Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU X 372611

D. AKILAN
STAMP VENDOR No.7/AA3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai-600 010.
Res.:2644 1719 Cell: 98401 53687

21.2.11
Smt. Preethi Nanda
Chennai

GENERAL POWER OF ATTORNEY

ON THIS THE 30th DAY OF MAY, 2011,

I, Smt. R.VASANTI RAM NARAYAN, wife of Mr. S. Rama Narayanan, Hindu, aged 54 years, residing at No.32, Ramachandra Road, Nehru Nagar, Chromepet, Chennai-600 044.

DO HEREBY APPOINT

Smt. PREETHI NANDA, wife of Mr. S. R. Nanda Kishore, Hindu, aged 27 years, residing at No.32, Ramachandra Road, Nehru Nagar, Chromepet, Chennai-600 044.

as my Attorney to do the following acts and deeds in my name and on my behalf.

DOCUMENT
NO / YEAR 8447/2011
Page No: 1
Total: Pages: 7

R Vasanti Ram Narayan

844/2011

2 - 3

IN Document No. 844 of 2011
Containing ... 5 ... Sheets
... 1 ... Sheet

Sub-Registrar

DOCUMENT NO / YEAR 844/2011 Page No. Total: 2 Pages: 7

Presented in the Office of the Sub Registrar of Selaiyur and Fee of Rs. 1501/- Paid between the hours of 2 ... 3 on the 31st May 2011 ... by

THE SEAL OF THE REGISTRAR OF MADRAS SOUTH

LEFT THUMB





R Vasanta Ram Narayan

ID: PAN CARD: AADPV7989A

SUB-REGISTRAR SELAIYUR

"Additions as per the recitals of this Document"

EXECUTION ADMITTED BY

R Vasanta Ram Narayan

LEFT THUMB



IDENTIFIED BY

(A.C. ALAGU RAJA)
S/o Late P.A. Chinnaiah
No. 2 Tells Avenue
Rajaji Puram Ch. 73

ID: PAN CARD: AECPA6893H

LEFT THUMB





SUB-REGISTRAR SELAIYUR

LEFT THUMB





(NANDA KISHORE) S/o RAMANARAYAN

No. 32, RAMACHANDRA ROAD, NEHRU NAGAR, CHROMEPET CHN-44

ID: ACLPN7232N PAN

SUB-REGISTRAR SELAIYUR

WHEREAS:

II. I am the sole and absolute owner of Entire Agricultural land measuring 60 cents comprised in S.No.577/1 at Madambakkam Village, Tambaram Taluk, Kancheepuram District, under a Sale Deed dt.09/07/2009 Vide doc.No.6226 of 2009 registered at SRO, Tambaram.

II. As I am not able to look after the same, I thought it fit to appoint Mrs.Preethi Nanda as my Attorney to do the following acts in my name and on my behalf in respect of Agricultural lands measuring 16.5 cents comprised in S.No.577/1 part of Madambakkam Village, Tambaram Taluk, Kancheepuram District, marked 'Yellow' in the Plan enclosed, (described in the Schedule hereunder and hereinafter referred to as Schedule Property) to do the following acts in my name and on my behalf:-

1. To sell the Schedule Property either as a whole or in part/s or as undivided share/s as the case may be.

2. To enter to Sale Agreement with anyone in respect of the Schedule Property and receive advance in her name.

3. To receive sale consideration and issue receipt in her name.

4. To execute, register and admit execution of Sale Deed or Lease Deed or any deed or document before the Sub Registrar or Registering Authorities.

5. To sign any plans, forms, including Sub Division Plans, Indemnity/Check Lists, statements, affidavit, petitions, vakalats, pleadings, etc. of any nature whatsoever, in respect of the Schedule Property, before:
   a) Panchayat, Municipality or CMDA, Corporation or Local Body
   b) TNEB, MMW & SSB
   c) Asst. Commissioner, Special Commissioner, Urban Land Ceiling

R Vasanth Ram Nanja

DOCUMENT NO/YEAR 8411204
Page No:
Total: 3
Pages: 7

Claim admitted by

LEFT THUMB





ID : PAN CARD :
AGAPN2394L

SUB-REGISTRAR
SELAIYUR

"Additions as per the recitals of this Document"

DOCUMENT NO / YEAR 844 / 2011
Total: 4
Pages: 7

....31st....day of....May....20 11

Sub-Registrar

REGISTERED AS No. 844 ....OF....2011.OF
BOOK....IV....
DATE. 31:05:2011..

SUB-REGISTRAR
SELAIYUR

L. SURENDRAN
SUB-REGISTRAR

THESEAL OF THE REGISTRAR OF MADRASSOUTH

IV Document No. 844 of 2011
Containing....5....Sheets
....2....Sheet

Sub-Registrar

THESEAL OF THE REGISTRAR OF MADRASSOUTH

Department

d) Tahsildar

e) Any Government Department/s or Undertaking/s either State/Central

f) Court, Tribunal, Quasi Judicial Authorities

g) Police Department

h) Registration Authorities

6. To give evidence before Court, Tribunal or Quasi Judicial Authorities or before any Authority as mentioned in Clause 5 above.

7. To compound, compromise and withdraw any case before Court/Magistrate.

8. To engage any Advocate of my Attorney's choice.

9. To develop the above referred property into residential plot's/residential building/commercial building.

10. To execute, register and admit execution of Gift Deed or any Deed or Document that may be demanded by CMDA/Corporation/Panchayat/Local Body before the Sub Registrar/Registering Authorities.

11. To deal with the property in any fashion my Attorney likes.

12. My Attorney shall render accounts.

13. No consideration has been passed by virtue of this instrument.

14. This Power of Attorney is in respect of Schedule Property only.

15. This Power of Attorney shall remain in force till the entire Schedule Property is sold at the discretion of my Attorney.

R Vasanth Ram Narayan

DOCUMENT NO / YEAR 846/2011 Page No: 5 Total: 7 Pages:

I will be bound by all the acts of my Attorney pursuant to the power conferred on her.

SCHEDULE

Agricultural lands measuring 16.5 cents comprised in S.No.577/1 part of Madambakkam Village, Tambaram Taluk, Kancheepuram District, marked 'Yellow' in the Plan enclosed, bounded on the,

North by	:	Survey No.577/1 part
East by	:	24' Road
South by	:	Survey No.575
West by	:	Survey No.578
Total Extent	:	16.5 cents

situated within the Sub Registration District of Selaiyur and Registration District of South Chennai as mentioned below :

IN WITNESS WHEREOF WE HEREBY SUBSCRIBE OUR SIGNATURES ON THIS ..... DAY OF MAY, 2011.

R Vasanti Ram Narayan

(R. VASANTI RAM NARAYAN)
Principal

Preethi

(PREETHI NANDA)
Attorney

WITNESSES:

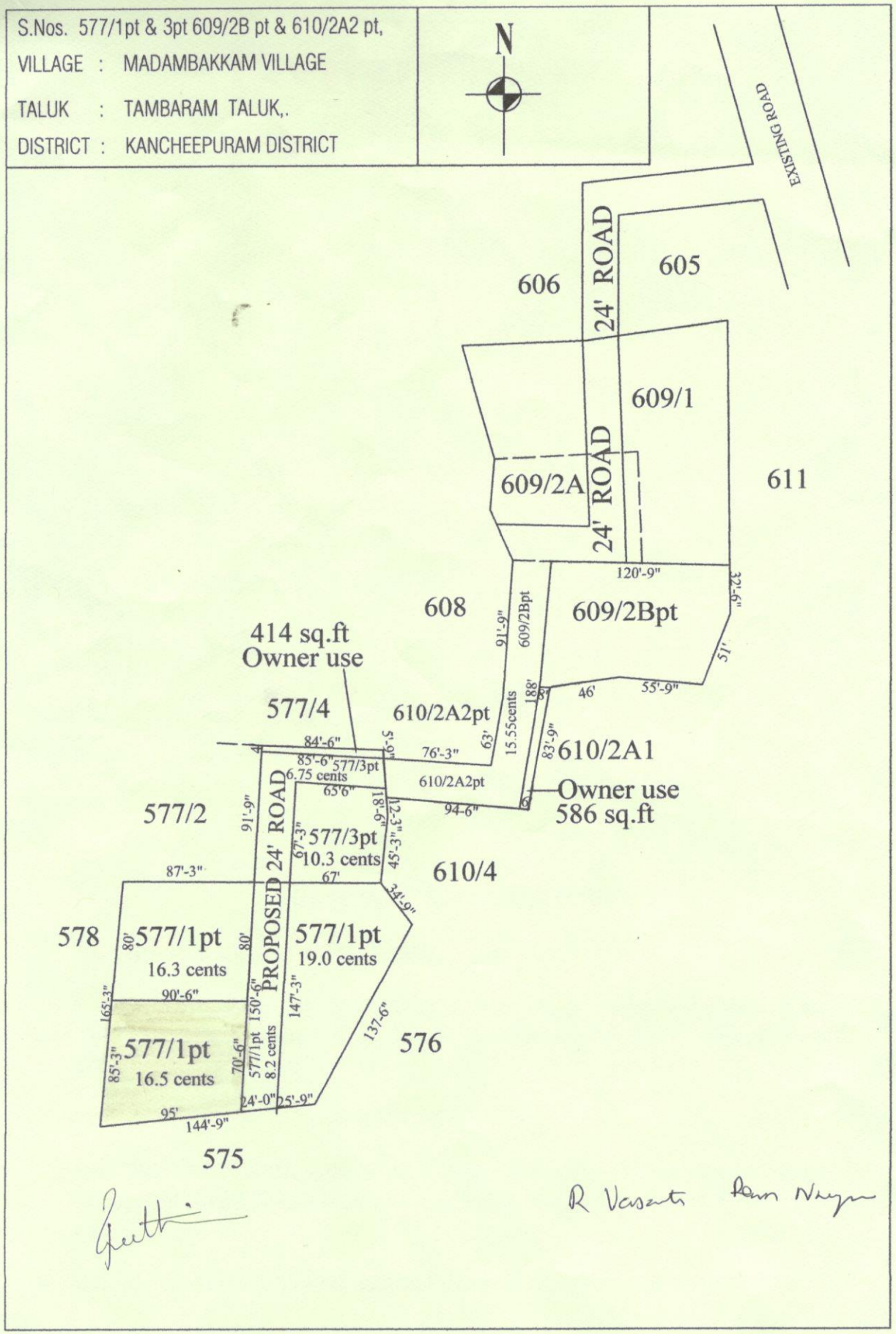
1. Jesus -
S/o Late P.A. Chinnaiah
No. 2 Teddy Avenue
Rajaji Puram
Ch- 73

2. (S R Nanda Krishnan)
S/o S. Ramanarayanan,
Ramachandra Road
32, Nehru nagar, Chrompet,
Chennai - 44.

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Total: 6
Pages: 7

S. RAMA NARAYANAN
ADVOCATE & NOTARY
315 (152), Thambu Chetty Street
1st Floor, Chennai - 600 001.
Ph: 2534 1168, 2534 0252

S.Nos. 577/1pt & 3pt 609/2B pt & 610/2A2 pt,
VILLAGE : MADAMBAKKAM VILLAGE
TALUK : TAMBARAM TALUK,.
DISTRICT : KANCHEEPURAM DISTRICT



R Vasanth Ram Nayak

DOCUMENT NO/YEAR 841/2011
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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
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+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.