Registrar Office,
Tiruvallur District

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Superintending Engineer,
Kanchipuram EDC,
Anna Maaligai, Olimohamedpet,
Kanchipuram District - 631502.

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For KSR REALTY

PARTNER

S. Dayanidhi Chandar

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9105	03/07/2025
2	OSR Fee		
3	Centage Charges	11700.00	13/08/2025
4	Development Charges	18210.00	13/08/2025
5	Display Board Charges	1500.00	13/08/2025
6	Satellite town charge		
7	Sub Division Charge	15600.00	13/08/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Tiruvallur District.

Enclosure

1.Layout original map and Condition – 2 set

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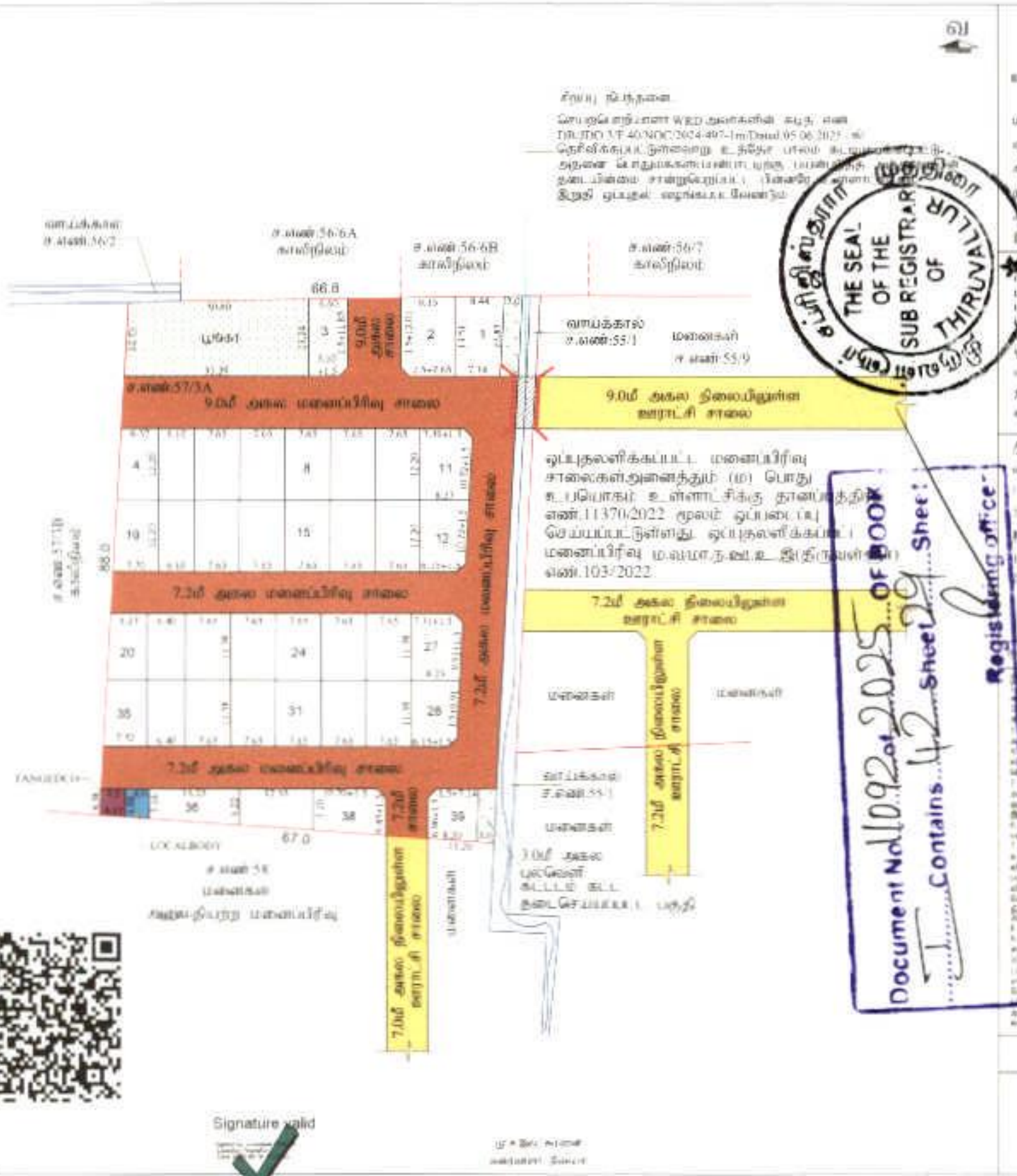
THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Signature valid
Signed by: Assistant Director
Location: Tiruvallur
Date: 2025.08.19 10:53:03

S. Deepakchandar

For KSR REALTY

K. [illegible]
PARTNER


வ
சர்வே நெ.
ச.எண்:56/6A காலிநிலம்
ச.எண்:56/6B காலிநிலம்
ச.எண்:56/7 காலிநிலம்
66.8
வாய்க்கால் ச.எண்:55/1
மனைகள் ச.எண்:55/9
ச.எண்:57/3A
9.0மீ அகல மனைப்பிரிவு சாலை
9.0மீ அகல நிலையிலுள்ள ஊராட்சி சாலை
ஒப்புதலளிக்கப்பட்ட மனைப்பிரிவு சாலைகள்அனைத்தும் (ம) பொது உபயோகப் உள்ளாட்சிக்கு தானமாத்தில் எண்.11370/2022 மூலம் ஒப்படைப்பு செய்யப்பட்டுள்ளது. ஒப்புதலளிக்கப்பட்ட மனைப்பிரிவு ம.வ.ம.ந.ஊ.உ இ(திருத்தம்) எண்.103/2022
7.2மீ அகல மனைப்பிரிவு சாலை
7.2மீ அகல நிலையிலுள்ள ஊராட்சி சாலை
LOCALBODY
67.0
Signature valid
THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR
Document No.1092 of 2025
Sheet 1 Contains 42 Sheets
Registration Office
பூண்டி ஊராட்சி ஒன்றியம்
சிறுவாபுரி ஊராட்சி
உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்
(திட்டமிலாத பகுதி)
APPROVAL NO: SWP/DTCP/TVLR/LAYOUT No: 104/2025
For KSR REALTY
PARTNER
S. Deyakkumar

KSR THENMOZHI ENCLAVE

PROPOSED RESIDENTIAL PLOTS AT SIRUVANUR, TIRUVALLUR.



PLOT NO	AREA IN SQ.M	AREA IN SQ.FT	PLOT NO	AREA IN SQ.M	AREA IN SQ.FT
SIRUVANUR					
TOTAL EXTENT : 6[illegible] Sq.m					
1	152.65	1643	21	72.58	785
2	123.18	1326	22	87.21	939
3	86.63	933	23	87.21	[illegible]
4	81.75	880	24	87.21	939
5	74.32	800	25	87.21	939
6	93.33	1005	26	87.21	939
7	93.33	1005	27	95.99	1033
8	93.33	1005	28	89.26	961
9	93.33	1005	29	87.09	937
10	93.33	1005	30	87.09	937
11	103.56	1115	31	87.09	937
12	95.99	1033	32	87.09	937
13	93.33	1005	33	87.09	937
14	93.33	1005	34	72.86	784
15	93.33	1005	35	82.05	883
16	93.33	1005	36	86.80	934
17	93.33	1005	37	83.63	900
18	74.32	800	38	91.04	980
19	90.02	969	39	99.87	1075
20	75.06	808	EB	20.51	221
			PU	20.08	216
Total Saleable Area : 38072 Sq.ft (3537.00 Sq.m)					

N
W E
S

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Document No 1002 of 2025 OF BOOK 1 Contains 42 Sheet 30

Registering officer

Project Developed By:

CONTACT
K. SURENDER RAJ
Managing Director
Mb. 9952535488
www.ksrrealty.in

For KSR REALTY

PARTNER

S. Deepak Chandar.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 8459 of 2025

I hereby certify that a sum of ₹ 2,65,600/- (Rupees Two Lakh Sixty Five Thousand Six Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. தீபக்சந்தர் residing at 107, C.T.H.Road, 89, Veppampattu, Veppampattu_87, Tiruvallur, Tiruvallur, Tamil Nadu, India, 602024.

Sub Registrar: Tiruvallur Joint 1
Date: 06/12/2025

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

Presented in the office of the Sub Registrar of Tiruvallur Joint 1 and fee of ₹ 2,70,710/- paid at 03:58 PM on the 06/12/2025 by

Left Thumb 	S. Deepak chandar 9629127500 Additions as per recitals of document	
Execution admitted by Left Thumb 	S. Deepak Chandar Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:32451823389ef3a787e4e38ba144ae4e63bff12 **(Details from UIDAI : S. Deepak Chandar S/O: Sridhar, 10-09-1996, xxxxxxxx4269)**	

Document No 11092 of 2025 OF BOOK 1
Contains 42 Sheet 31 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Claim admitted by Left Thumb  	M. Suresh 9677743421 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8145093426d68b3c4a74036a7afb034e0805d6b **(Details from UIDAI : Karuppiah Mahalingam Mahalingam, 05-05-1962, xxxxxxxx1972)**	
Claim admitted by Left Thumb  	K. Surendar 9952535488 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6537374d5942c7ae04240bd8c6af4a76a67a586 **(Details from UIDAI : Surender Raj Karuppiah Karuppiah, 22-09-1991, xxxxxxxx1294)**	
Identified by Witness 1	Additions as per recitals of document	
Identified by Witness 2	Additions as per recitals of document	

6th day of December 2025

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

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Registering officer

SETTU V
Sub Registrar

1 சார் பதிவாளர்
திருவள்ளூர்.

Registered as Number **R/Tiruvallur Joint 1/Book-1/11092/2025**

Date: 06/12/2025

Tiruvallur Joint 1

SETTU V

Sub Registrar

1 என் இணை சார்பதிவாளர்
திருவள்ளூர்.

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

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

FORM C

[See rule 9(a)]

Acknowledgement of Registration of Firms

The Registrar of Firms, TamilNadu, hereby acknowledges the receipt of the statement prescribed by Section 58(1) of the Indian Partnership Act, 1932. The statement has been filed and the name of the firm **KSR REALITY** has been entered in the Register of Firms as No **FR/Chennai South/153/2025**.

Date :15-Apr-2025
Station : Chennai South

Digitally Signed by Thiru/ Tmt/ Selvi
Sathiya Priya S
Registrar of Firms

For KSR REALTY

PARTNER

S. Deepak Chandar

Document No 1092 of 2025 ..OF BOOK
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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Signature Not Digitally sig Date: 202A 18:19:49 IS



For KSR REALTY

PARTNER

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrollment No 0000/00734/05833

To
கருப்பையா மகாலிங்கம்
Karuppiah Mahalingam
Mahalingam
62 N, Park Dugar,
VTC: Ramapuram,
PO: Ramapuram,
District: Tiruvallur,
State: Tamil Nadu,
PIN Code: 600089,
Mobile: 9488601544

736028128

MF736628128FI

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1 Contains 42 Sheet 36 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8722 7280 1972

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஆதார்



கருப்பையா மகாலிங்கம்
Karuppiah Mahalingam
பிறந்த நாள் / DOB: 05/05/1962
ஆண்பால் / Male

Issue Date: 18/03/2013

8722 7280 1972

எனது ஆதார், எனது அடையாளம்

Scanned with CamScanner

இந்திய அரசாங்கம்

Government of India

ஆதார்



சுரேந்தர்ராஜ் கருப்பையா

Surender Raj Karuppiah

பிறந்த நாள் / DOB : 22/09/1991

ஆண்பால் / Male

Document No.1092 of 2025 OF BOOK I Contains 42 Sheet 37 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Issue Date : 18/03/2013

9619 2051 1294

இந்திய தனித்துவ அடையாள ஆணையம்

Unique Identification Authority of India

AADHAAR

முகவரி: கருப்பையா, டோர் என் 62 என் , பார்க் துகார், ராமாபுரம், திருவள்ளூர், தமிழ் நாடு, 600089

Address: Karuppiah, Door No 62 N, Park Dugar, Ramapuram, Tiruvallur, Tamil Nadu, 600089

Print Date : 21/04/2021

9619 2051 1294

K. Lakshmi

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

ஆதார்

முகவரி: S/O: ஸ்ரீதர், 107
சி டி எச் ரோடு, 89 வேப்பம்பட்டு
வேப்பம்பட்டு, வேப்பம்பட்டு
திருவள்ளூர், தமிழ் நாடு, 602024

Address: S/O: Sridhar, 107,
C T H ROAD, 89
VEPPAMBAATTU,
Veppampattu, Veppambattu,
Tiruvallur, Tamil Nadu,
602024

8964 1646 4269

1947
1800 300 1947

help@uidai.gov.in

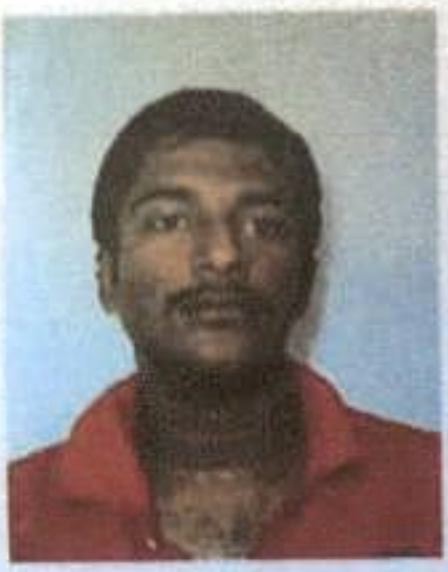
www.uidai.gov.in

இந்திய அரசாங்கம்

Government of India

ஸ்ரீ தீபக் சந்தர்

S. Deepak Chandar



பிறந்த நாள்/DOB: 10/09/1996

ஆண்/ Male

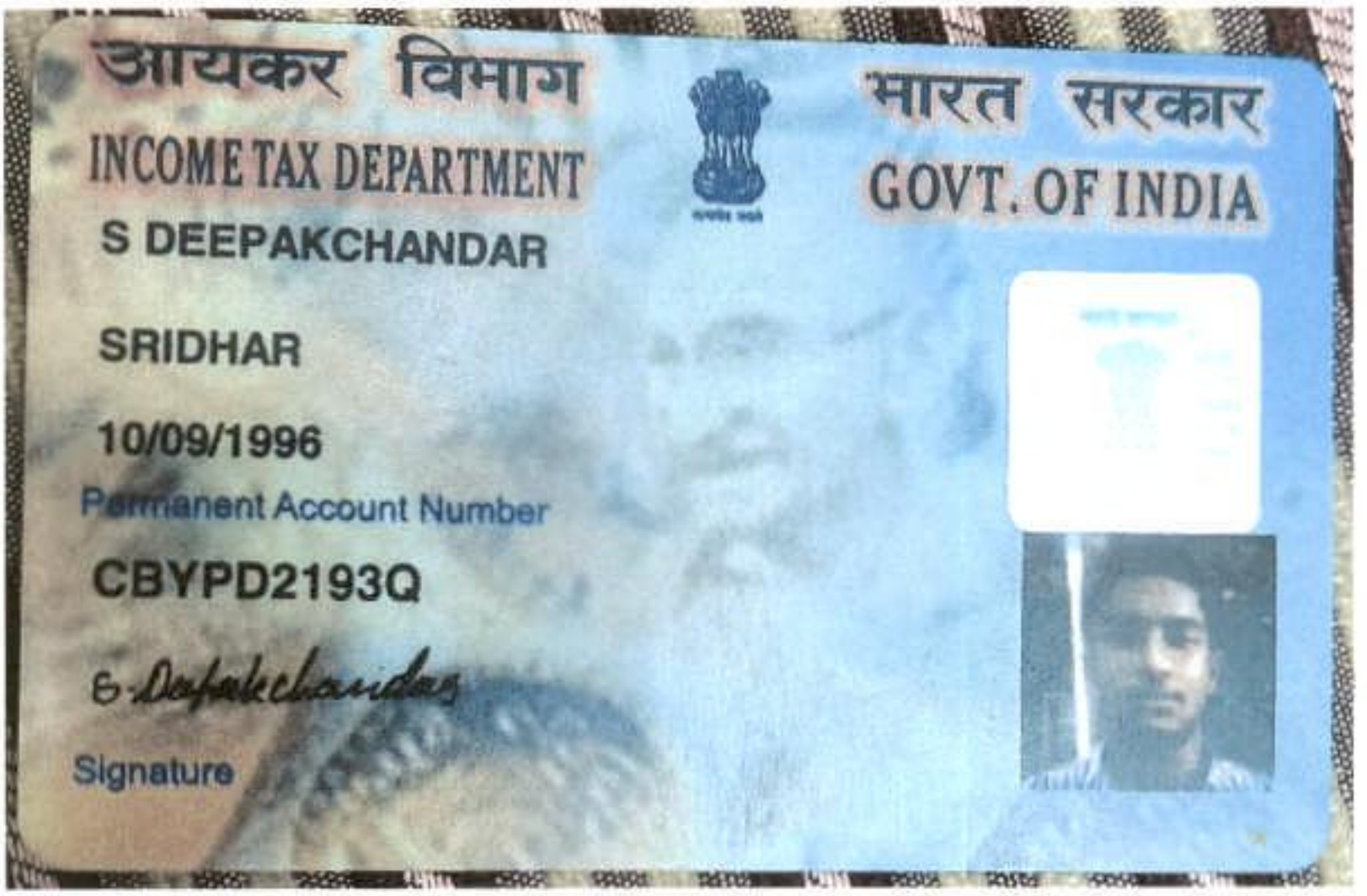
8964 1646 4269

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Registering officer

S. Deepak Chandar

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR



S. Deepak Chandar

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

இந்திய அரசாங்கம்
Government of India



ஸ்ரீதர் த
Sridhar D
பிறந்த நாள்/DOB: 17/04/1968
ஆண்/ MALE

5151 4375 8257

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Address:
S/O: Dasaradhan,
107, C T H ROAD,
89 VEPPAMBAATTU,
Veppampattu, Tiruvallur,
Tamil Nadu - 602024

முகவரி:
S/O: தசரதன்,
107, சி டி எச் ரோடு,
89 வேப்பம்பட்டு,
வேப்பம்பட்டு, திருவள்ளூர்,
தமிழ் நாடு - 602024

5151 4375 8257

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

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Contains 42 Sheet 40 Shee:
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

D. Sridhar





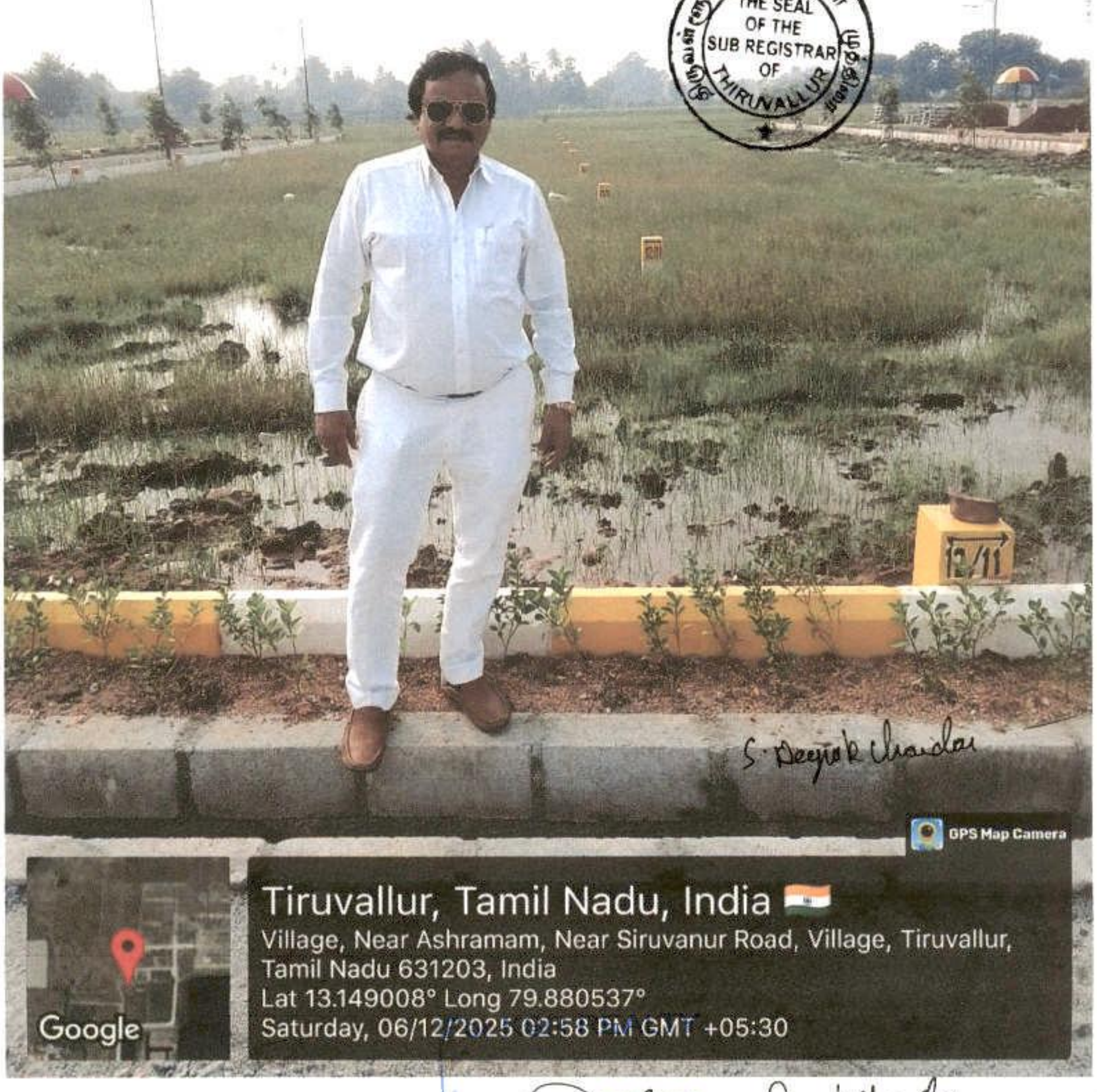
Document No.1092 of 2025 OF BOOK 1 Contains 42 Sheet 44 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR



PARTNER S. Deepak Chandar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

E 925774

R. சண்முக சுந்தரம்
முத்திரை தாள் விற்பனையாளர்
L.No. RC 4536 / D1 / 08 Dt 29 - 12 - 08
சேலை கிராமம், திருவள்ளூர் Th & Dt.
விற்றது. நாள் : 5.7.2022

தாண/ D. ஸ்ரீதர்
வேப்பம்பட்டு

தான செட்டில்மெண்ட் ஆவணம்

ஆவண நாள் 06.07.2022 இரண்டாயிரத்தி இருபத்திரண்டாம் ஆண்டு ஜூலை திங்கள் ஆறாம் நாள் திருவள்ளூர் மாவட்டம் திருவள்ளூர் வட்டம் 89 எண் வேப்பம்பட்டு கிராமம் C.T.H.ரோடு 107 எண்ணுள்ள வீட்டில் வசிக்கும் திரு.D.ஸ்ரீதர் அவர்களின் குமாரர் சுமார் 25 வயதுள்ள **திரு.ஸ்ரீ தீபக்சந்தர்** (Unique ID (Adhaar) No 8964 1646 4269) அவர்களுக்கு

D. Sridhar

Verified
7860

2022 எண்.10753
14

6/12/22

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.