

RE

REGULATORY RECORD

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17348/2022



TAMILNADU

S. Anand and S Venkatesh

Ch-17

R. Jayalakshmi

L.No. 87/1087/71/DO: 5-2-71

R. JAYALAKSHMI

STAMP VENDOR

5/2, South Dhandapani Street,
T. Nagar, Ch-17, Ph:2432 8189

CS 566197

08 NOV 2022

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at Chennai on this 9th Day of NOVEMBER, 2022

BY

Mr. M. LOGANATHAN, (AADHAR No. 270452565159) Hindu, aged about 42 years, son of Mr. Murugesan, residing at House No.11, Mohammed Ali Street 2nd Lane, Thiruvallur Post, Thiruvallur - 602001 hereinafter called the 'PRINCIPAL'.

TO AND IN FAVOUR OF

- 1) MR. S. VENKATESH, (PAN No.AEHPV9607D) (Aadhar No.290469600092) Hindu, aged about 42 years and 2) MR. S. ANAND, (PAN No.AHRPA9971E) (Aadhar No.623812130568) Hindu, aged about 38 years, both sons of Late. V. Sampath, having their office at "Sampath Building", No.52/2, Bazullah Road, T. Nagar, Chennai - 600 017 hereinafter jointly called the "POWER OF ATTORNEY".

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Contains 16 Sheet 1 Sheet
Registering officer

M. Loganathan



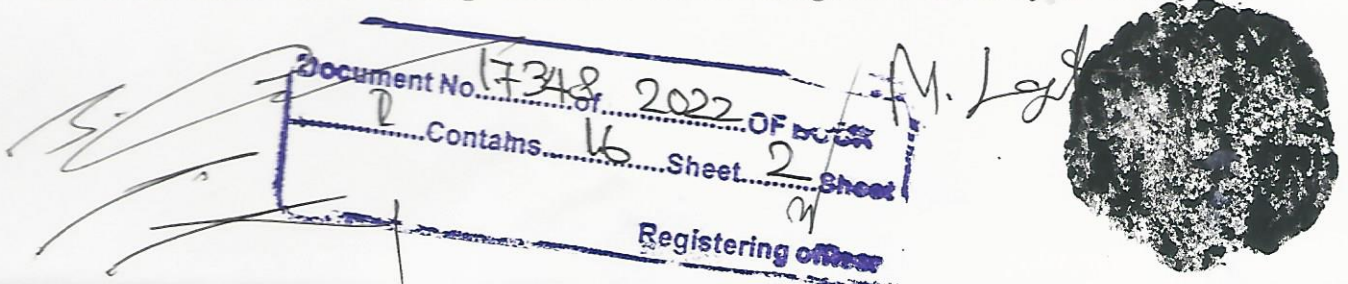
NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

WHEREAS G. Muruges Reddiar son of Govinda Reddiar was jointly owning and possessing along with his father Govinda Reddiar son of Murugappa Reddiar, his mother Kuppammal and his brother Velu Reddiar, the Nanja agricultural lands as per Patta No.442 measuring to an extent of 1.48 Acres in Survey No.544/1, 4.96 Acres (out of total extent of 9.75 Acres) in Survey No.547/1A coming under patta No. 446, 1 Acre in Survey No.548/1 under Patta No. 548 and 97 Cents (out of 1.94 Acres) under patta No. 445 all aggregating to 8.41 Acres situated at Pungathur Village, Thiruvallur Taluk and Thiruvallur District.

WHEREAS the above said 1) Govinda Reddiar, son of Murgappa Reddiar, 2) Kuppammal wife of Govinda Reddiar, 3) Velu Reddiar son of Govinda Reddiar and 4) Muruges Reddiar son of Govinda Reddiar were doing agricultural activities in the above said lands totally measuring 8.41 Acres situated at Pungathur Village, Thiruvallur Taluk and Thiruvallur District.

WHEREAS the above mentioned the 4 persons made a partition deed which was registered as Document No.1905/1976 Dated 15.07.1976 in the office of the sub-registrar Thiruvallur among them which includes schedule A, B and C. Whereas as per the above partition deed Schedule A property was allotted to Mrs. Kuppammal wife of Govinda reddiar, Schedule B property was allotted to Velu Reddiar son of Govinda reddiar and Schedule C property was allotted to Muruges Reddiar son of Govinda reddiar.

WHEREAS subsequently Mr. G. Muruges Reddiar was getting old and unable to do agriculture in the above said lands, hence he has settled the Vacant land measuring to an extent of 2 Acres and 59.5 Cents situated at Pungathur Village which is morefully described hereunder as Item No.1 to 4 along with his three daughters namely G. Manjula,



J. Sumathi and B. Selvi respectively to and in favour of his only son Mr. M. Logathan the Principal herein out of love and affection by a deed of Settlement registered as Document No.12349/2022 dated 08.08.2022, SRO, Thiruvallur – Joint 1

ITEM 1 : EXTENT: 72 Cents (Out of total extent of 1.48 Acres) in SURVEY NO.544/1 AND T.S. No. 14/6, in Ward B and Block 13, of Pungathur village.

ITEM 2 : EXTENT: 89 Cents (Out of 4.96 Acres) in SURVEY NO.547/1A AND T.S. NO.14/2, in Ward B and Block 13, of Pungathur village.

ITEM 3 : EXTENT: 50 Cents (Out of total extent of 1 Acre) in SURVEY NO. 548/1 AND T.S. NO.12/4B, in Ward B and Block 13, of Pungathur village.

ITEM 4 : EXTENT: 48.5 Cents (Out of 97 Cents) (50% UNDIVIDED SHARE in 97 Cents) in SURVEY NO.546/3 AND T.S. NO.14/5, in Ward B and Block 13, of Pungathur village.

IN ALL ITEM 1 TO 4 TOTALLY MEASURING TO AN EXTENT OF 2 ACRES 59.5 CENTS

WHEREAS Mr. Loganathan is absolutely owning and possessing the vacant **Land** measuring to an extent of **2 Acres and 59.5 Cents** comprised in Pungathur Village, Thiruvallur Taluk and District and also obtained Patta in his favour for the above holdings, ever since the date of Settlement without any encumbrance whatsoever.

WHEREAS Mr. Loganathan, the **PRINCIPAL** herein because of his personal affairs and preoccupations and he is unable to look after, sell and maintain the Item 2 and Item 3 totally measuring to an extent of 1 Acre and 39 Cents (**89 Cents in SURVEY NO.547/1A AND T.S. NO.14/2 and 50 Cents in SURVEY NO. 548/1 AND T.S. NO.12/4B in Ward B and Block 13, of Pungathur village**) therefore the **PRINCIPAL** herein has decided to appoint both **Mr. S. Venkatesh** and **Mr. S. Anand**, jointly or severally to act upon.

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Document No. 17348 of 2022 OF DEED

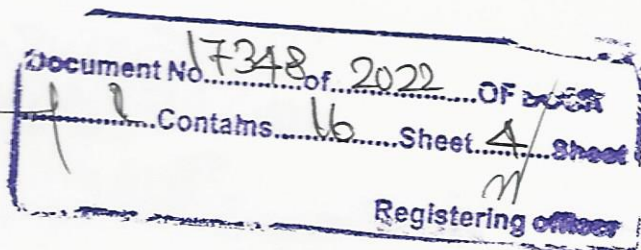
2 Contains 16 Sheet 3/4 Sheet

Registering officer

KNOW ALL MEN BY THESE PRESENTS:-

I, **Mr. Loganathan**, do hereby appoint, constitute, ordain, and retain both **Mr. S. Venkatesh** and **Mr. S. Anand** as my **TRUE AND LAWFUL POWER OF ATTORNEY** to develop, to look after, to maintain and to sell the schedule mentioned property in my name and on my behalf and also to do the following acts, deeds and things in respect of our schedule mentioned property that is to say;

1. To look after and to maintain the property mentioned in the schedule hereunder.
2. To construct building being House, Apartment/s, Residential and Commercial Complex on our behalf and also to take necessary steps for the same.
3. To divide the schedule mentioned property into pieces of undivided share of land for the purpose of constructing Apartment/s.
4. To negotiate with prospective purchaser/s in respect of sale of our property or undivided share of land/s or in whole.
5. To receive money or advance amount or part payment or entire payment from the prospective purchaser/s towards the sale transactions, in the name of the lawful Power Agent.
6. To fix sale consideration for the sale of the property mentioned in the schedule in whole or undivided share of land/s or in part.
7. To give valid receipt for the amount received and obtain vouchers for the payment made.
8. To enter into a sale agreement or agreements with prospective purchaser/s in respect of sale of the property in whole or undivided share of land/s or in parts or in pieces of land.



9. To execute sale deed or deeds in favour of the prospective Purchaser/s in respect of the schedule mentioned property and receive the full Sale consideration in whole or undivided share of land/s or in parts or in pieces of land.

10. To present the sale deed/s for registration and also to admit the same before the Registration Authorities on our behalf and take necessary steps to register the said Sale Deed/s before the competent Registration Authorities.

11. To layout the said land into housing sites and to obtain necessary permission from competent authority viz, Thiruvallur First Grade Municipality, Director of Town and Country Planning / District Town & Country Planning - Thiruvallur District/Chennai metropolitan development authority CMDA and to sign all applications, drawings, plans etc. (to be submitted for the purpose of obtaining planning permission).

12. To sign all the prescribed application forms and other relevant papers as may be required for the purpose of housing layout.

13. To pay the fees, charges and levies prescribed and payable for the purpose of obtaining housing layout.

14. To hand over the land earmarked for roads, public purpose and parks in the proposed housing layout to the Commissioner, Thiruvallur First Grade Municipality by executing Gift Deed/s duly registered as may be required by the concerned authorities on our behalf.

15. To represent me in all meetings, discussions and other connected proceedings relating to the application for the sanction of the said layout and give explanations to the authorities concerned.

16. To appear and to present plan or document before the local body authorities in respect of change or deviation in the plan or any other additional alteration in our property.

17. To take return of the sanctioned layout plan and to receive the orders made in the proceedings of the Thiruvallur First Grade Municipality.

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 Registering officer

18. To construct compound Wall, lay stones and form roads as per the plan approved by the Director of Town and Country Planning / District Town & Country Planning – Thiruvallur District/Chennai metropolitan development authority CMDA.

19. To take necessary steps to get new electricity connection and sewerage connections to the schedule mentioned property and also to present application/s before the competent authorities for the said purpose and also to deposit the security amounts and pay necessary charges for the aforesaid connections to the competent authorities on our behalf.

20. To pay necessary charges in respect of the said property to the Government bodies or local bodies, our Power of Attorney is also entitled to deposit the security amounts, fees and all incidental charges payable to the concerned authorities for the purpose to get water, drainage, and electricity etc., on our behalf.

21. To appoint Advocates, Auditors, Arbitrators or any other official or workers for the management of the property.

22. And generally to do all acts and deeds in respect of the above said property on our behalf.

23. Transfer of property is not made through this Power.

24. No money transactions have been made in respect of the said Power and our Power of Attorney should maintain proper accounts for the inspection of the accounts.

I hereby agree that all acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for me by virtue of this Power.

[Signature]

[Signature]

[Signature]

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Registering officer



SCHEDULE OF PROPERTY

All that piece and parcel of Agricultural Nanja land measuring to an extent of **1 Acre and 39 Cents (89 Cents in SURVEY NO.547/1A AND T.S. NO.14/2 and 50 Cents in SURVEY NO. 548/1 AND T.S. NO.12/4B in Ward B and Block 13)** situate at Pungathur Village, Thiruvallur Taluk, Thiruvallur District and lies within the Registration District of Thiruvallur and Sub Registration District of Thiruvallur-Joint 1 and lies within Thiruvallur Municipal limit in Ward B and Block 13, details of which are given below:

- (i) : **EXTENT: 89 CENTS or 36 Ares (Out of 4.96 Acres) in SURVEY NO.547/1A AND T.S. NO.14/2 of Pungathur Village.**

BOUNDED ON THE:

NORTH BY : Land in T.S. Nos.14/1 12/1 and S. No.547/2 and 547/1A
 SOUTH BY : Land in T.S. No.14/4 and 12/4B, S. No.548/1 and 546/3
 EAST BY : Land in T.S. No.14/3 and S. No.547/1A
 WEST BY : Land in T.S. No.12/5 and S. No.547/1A measuring 89 Cents.

- (ii) : **EXTENT: 50 CENTS or 20.5 Ares (Out of total extent of 1 Acre) in SURVEY NO. 548/1 AND T.S. NO.12/4B of Pungathur Village**

BOUNDED ON THE:

NORTH BY : Land in T.S. No.12/5 and T.S. No.14/2 and S. No.547/1A
 SOUTH BY : Land in T.S. No.12/6 and S. No.548/1 measuring 50 Cents
 EAST BY : Land in T.S. No.14/4 and T.S. No.14/2 and S. No.547/1A and 546/3
 WEST BY : Land in T.S. No.12/4A and 12/7A and S. No.548/2A and 547/1A.

IN ALL MEASURING TO AN EXTENT OF 1 ACRE AND 39 CENTS.

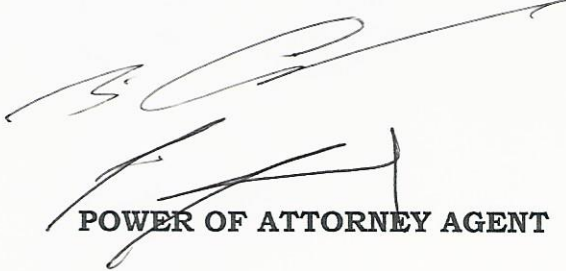
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M. L. G. K.

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Contains 16		Sheet 7
		3 sheet
Registering officer		

[Circular official stamp]

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER OF ATTORNEY AGENT HEREIN HAVE SET THEIR HANDS AND SIGNED IN THIS DEED OF GENERAL POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:


POWER OF ATTORNEY AGENT

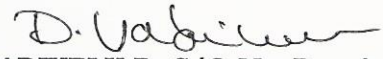

PRINCIPAL

WITNESSES:-

1.


Mr. Surendiran. S S/o, Mr. R. Soundararajan
No. AP-1608, 103RD Street, 14th Sector,
K K Nagar, Chennai- 600078.

2.


Mr. VADIVELU D, S/O Mr. Duraisami
Door No.16/1A/45, Mohammad ali Street,
3rd Lane, Thiruvallur Post,
Thiruvallur - 602001.




Drafted by: R. RAJESH, ADVOCATE,
MS/3143/2012 No.36, Parkway Apartments,
Rukmani Lakshmi pathy Salai,
Egmore, Chennai.600008

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Registering officer





**CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER**

District : Tiruvallur Town : Tiruvallur Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam Part (Ward B)

S.No	Block Code and Name Of Locality	Number Of Sub-Field Div.	Municipal Letter No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of soil	Rate per Acre/Hectare	Extent By Town Survey		Municipal Register	Adangal	How the holding is utilised	Remarks
										Hectare	Ares Sq. Meter				
1	Block : 0013--	12 4B	5411 PT,58/1 PT	ரயத்துவாரி	நஞ்சை	0	-	4-3	Rs. 3.50	0	21 0.0	-	முருகேசன் மகன் எம்.லோகநாதன்	நிலம்	2022/0153 /01/001308TR DT. 2022-10-14 TR DT: 14-10-2022

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 14-10-2022
பெயர் / Name : Aruna K
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : திருவள்ளூர் வட்டம் / Tiruvallur, திருவள்ளூர் மாவட்டம் / Tiruvallur

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Registering

N. Laksh

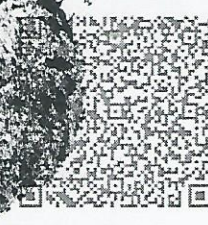
1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் URB/01 /07/001/002/0013/12/4B என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal <https://eservices.tn.gov.in> by giving the reference number URB/01/07/001/002/0013/12/4B

இத் தகவல்கள் 17-10-2022 அன்று 03:27:36 PM நேரத்தில் அச்சடிக்கப்பட்டது.

The certificate was printed on 17-10-2022 at 03:27:36 PM

கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

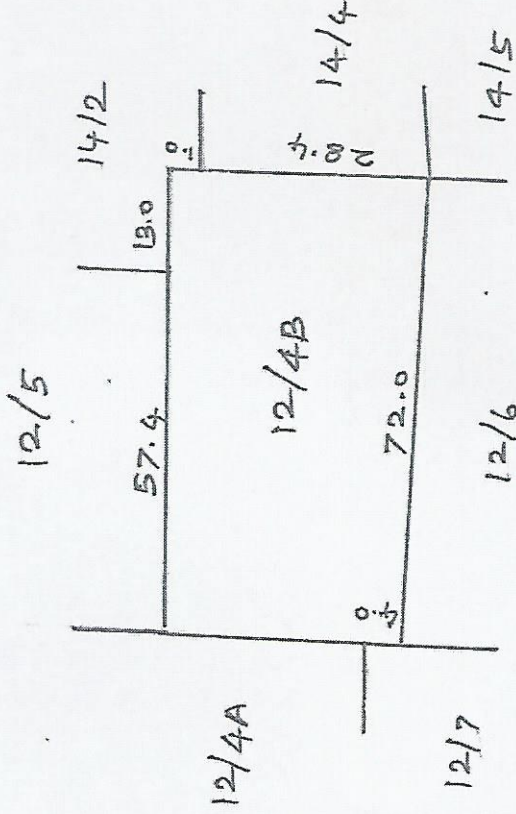
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS



COPY OF SURVEY PLAN

பெட்டம் : திருவள்ளூர்
வட்டம் : திருவள்ளூர்
நகரம் : திருவள்ளூர்

வார்டு எண் : 6
பிளாக் எண் : 13
பஞ்சாயத்து எண் : 12/4B
பரப்பு : 0.2100 ச.மீ



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Contains 16 Sheet 10 Sheet
Registered

செ. சிவசுந்தரம்
நகர என். திருவள்ளூர் (பி.அ)
பஞ்சாயத்து அலுவலகம்,
திருவள்ளூர்.

J.M.C. 14.10.2020
முதுகலை அலுவலகம்
வட்டம் என். திருவள்ளூர்
திருவள்ளூர்.

செ. சிவசுந்தரம்
நகர என். திருவள்ளூர் (பி.அ)
பஞ்சாயத்து அலுவலகம்,
திருவள்ளூர்.



**CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER**

District : Tiruvallur Taluk : Tiruvallur Town : Tiruvallur Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam Part (Ward B)

S.No	Block	Cede and Name Of Locality	Municipal No. and Sub Div.	Govt,Mitta, Zamindari, Inam	Dry, Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of soil	Rate per Acre/Hectare	Extent By Town Survey		Municipal Register	Adangal	How the holding is utilised	Remarks
										Hectare	Sq. Meter				
1	0013--		4 2	ரயத்துவாரி	நஞ்சை	0	-	4-3	7 3.50	0	3 90.0	-	முருகேசன் மகன் எம்.லோகநாதன்	-	2022/0153 /01/001741TR DT: 2022-10-14 TR DT: 14-10-2022

Certified that the above is an extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 14-10-2022
பெயர் / Name : Aruna K

பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : திருவள்ளூர் வட்டம் / Tiruvallur, திருவள்ளூர் மாவட்டம் / Tiruvallur

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Contains 15 Sheet 11

Registering Officer

M. Loga

மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் URB/01/07/001/002/0013/14/2 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

The above information / certificate details are generated from Digital records. This can be verified at the eServices portal <https://eservices.tn.gov.in> by giving the reference number URB/01/07/001/002/0013/14/2

இத் தகவல்கள் 17-10-2022 அன்று 03:29:45 PM நேரத்தில் அச்சடிக்கப்பட்டது.

The certificate was printed on 17-10-2022 at 03:29:45 PM

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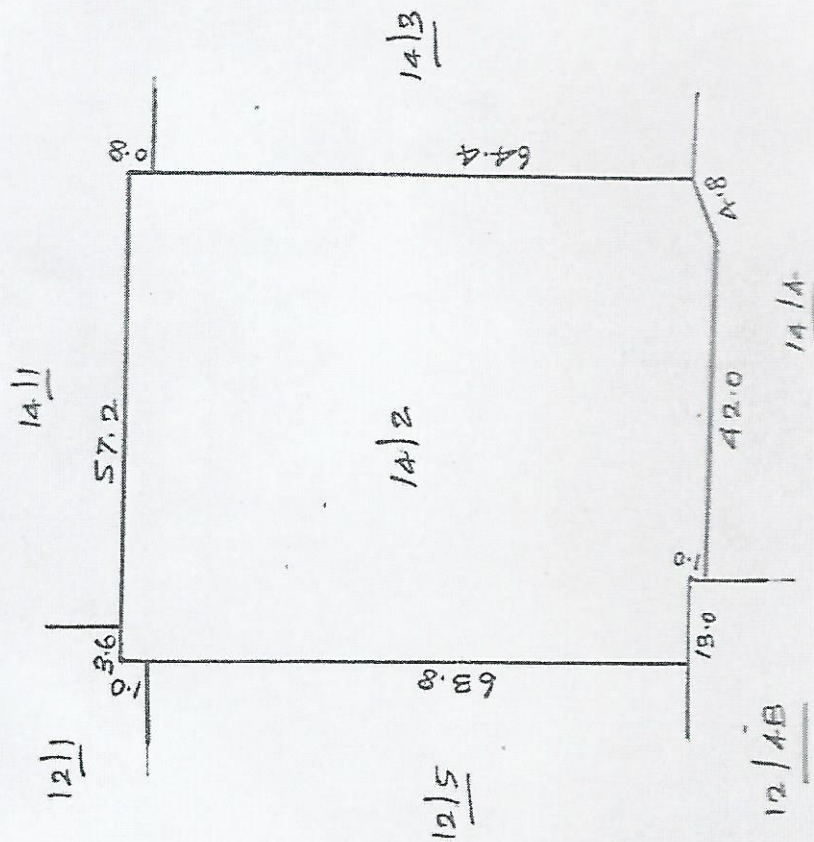
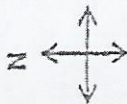
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

2.

3.

மாண்புமிகு : திருவள்ளூர்
வட்டம் : திருவள்ளூர்
நகரம் : திருவள்ளூர்

வாரியக் கணம் 2
 பிரதானக் கணம் 13
 நகரா புர கணம் 14/2
 மொத்தம் 20390



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Contains 16 Sheet 12 Sheet
Registering office

6
 C. V. Venkatesh
 ஸ்ரீ சரீ சுவாமிநாதர் (பி. ஏ.)
 நெய். அ. அய்யாண்டி,
 திரு. வந்தவூர்.

1. MC 14.1.20
Coulton's argument
on 1.6.10 is somewhat
doubtful.

சென்னை 12/11/2019
வெள்ளை அம்மன்
கிணத்தின் எல்லை

இந்திய தனிப்பட்ட அடையாள ஆய்வகம்
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O சம்பத் வாசுதேவன், கதவு
எண் 5/1, நீலகண்ட மேதா தெரு,
தியாகராயநகர், சென்னை, தமிழ்
நாடு, 600017

Address:
S/O Sampath Vasudevan,
DOOR NO 5/1, NEELAKANDA
MEHTA STREET,
Thygarayanagar H O, Chennai,
Tamil Nadu, 600017

1947
1800 190 1907

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947
Chennai-600001

भारत सरकार
GOVERNMENT OF INDIA

முகவரி: S/O சம்பத் வாசுதேவன்
Venkatesh Sampath
பிறந்த தேதி / Year of Birth: 1980
ஆண்டாலை / Male

2904 6960 0092

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

முகவரி:
Anand Sampath
பிறந்த நாள்/ DOB: 16/06/1984
ஆண் / MALE

6238 1213 0568

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆய்வகம்
Unique Identification Authority of India

முகவரி:
S/O சம்பத் வாசுதேவன், எண்
5/1 நீலகண்ட மேதா தெரு,
தியாகராயநகர், சென்னை,
தமிழ்நாடு - 600017

Address:
S/O Sampath Vasudevan, NO
5/1 NEELAKANDA MEHTA
STREET, Thygarayanagar H.O,
Chennai,
Tamil Nadu - 600017

6238 1213 0568

1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India

முகவரி:
Loganathan M
பிறந்த நாள்/DOB: 10/01/1983
ஆண் / MALE

2704 5256 5159
VID : 9161 9209 4017 1072

எனது ஆதார், எனது அடையாளம்

भारत सरकार
Unique Identification Authority of India

முகவரி:
S/O: முருகேசன், வீட்டு எண் 11, முகவரி
அலி தெரு 2வது லே, திருவல்லூர் அஞ்சல்,
திருவல்லூர், திருவல்லூர்,
தமிழ்நாடு - 602001

Address:
S/O: Murugesan, HOUSE NO 11, MOHAMED
ALI STREET 2ND LANE, THIRUVALLUR POST,
Thiruvallur, Thiruvallur,
Tamil Nadu - 602001

2704 5256 5159
VID : 9161 9209 4017 1072

1947

help@uidai.gov.in

www.uidai.gov.in

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1 Contains 16 Sheet 13 Sheet

Registering officer

भारत सरकार
GOVERNMENT OF INDIA

ஆதார்
Unique Identification Authority of India

எஸ் சுரேந்திரன்
S Surendiran
பிறந்த நாள் / DOB : 28/10/1965
ஆண் / MALE

4217 7179 9810

भारतीय विमान प्रमाणन प्राधिकरण
INDIAN AVIATION AUTHORITY OF INDIA

Address:
S/O R Soundararajan, AP 1608,
103RD STREET, 14TH
SECTOR, NEAR SIVAN PARK,
Kalaingar Karunanidhi Nagar
S.O, Chennai, Tamil Nadu,
600078

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
Unique Identification Authority of India

முல்லை ஸ்ரீபதி
வீட்டு எண் 16/1A/45,
முஹம்மது அலி தெரு : 3வது சந்தை
திருவல்லூர் அஞ்சல் திருவல்லூர்
திருவல்லூர், திருவல்லூர்,
திருவல்லூர், தமிழ் நாடு, 602001

Address: S/O: Duriasami,
DOOR NO 16/1A/45,
MOHAMMAD ALLI STREET
3RD LANE, THIRUVALLUR
POST, THIRUVALLUR,
Thiruvallur, Tiruvallur,
Tiruvallur, Tamil Nadu,
602001

5670 8618 6505

இந்திய அரசாங்கம்
Government of India

வடுவெலு டி
Vadivelu D

பிறந்த நாள் DOB: 02/08/1964
ஆண் / Male

5670 8618 6505

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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Registering Office

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 8474 of 2022

I hereby certify that a sum of ₹ 1/- (Rupees One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. மு. லோகநாதன் residing at House No.11, Mohammed Ali Street 2nd Lane, Thiruvallur Post,, Perumbakkam, Tiruvallur, Tiruvallur, Tamil Nadu, India, 602001.

Sub Registrar: Tiruvallur Joint 1

Date: 09/11/2022

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 ₹ 10,300/- paid at 12:33 PM on the 09/11/2022 by

Left Thumb



M. Loganathan
9003512344

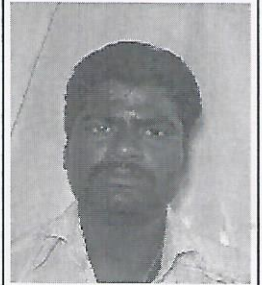
Additions as per recitals of document

Execution admitted by
Left Thumb



M. Loganathan

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:83044008cba4ba29f241ce95c6596e2d2f2bf9
(Details from UIDAI : Loganathan M S/O: Murugesan, 10-04-1983, xxxxxxxx5159)



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Registering office

Claim admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:0296412ca62a45c6554cfb9f4edd15b08314cf
(Details from UIDAI : Venkatesh Sampath S/O Sampath Vasudevan, 12-03-1980, xxxxxxxx0092)



Claim admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:810107631bf2c448204fe8a81c54e2e6dab1f8
(Details from UIDAI : Anand Sampath S/O Sampath Vasudevan, 16-06-1984, xxxxxxxx0568)



9th day of November 2022

இணை சார்பதிவாளர்
UMA SANKARI
Sub Registrar

Tiruvallur Joint 1

Registered as Number R/Tiruvallur Joint 1/Book-1/17348/2022.

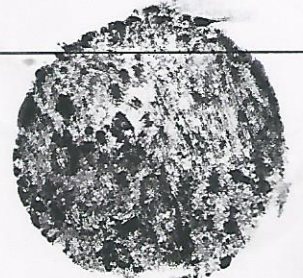
Date: 09/11/2022
Tiruvallur Joint 1



UMA SANKARI
Sub Registrar
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



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](#)



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



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.

