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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

6602/2025

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Muniyappa Kurubatti

AW 148767

RS 500/-

DATE 2.7.2025

V. RAMESH
Stamp Vendor L.No: 1/2009/KGI
KELAMANGALAM - 635 113.

GIFT DEED

THIS DEED OF GIFT IS MADE AND EXECUTED AT KELAMANGALAM ON THIS 2nd DAY OF JULY – 2025 BY: (02.07.2025)

Mr. MUNIYAPPA, (Aadhaar Card No.7394 7490 1183 – Mobile No.9986221536) aged about 65 years, Son of Periya Kempaiah, residing at No.18, Kurubatti Village, Mathigiri, HCF Post, Hosur Taluk, Krishnagiri District, Tamil Nadu. PIN – 635 110, (Hereinafter referred to as the "DONOR") which term shall unless the context otherwise requires, mean and include their legal heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**.

TO AND IN FAVOUR OF

TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LIMITED (TANGEDCO) represented by Chairman/Managing Director, TNEB Limited, Chennai and other places at Hosur – 635 109, Hosur Taluk, Krishnagiri District, Tamil Nadu. **(Hereinafter called "the DONEE") (BENEFICIARY)** which expression shall unless and otherwise requires the context includes its successors, agents, representatives and assigns of the **OTHER PART.**

Document No. 6602 of 2025 of Book 1. Contains 1/4 Sheets 1/4 Sheet.
Registering Officer
Kelamangalam

L.T.M of MUNIYAPPA

Whereas the Land bearing SY.No.862/1B1, of Onnalavadu Village, of Hosur Taluk belongs to the Donor No.1, by way of Property Vide Partition Deed Vide Document No.1716/2000, of Book 1, registered in the office of the Sub Registrar of Kelamangalam and by way of Self acquired Property Vide Sale Deed Vide Document No.7829/2023, of Book 1, registered in the office of the Sub Registrar of Kelamangalam, and Separate Patta No.2866, And thus the Donor derived good, clear, full valid and absolute marketable title to the Schedule mentioned properties and thus the said property is in the Donor continuous possession and enjoyment without any interruption and hindrance.

And thus schedule mentioned properties are in its continuous possession and enjoyment from the date of registration

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

1. The Donor do here by declare that he is the absolute owner of the schedule mentioned property now Gifted to Donee. The Donor hereby assures that the schedule mentioned Area os free from all encumbrance.
2. The Donor gifted the schedule mentioned property to the Donee for the use of the TANGEDCO.
3. The Donor also Handed over the schedule mentioned property to the Donee on this day itself.
4. The Donor has relinquished the rights on the below mentioned gifted property through this Deed and surrendered of the same to Donee.
5. The Donor gifted the said property to the Donee for the use of TANGEDCO purpose only.
6. The Donor has no objection to get name transfer in revenue records in the name of the Donee in respect of the schedule mentioned property. The Donor has not received any consideration of benefit for this Gift Deed. The Donor also handed over the supporting documents photo copy of title to the Donee for record purpose.

[redacted] T.M of MUNIYAPPA
Document No. 6602 of 2025 of Book 1
Contains 14 Sheets 2 Sheet
Registering Officer
Kelamangalam.

SCHEDULE OF PROPERTY

In **ONNALAVADI VILLAGE** of Hosur Taluk, Krishnagiri District, attached to the Regn. District of Krishnagiri and the Sub Regn. District of Kelamangalam and also attached to the Village Panchayat limits of Onnalavadi and Union council of Hosur.

ONNALAVADI VILLAGE SURVEY NUMBER : 862/A3 Dry. Ext. Hec.2.30.5 (or) Ac.5.69 Cents, Asst Rs.2.50, in this New Sub Division **SURVEY NUMBER : 862/A3A,** Dry. Ext. Hec.2.26.0 (or) Ac.5.59 Cents, in this Further New Sub Division **SURVEY NUMBER : 862/1B,** Dry. Ext. Hec.0.81.12 (or) Ac.2.00, Asst Rs.0.88, (Patta No.2866), in this New Sub Division **SURVEY NUMBER : 862/1B1** Dry. Ext. Hec.0.80.19 (or) Ac.1.98 Cents, Asst Rs.0.87, (Patta No.2866), in this For TANGEDCO Area within the following boundaries :

EAST	:	Local Body Area,
WEST	:	12.20 Meter Panchayath Road,
NORTH	:	1st Road,
SOUTH	:	12.20 Meter Panchayath Road,

Within these boundaries measuring:-

East to West on North side	:	8.63 Meter
East to West on South side	:	11.61 Meter,
North to south on East side	:	8.16 Meter,
North to south on West side	:	0 Meter,
Total area of	**:**	**33. 80 - Sq.Meter.** Only

The above said TANGEDCO Area covered under this **GIFT DEED.**



L.T.M of MUNIYAPPA

Document No....6602.....of 2025 of Book ...1....Contains ...14.....Sheets ...3....Sheet.

Registering Officer
Kelamangalam.



The Nominal Value of the property as per G.O. M.S. No. 353 CT & RE IS Rs.100/-

IN WITNESS WHEREOF THE DONOR HAVE SIGNED THIS DEED OF GIFT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



L.T.M of MUNIYAPPA

WITNESSES:

1. N. Muniraj (**Mr. N. MUNIRAJ** S/o Nanjappa, No.6, Kurubatti Village, Mathigiri, HCF Post, Hosur Taluk, Krishnagiri District, Tamilnadu 635 110, Aadhaar Card No.5312 4507 2102)

2. M. Sivakumar (**Mr. SIVAKUMAR** S/o Muniyappa, No.19/18, Kurubatti Village, Mathigiri, HCF Post, Hosur Taluk, Krishnagiri District, Tamilnadu 635 110, Aadhaar Card No.9334 7722 4818)

DRAFTED BY:

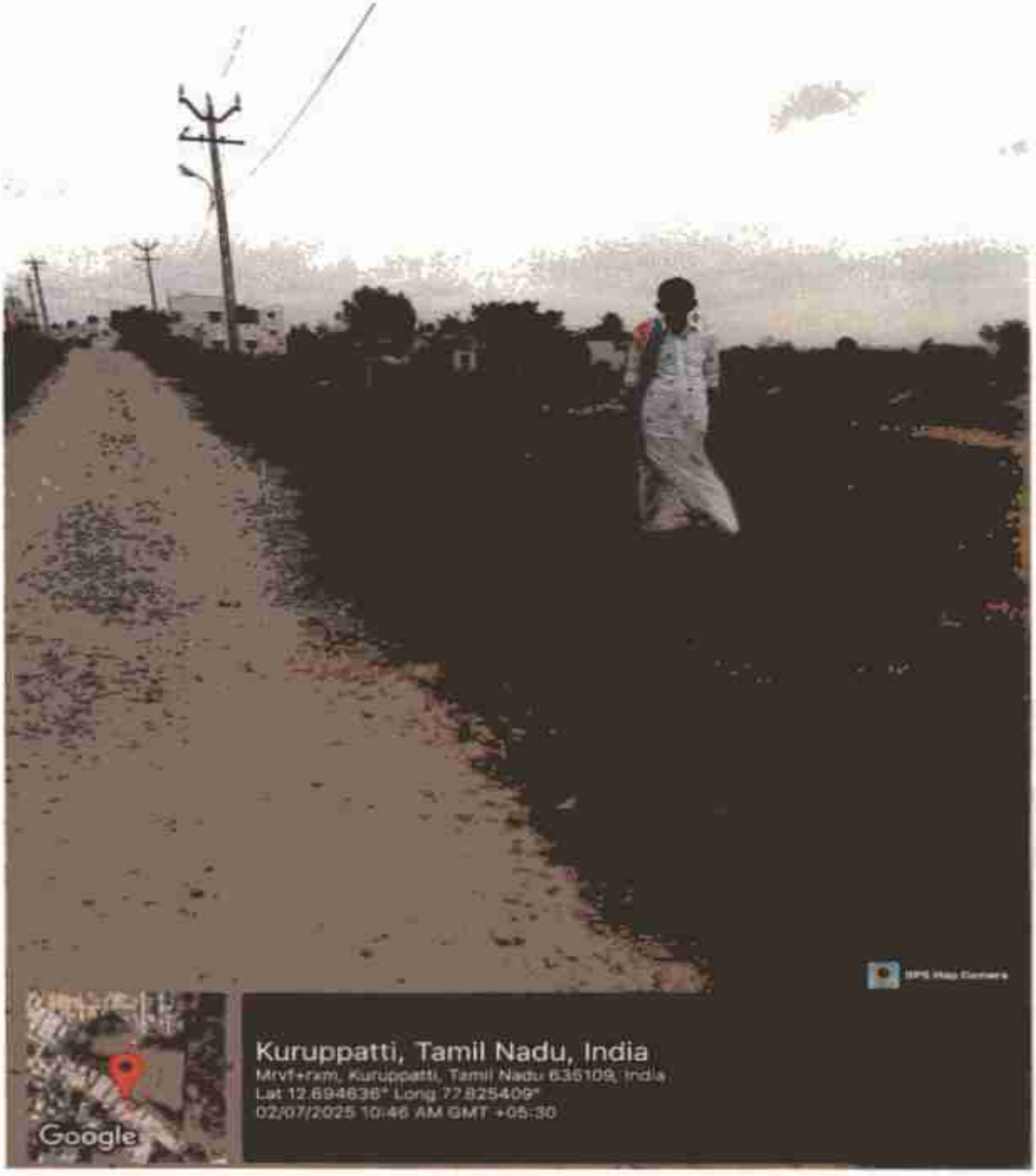


S. THANIGAINATHAN, B.Com.,L.L.B.,
ADVOCATE & NOTARY PUBLIC
No. 104, Ground Floor, Opp Court Campus,
HOSUR - 635 109, Krishnagiri -Dist.
Ph. 94434 80697

Document No....6602....of 2025 of Book ..1..Contains ..14.....Sheets ....4..Sheet.

Registering Officer
Kelamangalam.





T.T.I OR
Muniyappa

Document No....6602.....of 2025 of Book
1 Copies/14.....Sheets..5....Sheet

Registering Officer
Kelamangalam.

R/Kelamangalam/Book-1/6602/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5872 of 2025

I hereby certify that a sum of ₹ 21,915/- (Rupees Twenty One Thousand Nine Hundred and Fifteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. MUNIYAPPA residing at No.18, Kurubatti Village, Mathigiri, HCF Post, Hosur Taluk, Krishnagiri District, Tamil Nadu (Aadhaar Card No.739474901183 - Mobile No.9986221536), Krishnagiri, Tamil Nadu, India, 635110.

Sub Registrar: Kelamangalam
Date: 02/07/2025

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

Presented in the office of the Sub Registrar of Kelamangalam and fee of ₹ 7,415/- paid at 01:18 PM on the 02/07/2025 by

Left Thumb

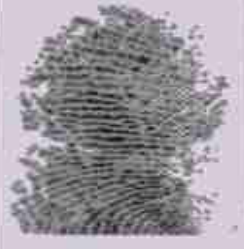




L.T.I of Muniyappa

Additions as per recitals of document

Execution admitted by
Left Thumb





L.T.I of Muniyappa

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4839495162463ec11c44b1d9d552bef395f4037
(Details from UIDAI : Muniyappa Periya Kempaiah S/O: Periya Kempaiah, 02-04-1960, xxxxxxxx1183)



2nd day of July 2025

Document No.....6602.....of 2025 of Book ..I...Contains....14....Sheets..2...Sheet.

Registering Officer
Kelamangalam.

Perumalraja L
Sub Registrar
Kelamangalam

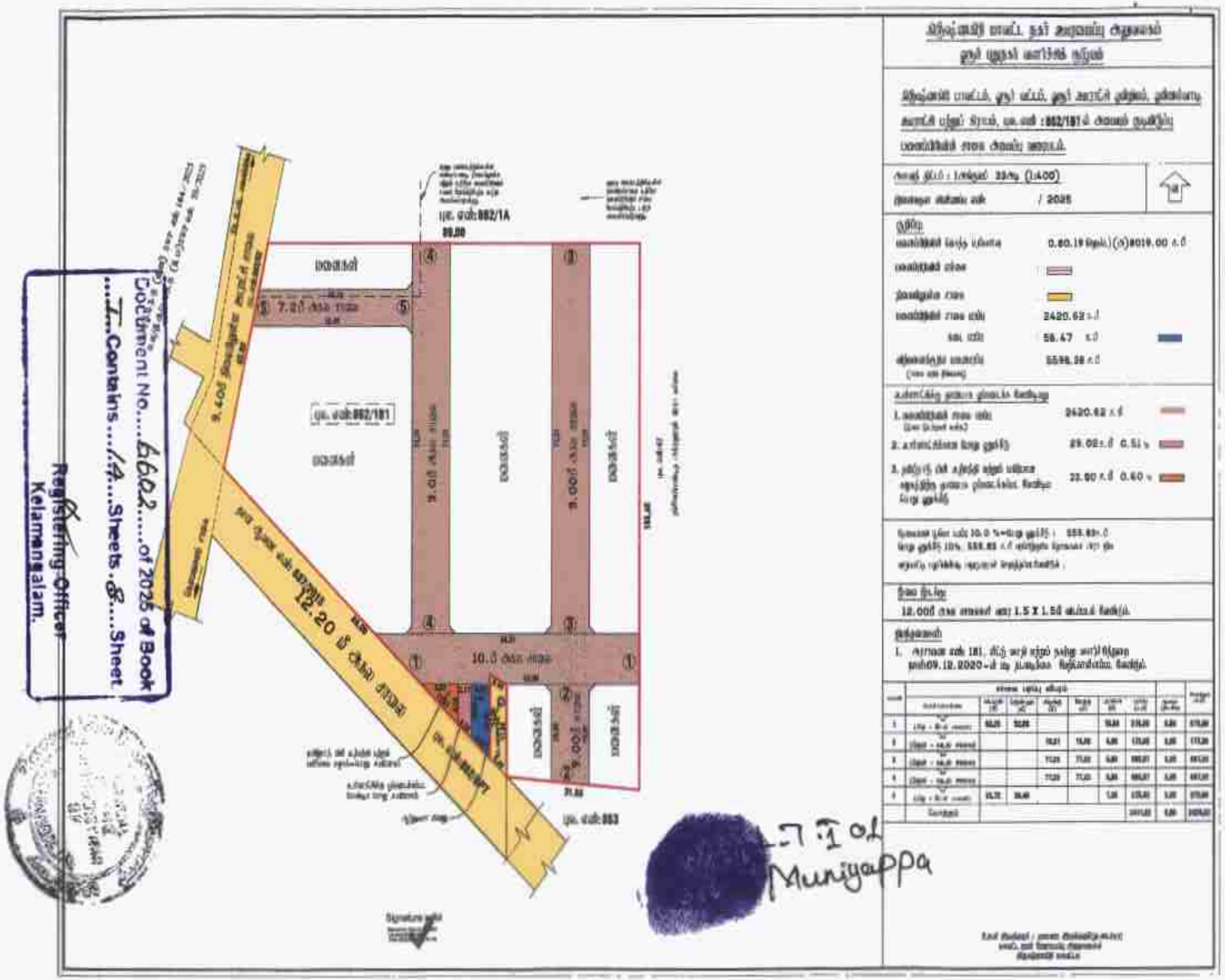
Registered as Number **R/Kelamangalam/Book-1/6602/2025.**

Date: 02/07/2025
Kelamangalam

Perumalraja L
Sub Registrar

Document No....6602.....of 2025 of Book ....1..Contains.....14.....Sheets.....7...Sheet.

Registering Officer
Kelamangalam.


Document No.....6602.....of 2025 of Book
I...Contains.....14.....Sheets...&.....Sheet
Registering Officer
Kelamangalam.
ப.எ. எண்:882/1A
ப.எ. எண்:882/181
ப.எ. எண்:883
12.20 மீ அகல சாலை
10.0 மீ அகல சாலை
Muniyappa

Town and Country Planning Department
Krishnagiri,639 001

(Road Pattern)

ROC No. WDISQV1A /2025/TCP Date : 6/25/25 4:08 PM

To

P.Muniyappa ,
No 18, Kurupatty mathigiri
Hosur Cattle form,
Hosur -635101

Sir/ Madam,

Sub

Layout DTCP – Krishnagiri District – Hosur Taluk – Hosur New Town Development Authority – Onnalvadi Panchayat and Village – S.F.No.862/1B1 in Extent – 8019.00 Sq.m (or) 1.98 acre– Layout Road Pattern approval – reg.

Ref:
1. The Layout proposal received through online vide reference No. WDISQV1A /2025/ KD Dated :23.05.2025.
2. DTCP Circular No.24282/2005LA2 Dated:04.05.2006.
3. G.O.(Ms.)No18, MA&WS department dated:04.02.2019 and
4. G.O.(Ms.)No.16, MA&WS Department, Dated:31.01.2020.
5. G.O.(Ms.)No.181, Housing and Urban Development Department, Dated:09.12.2020.
6. DTCP Circular No.19799/2020/T Dated:24.12.2020.

1. The proposal received through online under reference 1st cited above. seeking approval for the formation of Residential layout in the land bearing S.F.No 862/1B1 in Extent 8019.00 Sq.m (or) 1.98 acre at Onnalvadi Village and Panchayat Hosur Taluk, Krishnagiri District, was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads ,
area meant for public purpose for local body (0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars Under references 2 to 6 cited above

2. In the reference 4th cited, it has been ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR - 2019 and to ensure the lands earmarked for roads, and public purpose to be gifted by the applicant(s) and Gift Deed registered in the name of the authorities concerned viz, Local Body TANGEDCO.

3. You are therefore, requested to handover the park and road space, area and the PP-1 site (Reserved Local Body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered Gift Deed. A copy of the Road Pattern Map showing the road space, and the PP-1 & PP-2 sites with area details which have to be handed over to the respective authorities viz. Local body / TANGEDCO with gift deed format are enclosed.

4. It would be highly appreciated if you could transfer an amount of Rs.3000 /- to the Flag Day Fund by way of taking online in favor of Armed Force Flag Day Fund "and the same Could be sent to this office by post

5. On receipt of the registered Gift Deed in original, the approved plan will be sent to the for sanctioning of the layout.

AD/DD I/C
District Town and Country Planning
DTCP-Hosur

Copy to:

1. Special officer,
Onnalvadi village and
panchayat
Hosur

Document No.....6602.....of 2025 of Book ...1...Contains ...14....Sheets ...9....Sheet

Registering Officer
Kelamangalam.

2.Block Development officer
Hosur Panchayat union
Hosur

2.Sub Registrar,
Kelamangalam Registrar Office,
Kelamangalam

3.TANGEDCO.
Krishnagiri District.

Encl: Road Pattern Map

Copy to:
1. Local body
2. TANGEDCO

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Document No.....6602...of 2025 of Book
.....I Contains .....14.....Sheets ..10..Sheet.

Registering Officer
Kelamangalam.

Signature valid

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : கிருஷ்ணகிரி வட்டம் : ஓசூர்

வருவாய் கிராமம் : ஒன்னல்வாடி பட்டா எண் : 2866

உரிமையாளர்கள் பெயர்

1. பெத்தகெம்பையியா மகன் முனியப்பா

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	
862	1B1	0 - 80.19	0.87	--	--	--	--	2025/0105/31/647898--2025/31/09/004253SD ------ Digitally signed:gunasiva g Tahsildar 09/04/2025 01:03:44:PM
		0 - 80.19	0.87					

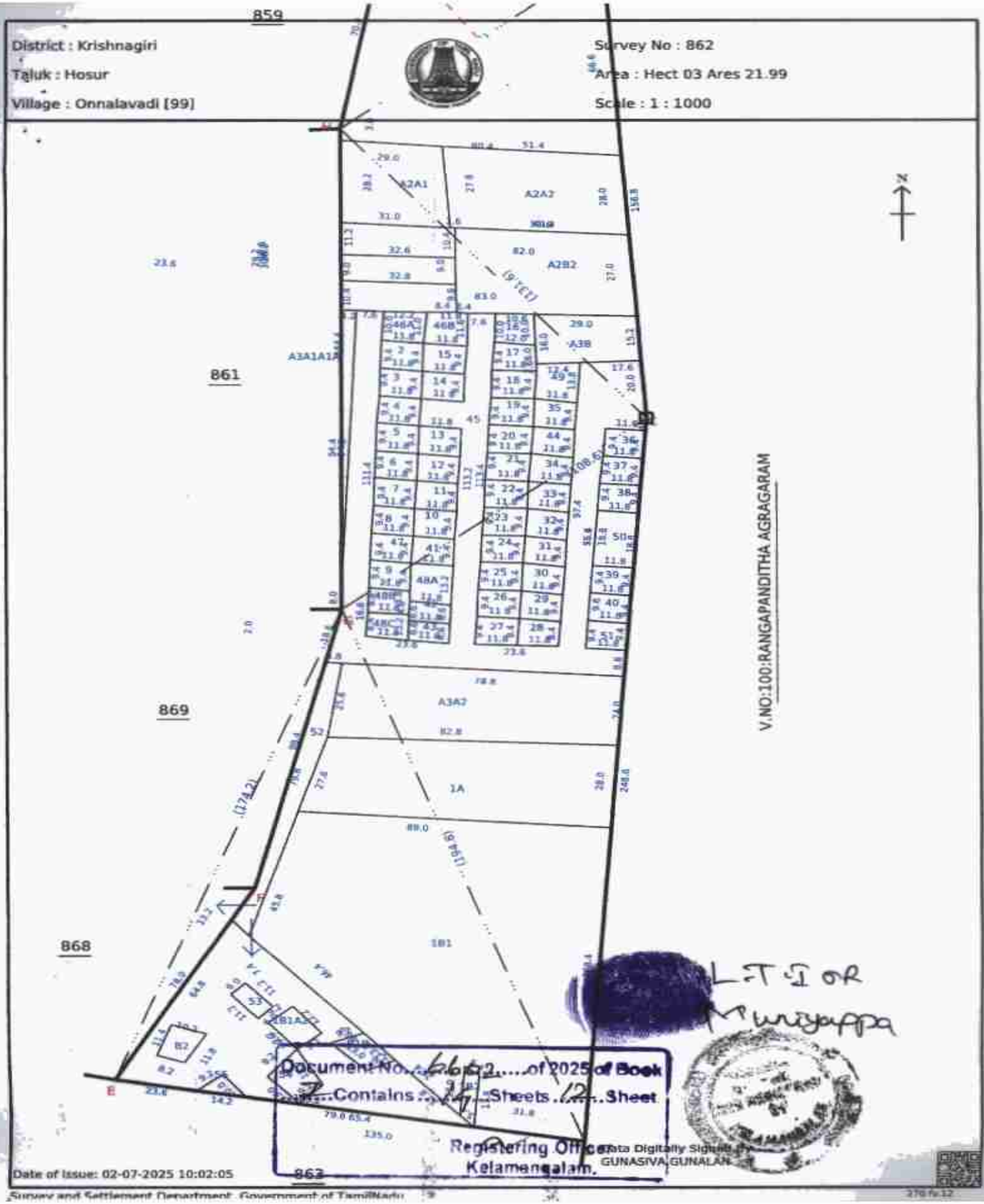
குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/31/09/099/02866/60952** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-07-2025 அன்று 09:33:54 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Munisyappa

Document No..6602.....of 2025 of Book ..1....Contains..14.....Sheets..11....Sheet

Registering Officer
Kelamangalam.


District : Krishnagiri
Taluk : Hosur
Village : Onnalavadi [99]
Survey No : 862
Area : Hect 03 Ares 21.99
Scale : 1 : 1000
859
861
869
868
863
A2A1
A2A2
A2B2
A3A1A1A2
A3B
A3A2
1A
1B1
V.NO:100:RANGAPANDITHA AGRAGARAM
Document No. 6642 of 2025 of Book 1
Contains 14 Sheets 12 Sheet
Registering Officer
Kelamangalam.
Data Digitally Signed by GUNASIVA GUNALAN
Date of Issue: 02-07-2025 10:02:05
Survey and Settlement Department, Government of TamilNadu

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ஆதார்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய்: பெயர். பெரிய கெம்பையா. 18, குருபட்டி, மத்திகிரி, ஒசூர் கட்டம்ப பாரம், கிருஷ்ணகிரி, ஒசூர், தமிழ் நாடு, 635110

Address:
S/O: Periya Kempaiah, 18, KURUBATTY, Mathigiri, Hosur Cattle Farm, Krishnagiri, Hosur, Tamil Nadu, 635110

7394 7490 1183

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

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2043/30539/00312

To
முனியப்பா பெரிய கெம்பையா
Muniyappa Periya Kempaiah
S/O: Periya Kempaiah
18 KURUBATTY
Mathigiri
Hosur Cattle Farm
Hosur Krishnagiri
Tamil Nadu 635110
9788302414

12/08/2016
3090/36494

MA896264947FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7394 7490 1183

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



முனியப்பா பெரிய கெம்பையா
Muniyappa Periya Kempaiah
பிறந்த நாள் / DOB: 02/04/1992
ஆண்/Male

7394 7490 1183

எனது ஆதார், எனது அடையாளம்

T. Muniyappa

Document No. 1002 of 2025 of Book 1
Contains 14 Sheets 13 Sheet

Registering Officer
Kelamangalam.



N Muniraj
பிறந்த நாள்/DOB: 02/02/1984
ஆண் / MALE
Mobile No. 9865720236

5312 4507 2102
VID : 9189 2370 7480 3925

எனது ஆதார், எனது அடையாளம்



Address
S/O. Nanjappa 8 GURUPATTI mathigiri
Hosur PO Hosur Cattle Farm Hosur DIST
Krishnagiri Tamil Nadu 635110

5312 4507 2102

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

N. Muniraj

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrollment No : 2007/13257/54996

To
Sivakumar Muniyappa
S/O: Muniyappa
19/1S
GURUPATTI
MATHIGIRI
Hosur
Hosur Cattle Farm,Krishnagiri
Tamil Nadu - 635110
8015183608

23/11/2013

55590435

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9334 7722 4818

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



சிவகுமார் முனியப்பா
Sivakumar Muniyappa

DOB: 19/10/1985
ஆண் / Male

9334 7722 4818

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Document No.....602.....of 2025 of Book
...I...Contains...14....Sheets....14....Sheet

Registering Officer
Kelamangalam

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.