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DIGITALLY VERIFIED RECORD

IN THE HIGH COURT OF JUDICATURE AT MADRAS
(Ordinary Original Civil Jurisdiction)

Friday, the 10th day of December, 1993

The Hon'ble Mr.Justice RENGASAMY

O.P.No. 735 of 1993

In the matter of Guardians and Wards Act, Act VIII of 1890; and

In the matter of D.N.Uma, D.N.Krishnan.

D.K.Narayanan,
S/o. D.K.Nambudiripad,
No. C-53, Bhel Campus,
Ferozguda,
Vikas Nagar,
Vallabh Nagar Taluk,
Renga Reddy District,
Andhra Pradesh. .. Petitioner

Original Application praying that (a) to appoint the petitioner as legal guardian for the person and property of the minors; and (b) permit the petitioner to sell the undivided 1/11th share belonging to D.N.Uma and the undivided 1/11th share belonging to D.N.Krishnan in the property at No.49, First Main Road, Gandhinagar, Adyar, Madras, more particularly described in the Schedule to the Petition, to Asiatic Properties Ltd., or such other person or persons nominated by the said Asiatic Properties Ltd., either in whole or in part or any specific undivided shares forming part thereof, pursuant to the agreement dated 29th April, 1993, and execute and register the appropriate deed or deeds of sale either by themselves, or through a Power of Attorney executed

by them and do everything necessary for completing the sale of the said properties and receive the consideration therefor.

This Original Petition coming on this day before this Court for hearing in the presence of Mr. S. Ramachandran, Senior counsel, for the Petitioner herein and upon reading the petition and the affidavit of K.B.Arya and affidavit of D.K.Nambudripad and other documents filed herein and it appearing to this court that D.K.Narayanan the petitioner herein being the father of minors is a fit and proper person to be appointed as guardian of the abovenamed minors and of their property more fully set out in the Schedule hereunder, IT IS ORDERED AS FOLLOWS:-

1) That the D.K.Narayanan, son of D.K.Nambudripad, No.C-55, Bhel Campus, Ferozgada, ~~Vikas~~ Vikas Nagar, Vallabh Nagar Taluk, Renga Reddy District, Andhra Pradesh, the petitioner herein, be and is hereby appointed as guardian of the persons of Uma and Krishnan, the minors abovenamed and of their property more fully set out in the Schedule hereunder during their minority or until further orders of this Court; and

2) That subject to the condition mentioned in Clause (3) infra, the petitioner/guardian appointed herein, be and is hereby permitted to sell the minors'

shares in the property more fully set out in the Schedule hereunder, for the ~~xfs~~ agreed price of Rs.78,40,000/- (Rupees Seventyeight lakhs, ~~and~~ forty thousand only) out of which a sum of Rs.7,12,727/- (Rupees Seven lakhs, twelve thousand seven hundred and twenty seven only) towards their respective shares; and

3) That the sale amount shall be invested in immovable properties in the name of the minors and in the ~~xdxrx~~ intervening the period the same shall be deposited in the minors in any nationalised Bank.

Schedule

All that piece and parcel of land together with the superstructure thereon bearing door No.49, First Main Road, Gandhinagar, Adyar, Madras-600 020, and Original Plot No.161 and previously door No.3 of Gandhinagar Colony, Adyar, and situate in Survey No.49/1 Pt Urur Village, within Sub-Registration District of Adyar, and Registration District of Saidapet, and bounded as follows:

Full value of the property .. Rs. 78,40,000/-

The property is in the possession of the owners.

On the South by: Plot No.160 and Survey No.41, about 137 ft. of old door No.4 of new door No.48;

On the North by: Plot No.162 and Survey No.39, about 137 ft. of old door No.2 and new door No.50.

On the West by: Plot No.150 and 151 Survey No.36 and 37 about 94 ft. and door No.2 and 1 of Second Main Road.

On the East by: Ffrst Main Road, about 102 ft. 3"

Witness the Hon'ble Thiru Kuderikoti Annadaneyya Swami, Chief Justice at Madras aforesaid, this the 10th day of December, 1993.

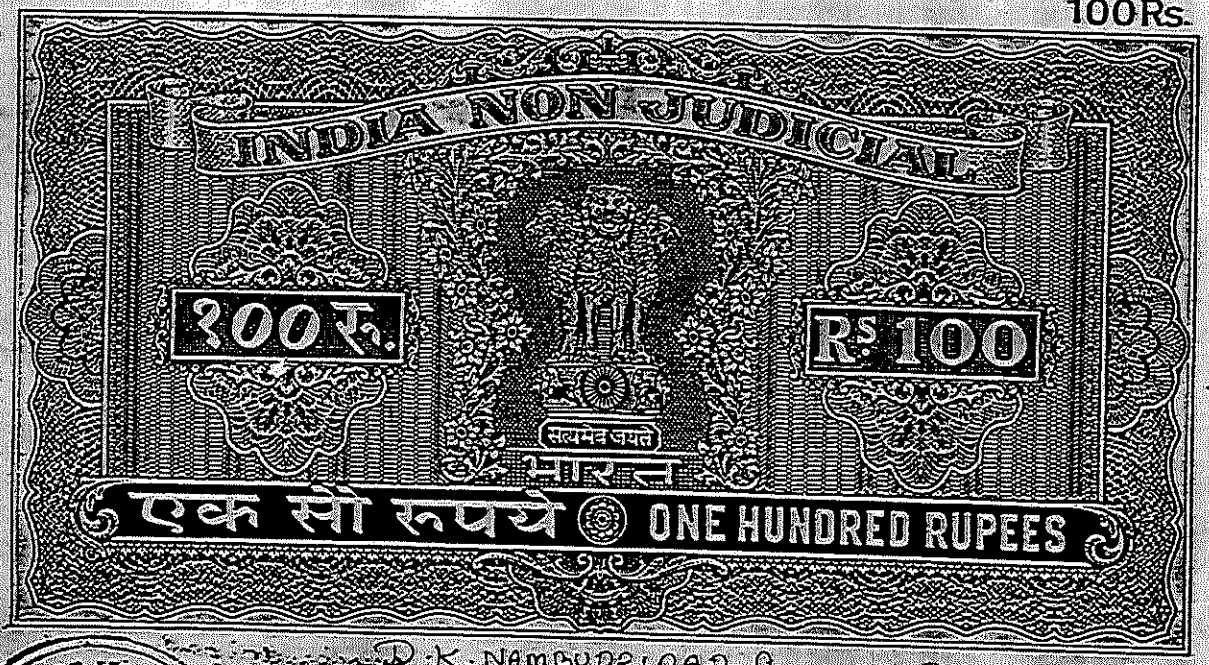
(Sd.) C.Levarajan, 27.12.93
ASSISTANT REGISTRAR (O.S.)

ms/

/Certified to be a true copy/
Dated this 28th day of December, 1993.

S M Babu 28/12/93
Court Officer (O.S.)

100Rs.



D.K. NAMBUDRIPAD & ors.

1436

P. SARASWATHI,
STAMP VENDOR,
L.C. No: 22515/79.
MOUNT ROAD, MADRAS-2.

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed at Madras this 6th day of January, 1994.

BY

1. MR. D. K. NAMBUDRIPAD, retired Professor of Electrical Engineering, son of Late Sankaran Nambudripad, Hindu, aged about 78 years and residing at 49, 1st Main Road, Gandhinagar, Adyar, Madras - 600 020, hereinafter called the FIRST PARTY;

2. MRS. D. UMA DEVI, Housewife, wife of Mr. D.K.Nambudripad, Hindu, aged 67 years and residing at the abovesaid address hereinafter called the SECOND PARTY;

..2

(1 + 3)

O.P.No. 735 of 1993

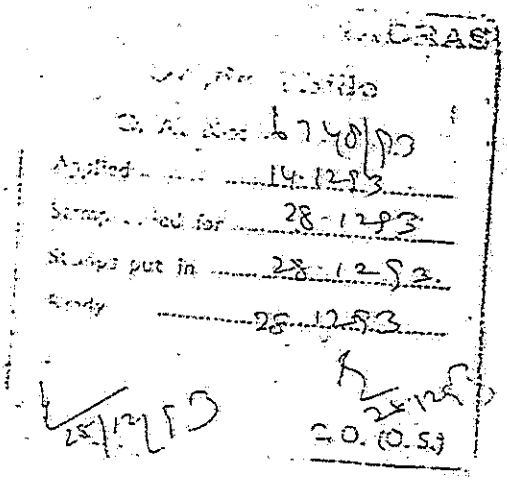
ORDER

DATED: 10-12-93

The Hon'ble Mr.Justice
RENGASAMY

For approval:

Approved on:



THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.