Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT ;

I Mrs. SHEEBA GERALD HENRY @ SHEEBA SUMITHRA HENRY (PASSPORT NO.640161399), daughter of Late Mr. D Mohan Singh and Late Padma Mohan Singh, and wife of Mr. Gerald Henry aged about 46 years, presently residing at No.1335, Russell Road, Berryville, Virginia, USA -22611, hereinafter referred to as the **'PRINCIPAL'.**

DO HEREBY NOMINATE CONSTITUTE AND APPOINT

M/s. JONES FOUNDATIONS PRIVATE LIMITED, (CIN No.U70109TN2002PTC049880), a Private limited Company, Incorporated under the Provisions of the Companies Act, 1956, having its registered office at No.2, Moovarasampet Main Road, Madipakkam, Chennai - 600 091, **(Identification PAN : AABCJ4631L),** duly represented by its Director **Mr. A.SATHYAMOHAN, (Identification PAN : AHNPA5463F) (AADHAAR No.2525 2496 8331),** son of Mr.Appadurai, aged about **54 years,** hereinafter referred to as the **'POWER AGENT / ATTORNEY'.**

WHEREAS

a. All that piece and parcel of land measuring 0.96 Acre comprised in Survey No. 29/5B1B1 situated at Moolachery village, Tambaram Taluk, Chengalpattu District, was owned by Padma Mohan Singh, wife of Mohan Singh, having purchased the same from Elumalai Padaiyachi, son of Appu Padaiyachi, vide Sale Deed dated 17.11.1992, registered as Document No. 4833 of 1992, Book I, in the office of Sub Registrar, Pallavaram.

b. The said Mrs.Padma Mohan Singh, settled the lands measuring 30 Cents out of the total extent of 96 Cents in Survey No.29/5B1B1 situated at Moolachery Village, in favour of her daughter Mrs. Stella Sunitha, vide

Document No. 76 of 2023 of Book
ADJ Contains 20 Sheets 1 Sheet

THE SEAL OF THE SUB REGISTRAR

Carol De Haven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

Registering Officer

Settlement Deed dated 10.09.2007 registered as Document No.4690/2007 on the file of SRO Pallavaram which was sub divided as Survey.No.29/23, as per Patta bearing No.400.

c. The said Mrs.Padma Mohan Singh, settled the lands measuring 30 Cents out of the total extent of 96 Cents in Survey No.29/5B1B1 situated at Moolachery Village, in favour of her daughter Mrs.Shalini Elizabeth, vide Settlement Deed dated 10.09.2007, registered as Document No.4691/2007 on the file of SRO Pallavaram, which was sub divided as Survey.No.29/22, as per Patta bearing No.399.

d. The said Mrs.Padma Mohan Singh, settled the lands measuring 7.5 Cents out of the total extent of 96 Cents in Survey No.29/5B1B1 situated at Moolachery Village, in favour of her daughter Mrs.Sheeba Gerald Henry, vide Settlement Deed dated 22.04.2009, registered as Document No.1367/2009 on the file of SRO Pallavaram, which was subdivided as Survey No.29/25, as per Patta bearing No.426.

e. The said Mrs.Padma Mohan Singh, settled the lands measuring 7.5 Cents out of the total extent of 96 Cents in Survey No.29/5B1B1 of Moolachery Village, in favour of her daughter Mrs.Sarah Jabanesan Baskaran, Vide Settlement Deed dated 22.04.2009 registered as Document No.1369/2009 on the file of SRO Pallavaram, which was subdivided as Survey No.29/24, as per Patta bearing No.427.

f. After settling the above said land measuring an extent of 75 Cents out of 96 Cents comprised in Survey No. 29/5B1B1, situated at Moolachery Village, the said Mrs.Padma Mohan Singh retained the remaining land measuring an extent of 21 Cents comprised in Survey No.29/5B1B1 situated at Moolachery Village.

Document No. 76 of 2023 of Book 1
APS Contains 20 Sheets 2 Sheet

THE SEAL OF THE REGISTRAR

Carol DeHaven

Registering Officer

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

Jebanesan Bhaskaran had clubbed the said lands 96 Cents (3885 Sq.Meters) comprised in Survey Nos.29/23, 29/5B1B1A, 29/22, 29/24 & 29/25

the above plots, which forms part of the approved layout, either by selling or leasing or mortgaging or in any way conveying their land in one lot or more lots by divided or undivided to prospective purchasers/s have decided to appoint the Power Agent in respect of HER SHARE in the SCHEDULE PROPERTY, to act, perform and carry out all those things and matters mentioned in this deed;

WHEREAS the PRINCIPAL herein do hereby for the purpose of administering, maintaining, transferring, conveying and dealing with their respective lands in the above plots, which forms part of the approved layout, the PRINCIPAL hereby appoint, retain, authorize, nominate and constitute **M/s. JONES FOUNDATIONS PRIVATE LIMITED**, represented by its Director **Mr. A.SATHYAMOHAN, (Identification PAN : AHNPA5463F) (AADHAAR No.2525 2496 8331),** son of Mr.Appadurai to be her true and lawful Attorney and Agent to act, and to do all or any of the following acts, deeds and things on behalf of Principal;

1. To Manage, administer the Schedule Property in any manner or nature and to take all possible care and caution to protect the Schedule Property.
2. To enter into the Schedule Property and to survey the land, take measurements and to promote and develop the Schedule Property.

3. To Develop the Schedule Property in such manner as the Power agent deem fit and to Plot out / Construct buildings by Dividing / Subdividing the Schedule property in one or several lots either individually or jointly with any other land or land owners as the Attorney deem fit and proper.

Document No. 76 of 23 23 of Book
I 20
Containing Sheets 6 Sheet

THE SEAL OF THE SUBREGISTRAR OF ASSURANCES

Registering Officer

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

4. To apply to the Government / Quasi Government / Statutory authorities for Land conversion, Change of Zone classification, Change of Land use, and for other purposes to ensure effective and beneficial use of development of Schedule Property.

5. To apply to CMDA, Corporation, Municipality, Panchayat, Tamil Nadu Housing Board and/or other competent authorities for the necessary Approvals / Subdivisions / Sanctions / Permits including Plan sanction for Demolition and Reconstruction of any building/s in the Schedule Property and also to apply for New Plan sanctions for Residential Layout and / or Constructions of any building/s of any nature, and construct any kind of Residential and/or Commercial, including Apartments, Villas, Regular / Special building / Group development / Multi storied building or any development in the Schedule Property and to sign all required applications, forms, affidavits, undertaking, declarations, drawings, including the documents that are required as per the Real Estate Regulatory Authority Act, 2016 (referred to as RERA) and RERA Rules and obtain approvals.

6. To send and receive any correspondence or other intimation to the concerned authorities regarding the plan sanction, approvals or permits for development of Schedule Property for the provision of any amenities or facilities in the project thereto.

7. To apply, process and obtain necessary NOCs from the concerned authorities as required for the development of the Schedule Property like Traffic NOCs, Airport NOCs, TNPCB, Environment Clearance, PWD NOC, CMWSSB NOC, Fire NOC etc.

8. To obtain Planning permission, Building permission, License / Permission, NOC's, and to make, carry out, any alterations, additions,

Document No. 76 of 2023 of Book 1
ADT Contains 20 Sheets 7 to Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF KOLLAPPAKKAM

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

revisions, modifications and rectifications in the plans and process to obtain the same as required.

9. To apply for renewal / revision / changes of sanction/s, approval/s or permit/s issued for construction of any building/s or layouts on the Schedule Property before the concerned authorities.

10. To sign and execute Gift deed / deeds in favour of Corporation / Municipalities / Panchayat Union / Town Panchayat/ Local Panchayat / Competent Authority / TANGEDCO and /or any other authority as may be required and present the said deeds for Registration, before the registering authority for Road / Link Road / OSR / EB Substation / Public utility or any other purpose as required for the purpose of development of the Schedule Property as my attorney may deem fit and proper.

11. To engage Architects, Engineers, Contractors, Project Managers, Consultants, Legal Advisors, Auditors, Technical persons, Workmen and any other persons and to give contract for development of Schedule Property to any contractor / sub-contractor and enter into any contract agreement with any agency or contractor(s) as may deem fit and proper.

12. To apply to TNEB, TANGEDCO, TANTRANSCO and make necessary application for getting Temporary / Permanent / New Electricity connection in the Layout / Building proposed to be constructed in the Schedule Property and give affidavit of undertaking to the department for obtaining such connection on payment of necessary charges.

13. To obtain Property tax assessment, Water and Drainage and other connections to the development of Layout or Buildings and to enter

Document No. 76 of 2023 of Book 1
ADT Contains 20 Sheets Sheet

Registering Officer

Carol DeHaven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

THE SEAL OF THE REGISTRAR OF LOUDOUN

into contracts with manufacturers and suppliers for the supply of the necessary equipment required therefore for the Schedule Property.

14. To identify and finalize purchaser/s, conduct negotiations and to ascertain the market value of the Schedule Property, and receive advance amount from the Purchaser/s and to receive the entire sale consideration amount in the name of Attorney and issue valid receipts for the amounts received by the attorney. To fix the consideration for Lease / Rent and also finalize the terms for the same and to receive advance amount from Lessees and to enter into Lease / Rental Agreements for the Schedule Property.

15. To obtain Title opinions, APF Bank approvals for the Schedule Property, and complete the original title deeds inspection by Banks / Purchaser/s for the Schedule Property, and to complete all necessary process for conveying the Schedule Property as deem fit by the Attorney.

16. To enter into Sale agreement/s & Construction agreement/s and execute necessary Sale deed/s or any other appropriate deeds of conveyances by way of divided / undivided share of land to the prospective purchaser/s or their nominees of the Schedule Property, and to present the said deeds / agreements and admit the execution before the Sub-Registrar for the purpose of registration at the Sub-Registrar Office.

17. The Power of Attorney is further authorized to execute any deeds such as Ratification deeds, Exchange deeds, Assignment deed, Relinquishment deeds, Mortgage deeds, Memorandum of Deposit of Title Deed/s, Discharge deeds, Memorandum of understandings, Lease deeds, Settlement deeds, Release deeds, Partition deeds, Cancellation

Document No. 16 of 2023 of Book 1
ADS Contains 20 Sheets 9 Sheet

Registering Officer

Carol DeHaven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

THE SEAL OF THE REGISTRAR OF ASSURANCES

deed, Rectification deed to rectify any of the deeds / documents to the Schedule Property.

18. The Power of Attorney is further authorized to encumber the Schedule Property in any manner as they deem fit and shall also Mortgage, Create Charge / Lien over the Schedule Property and provide the Schedule Property as Security / Guarantee / Collateral security for any transaction to obtain Loans, Raising Financial assistance from any Nationalised Bank, Private Bank, Non-Banking Financial Company or Private Equity Companies or from any other Financial institutions or from any other Private Lendors or Individuals and also to execute Letters, Forms, Applications, Loan agreements, Guarantee agreements, Escrow agreements, Indemnities, Affidavits, Undertakings, Declarations, or any other document/s as may be required for Obtaining / Enhancing / Confirming such Loans by Creating Equitable Mortgage / Simple Mortgage in favour of Lendors and register the same before the concerned Sub-Registrar Office.

19. The Power of Attorney is further authorized to represent before Government offices, Semi Government offices, Statutory authorities, Judicial, Quasi-judicial office, Collector Office, Tahsildar office, Housing Board office, Land Acquisition Department, Urban Land Ceiling Department, Land Reforms and Administration, Departments of Environment, Pollution Control office, Police department and also before the concerned Ministerial and Secretarial offices and to submit and receive all document correspondences.

20. To engage chartered accountants for any tax related advice , internal and external audits and to engage advocates for any dispute and avail their services to file a suit or defend cases by signing Vakalath,

Registering Officer

Carol DeHaven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

THE SEAL OF THE SUB REGISTRAR OF PALLAVARAM

Petition, Plaint, Written statement, Proof affidavits, Written arguments, Complaints, Chief and Cross examinations, Writ petitions, Counters, Rejoinders, and to conduct execution proceedings, Memos, etc., and to represent before any Court of law or any other authorities including RERA and to recover possession or money based on the order or decree that may be passed and to conduct all required legal proceedings in any form or manner relating to the Schedule Property.

21. To sign or execute letters, applications, deeds or documents of any nature as required to effectively maintain, administer, transfer, sell and convey the Schedule Property to and in favour of the Prospective Purchaser/s and other beneficiaries and also to execute letters of No-objection, undertaking, declaration, affidavit, forms etc., as required to transfer the Patta / Town Survey Land Register, Chitta, Adangal, Urban land tax assessment, etc, in favour of Purchaser/s.

22. To pay all taxes and other public charges to the concerned public and other statutory authorities with respect to the Schedule Property.

23. To perform all necessary acts, deeds and things in order to ensure compliance of the rules and applicable provisions of RERA Act and rules in respect of the Schedule Property. To represent the Principal, and to make oral and written representations, submissions, declaration, including signing/executing forms, affidavits, declarations etc., as required for complying with the provisions of RERA Act and Rules and for completing the registration of the project pertaining to the Schedule Property with the regulatory authority. To pursue or defend any proceedings on the file of the Adjudicating authority, Tribunal and Appellate authority in respect of the provisions of RERA and to perform

Document No. 76 of 20 23 of Book
ADS
Contains 20 Sheets 11 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR

Carol DeHaven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

all required acts in this regard to initiate, defend and conduct proceedings on behalf of the principal in regard to provisions of RERA

24. The Power Agent is specifically empowered to delegate all or some of the powers hereby given to any other person if necessary to fulfill the aforesaid objects and generally to do such further or other acts, deeds and things which my power agent may deem fit and proper in the best interest to the fulfillment of the aforesaid objects.

25. To perform all requisite acts, deeds, actions and things required for perfectly assuring and ensuring the absolute title, ownership, interest, possession and enjoyment of the subsequent purchaser/s of the Schedule Property.

26. The PRINCIPAL herein, agree and undertake to ratify and confirm whatever acts, deeds or things that the Power Agent may lawfully do by virtue of the powers hereby given.

27. This Power of Attorney shall be in force, valid and binding on us until the entire Schedule Property is conveyed, sold and transferred by the power of attorney and till such time the powers shall be irrevocable under all circumstances. Thereafter also, we shall be able to cancel and revoke the powers only by writing an express letter addressed to the Power of Attorney / Power Agent herein intimating them about the proposed cancellation of the powers as the scope of powers gets completed and to obtain explicit consent and concurrence from the attorney and further the Power of Attorney shall also join the execution of cancellation deed and the same shall be jointly presented for registration.

Document No. 76 of 20 23 of Book
ADJ Contains 20 Sheets 12 Sheet

Registering Officer

Carol DeHaven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

THE SEAL OF THE SUBREGISTRAR OF

28. 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.

SCHEDULE OF PROPERTY

(Description of Property)

All that piece and parcel of vacant approved Plots bearing Nos. 1 to 23 having a total extent of 2735 Sq.Meters / 29,439 Sq.Feet or thereabouts (after gift of Roads and Public Purpose-I & II measuring 1150 Sq Meters or therabouts), out of the larger extent of 3885 Sq.Mtrs (96 Cents) of land or thereabouts comprised in Survey Nos. 29/5B1B1A, 29/22, 29/23, 29/24 and 29/25, situated at Moolachery Village, Tambaram Taluk, Chengalpattu District in the CMDA approved Layout No. P.P.D/ LO.No.125/2021 – vide Planning Permit No.14234 in File No.L1/11013 /2020 dated 27-08-2021 and confirmed by the President Madurapakkam Panchayat – vide its proceedings No.11/2022-2023 dated 22.07.2022), and the Layout is bounded on the :-

North by :- Road
South by :- Land in Sur.No. 29/12B, 29/12C & 29/12D
East by :– Land in Sur.No. 5B1B2A
West by :- Land in Sur.No. 29/7

and Situated within the registration district of Chennai South, and Sub Registration district of Pallavaram.

Document No. 76 of 2023 of Book
ADS Contains 20 Sheets 13 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF PALLAVARAM

Carol DeHaven

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427

(This Power of Attorney is given by the Principal for her land in Survey No. 29/25 in the above said plots.)

IN WITNESS WHEREOF THE PRINCIPAL has signed this Deed of General Power of Attorney on this 13 day of ~~March~~ April 2023 in the presence of the Notary Public.

PRINCIPAL

STATE OF Virginia

COUNTY OF Clarke

The foregoing instrument was acknowledged before me this 13th day of April, 2023, by Sheeba Sumithra Henry

Document No. 76 of 2023 of Book ADS Contains 20 Sheets 14 Sheet

My Commission expires 07-31-2023.

Notary Registration No.: 264427

Registering Officer

Carol DeHaven

Notary Public

CAROL M. DEHAVEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #264427



Document No. 76 of 2023 of Book A DJ. Containing 20 Sheets 15 Sheet

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES

ADJ/Pallavaram/76/2023

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திரு/திருமதி/செல்வி. JONES FOUNDATIONS PRIVATE LIMITED SATHYA MOHAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : பல்லாவரம்
நாள் :03/05/2023

சார்பதிவாளர்
SUB REGISTRAR
PALLAVARAM

2023 ஆம் ஆண்டு மே மாதம் 3ம் நாள் பல்லாவரம் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் : 8148208467

1. திரு PARTHIBAN த/பெ DHANAPAL NO. 176 PV VAITHIYALINGAM ROAD OLD PALAVARAM, செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 600043

2. திரு DINAKARAN த/பெ PITCHANDI NO 2086 RAMASAMY GARDEN ADYAR CHENNAI, சென்னை, தமிழ்நாடு, இந்தியா, 600020 7299074453

2023 ஆம் ஆண்டு மே மாதம் 3ம் நாள்



எழிலரசன் ர
சார்பதிவாளர்
பல்லாவரம்
SUB REGISTRAR
PALLAVARAM

ADJ/Pallavaram/76/2023 எண்ணாக தீர்வு செய்யப்பட்டது.

Document No. 76 of 2023 of Book
ADJ Contains 20 Sheets 16 Sheet

நாள் : 03/05/2023
பல்லாவரம்

Registering Officer

எழிலரசன் ர
சார்பதிவாளர்
SUB REGISTRAR
PALLAVARAM


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JONES FOUNDATIONS
PRIVATE LIMITED
15/11/2002
Permanent Account Number
AABCJ4631L
Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
A SATHYA MOHAN
SELVARAJ APPADURAI
03/03/1968
Permanent Account Number
AHNPA5463F
Signature


Government of India
Sathyamohan Appadurai
DOB: 03/03/1968
MALE
2525 2496 8331


Unique Identification Authority of India
Address:
C/O S.D. APPADURAI, FLAT No. B2, FIRST FLOOR, DOOR No.1/16, SATHYANARAYANA STREET, SANKAR NAGAR, Uttagaram, Kanchipuram, Tamil Nadu - 631001
2525 2496 8331

Document No. 76 of 2023 of Book 1
Contains 20 Sheets 17 Sheet

Registering Officer

THE SEAL OF THE REGISTRAR



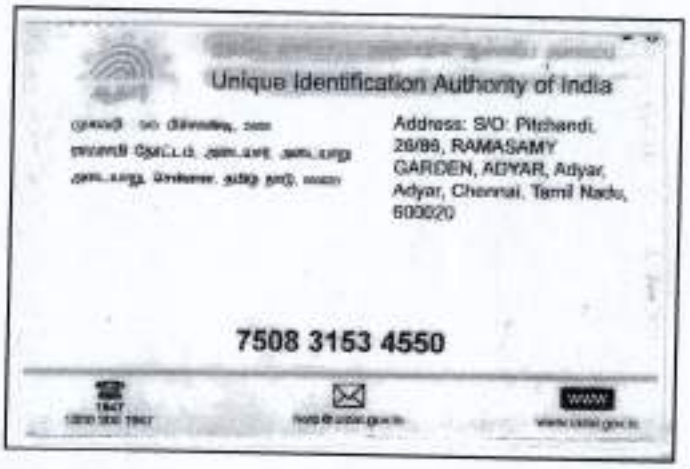
இந்திய அரசாங்கம்
Government of India

Dinakaran P
Father : Pitchandi

DOB: 10/12/1985
Male

7508 3153 4550

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

Address: S/O: Pitchandi,
26/99, RAMASAMY
GARDEN, ADYAR, Adyar,
Adyar, Chennai, Tamil Nadu,
600020

7508 3153 4550

P. Pitchandi

Document No. 76 of 2023 of Book
ADS Contains 20 Sheets 18 Sheet

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ADYAR





Document No. 76 of 2023 of Book
ADJ Contains 20 Sheets 19 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF PALLAVARAM

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் இராமம் : மூலச்சேரி

பட்டா எண் : 426

உரிமையாளர்கள் பெயர்

1. ஜெரால்ட் ஹென்றி மனைவி வீபா ஜெரால்ட் ஹென்றி -

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	
29	25	0 - 3.00	0.10	--	--	--	--	2023/0103 /35/307315--Ba /1468/22 -- 20-03-2023
		0 - 3.00	0.10					

குறிப்பு2 :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/150 /00426/40012** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 20-03-2023 அன்று 04:30:09 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 76 of 2023 of Book 1

A DS Contains 20 Sheets 20

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வருவாய் இராமம் : மூலச்சேரி

உரிமையாளர்கள் பெயர்

1. ஜெரால்ட் ஹென்றி மனைவி வீபா ஜெரால்ட் ஹென்றி

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.