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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

8278/2023 TP/15131264/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

29 MAY 2023

VR DEVELOPERS AND PROMOTORS

CW 525310

B. செந்தில் குமார்
முத்திரைத்தாள் விற்பனையாளர்
உரிம எண் : 5930 / அ3 / 08-24 / 19-12-08
எண். 33, ராகாஜி தெரு, மாதவரம்,
சென்னை - 600 060

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE:

1. **Mr. R. MADHUSUDAN, (ID Proof being Aadhaar Card bearing No. 7761 6498 3837), (PAN:AAPPM1836R)** aged about 54 years, son of Mr.Rajagopalan, residing at No1207, 7Th Block, Silver Oak, Alliance Orchid Springs, No. 54, Water Canal Road, Korattur RS, Chennai-600 076:

and

2. **Mrs. PONMALAR @ PONMALAR JEYARAJ, (ID Proof being Aadhar Card Bearing No. 5144 1358 1196) (PAN: ASOPJ8128J),** aged about 53 years, wife of Mr.Jeyaraj, residing at No. 12/3, Gomathi Street, Madipakkam, Ullagaram, Chennai -600 091, hereinafter called the **"PRINCIPALS"**

Registering Officer

Document No. 2278 of 2023 Book I Contains 23 Sheets 1 Sheet

for VR DEVELOPERS AND PROMOTERS

PARTNER

R J Ponmalar

DO HEREBY NOMINATE, CONSTITUTE, APPOINT, EMPOWER AND RETAIN M/s. VR DEVELOPERS AND PROMOTERS - a partnership firm **(PAN: AAWFV8203E),** having office at No. 133, Madhavaram High Road, Perambur, Chennai-600 011 and represented herein by its Managing Partner, **Mr.T.RAVINDRAN, (ID Proof being Aadhar Card Bearing No. 8276 3019 7455) (PAN: AAEPR1108E),** aged about 59 years, son of Mr.S.N Thiagarajan, residing No. 53/54 A, Madhavaram High Road II Lane, Perambur, Chennai-600 011 , as our **"LAWFUL ATTORNEY"** (hereinafter referred to as "the Attorney") to do or cause to be done all the acts, deeds and things enumerated hereunder in our name and on our behalf.

Whereas due to personal reasons, we the Principals being the joint owners of the property being vacant land measuring in all 3.59 acres, comprised in S.Nos.64/3, 64/4A, 64/4B, 64/5A, 64/5D, 64/5B, 64/6, 64/7A and 64/7B, situate in Korattur Village, Poonamallee Taluk, Tiruvallur District (formerly Sriperumbudur Taluk, Chengai-MGR District) and morefully described in the Schedule hereunder.

WHEREAS originally the Schedule mentioned land measuring in all 3.59 acres, comprised in S.Nos.64/3, 64/7A, 64/7B, 64/4A, 64/5A, 64/5B, 64/6, 64/4B and 64/5D, situate in Korattur Village, Poonamallee Taluk, Tiruvallur District (formerly Sriperumbudur Taluk, Chengai-MGR District) and morefully described in the Schedule hereunder, was purchased jointly by Mrs. Ponmalar along with Mrs. Usha Kalyani - the mother of the Releasors herein and the wife of the Releasee herein, each being entitled to an undivided half share in the same absolutely vide three separate Sale Deeds registered in the office of the Sub-Registrar, Avadi as detailed hereunder:

For VR DEVELOPERS AND PROMOTERS

PARTNER

R.J. Ponmalar

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Registering Officer

S No	Sale Deed- Date & Doc.No.	Vendor	Purchaser	Survey Number	Extent Sold
1.	30.04.2001 (1750/2001)	K.Masilamani	Ponmalar & Usha Kalyani	S.No. 64/3	0.78 acres
2.	29.02.1996 (951/1996)	K.V.Harihara Subramanian	Ponmalar & Usha Kalyani	S.No.64/7A & 64/7B	1.08 acres
3.	04.09.1995 (3948/1995)	K.V.Harihara Subramanian	Ponmalar & Usha Kalyani	64/4A, 64/4B, 64/5A, 64/5D, 64/5B & 64/6	1.73 acres
					3.59 acres

Whereas certain errors were caused in the boundaries to the above said Sale Deed(s) and the said errors were detailed and correct boundaries declared by the Principals vide Deed(s) of Declaration, both dated 17.05.2023, registered as Doc. Nos. 129/2023 and 130/2023, in the office of the Sub-Registrar, Avadi.

Whereas the revenue records pertaining to the same have been mutated in the names of Mrs. Usha Kalyani and Mrs. Ponmalar as is evidenced by the Patta No. 326, Chitta and Adangal, issued in their names.

Whereas the aforesaid Mrs. Usha Kalyani, who is entitled to an undivided ½ share in the Schedule mentioned land, died on 09.11.2019, leaving behind her husband Madhusudan- the Vendor herein and her children- M.Rajagopal and M. Ramya- as her only legal heirs, to inherit her half share in the Schedule mentioned land, each of the said legal heirs being entitled to an undivided 1/6th share in the Schedule mentioned land.

For VR DEVELOPERS AND PROMOTERS

PARTNER

Madhusudan

R.J. Ponmalar

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Whereas by a Release Deed dated 30.05.2023, registered as Doc. No. 8277 /2023, in the office of the Sub-Registrar, Avadi, the aforesaid M.Rajagopal and M. Ramya, released their 2/6th share in the Schedule mentioned land in favour of their father Mr.Madhusudhan-the First of the Principal, who thus became entitled to the undivided ½ share in the Schedule mentioned land.

WHEREAS the entire extent of the above said 3.59 acres of the schedule mentioned land has been reconstituted into one single unit and morefully detailed in the Schedule hereunder.

WHEREAS ever since the date of the execution of the said Release Deed, the Principals herein have been in joint possession, occupation and ownership of the Schedule mentioned land, without any let or hindrance from any person whomsoever in any manner whatsoever, paying all taxes and charges there for, without demur.

WHEREAS, we the Principals are not in a position to personally look after the developments and other activities pertaining to our entitlements in the Schedule mentioned land.

In pursuance of the above recitals and in consideration of a sum of Rs. 10,00,000 /- (Rupees Ten Lakhs only) paid in all by the LAWFUL ATTORNEY / Power Agent, to the Principals as detailed hereunder

i. Demand Draft dated 26.05.2023, bearing No : 767694 for a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) drawn on Tamil Nadu Mercantile Bank Ltd., Perambur Branch in the name of the First of the Principal herein
and

ii. Demand Draft dated 26.05.2023, bearing No : 767696, for a sum of Rs.5,00,000/-(Rupees Five Lakhs Only) drawn on Tamil Nadu Mercantile Bank Ltd., Perambur Branch in the name of the Second of the Principal herein

For VR DEVELOPERS AND PROMOTERS

PARTNE

R.J. Ponmalar

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the Principals doth hereby appoint and retain the aforesaid **M/s. VR DEVELOPERS AND PROMOTERS** - a partnership firm **(PAN: AAWFV8203E)**, having office at No. 133, Madhavaram High Road, Perambur, Chennai-600 011 and represented herein by its Managing Partner, **MR.T.RAVINDRAN**, aged about 59 years, son of Mr.S.N.Thiagarajan,

residing at No. 53/54 A, Madhavaram High Road II Lane, Perambur, Chennai-600 011,, as the **Lawful Attorney** for the Principals to do the following acts, deeds and things pertaining to the Schedule mentioned land on behalf of and in the name of the Principals:

1) To look after the Schedule mentioned land and to do all such acts, deeds and things necessary for the development, proper management and administration of the Schedule mentioned land.

2) To apply, submit and obtain, sub-division, re-classification, Layout development, planning permission, building permission, conversion permission, additions, revisions and alterations and such other permission and sanctions as may be required and construction of the new building/s over the Schedule mentioned land from Government of Tamil Nadu, Corporation of Chennai, Chennai Metropolitan Development Authority, DTCP, TANGEDCO and/or any other competent, statutory authorities or otherwise with respect to the Schedule mentioned land.

3) To appoint architects, prepare, sign and submit all papers, plans, affidavits, letters, indemnities, undertaking, authorities, bonds before the appropriate or competent authorities including Revenue Authorities, Chennai Metropolitan Development Authority, Chennai Water Supply and Sewerage Board, Tamil Nadu Electricity Board, D.T.C.P., TNRERA and all/any other government authorities, State/Central government department and undertakings etc., as the case may be for the purpose of obtaining the necessary permissions, sanctions, connections, Licenses etc., connected with the Schedule Property in respect of all and any development or other works to be done on the Schedule mentioned land .

For VR DEVELOPERS AND PROMOTERS

PARTNER

R. T. Ponnalar

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4) To carry out reconstitution, amalgamation and consolidation, sub-division, reclassification, etc., of the Schedule mentioned land and obtain necessary approvals and for the said purpose to do all acts and deeds.

5) To submit appeals to the Government of Tamil Nadu against orders of the Chennai Metropolitan Development Authority and Corporation of Chennai regarding the proposed development of the Schedule mentioned land.

6) To pay all rates, taxes and cesses and obtain receipts there for.

7) To execute Deed/s of gift of divided or undivided shares in the Schedule mentioned land in favour of Corporation of Chennai, Chennai Metropolitan Development Authority, any other municipal, Local bodies and/or competent Government Authority, as deemed fit.

8) To sign and execute all such other documents, deeds, instruments and assurances that the Agent(s) may consider necessary and to enter into such covenants for fully and effectually conveying the Schedule mentioned land.

9) To receive from the purchaser(s) any advance and the balance of the purchase price for the property conveyed and to give valid receipt for the same which will protect the purchaser(s) without seeing the application of the money.

10) To borrow monies from any Bank (both Nationalised and Private) , financial institution, NBFC etc., with respect to the Schedule mentioned land for the purpose of for the administration of the property and for the said purpose to give as security the documents pertaining to the Schedule mentioned Property.

11) To create equitable mortgage or execute any mortgage deeds in respect of my share in the Schedule property and to discharge debts, loans etc., and to obtain return of the original documents after closure of such loan/s.

For VR DEVELOPERS AND PROMOTERS

PARTNER

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Registering Officer

R Jadhusudan

R Jayamalar

12) To sign and execute all such other documents, deeds, instruments and assurances that the Attorney may consider necessary for the property as the Principals herein could do themselves and to execute necessary documents for obtaining the loans as above.

13) To execute Deed/s of Sale in respect of divided and/or undivided share in the Schedule mentioned land, cancellation deeds, rectification deeds, ratification deeds and/or any other documents of transfer including Affidavit and Declaration, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration.

14) To conceive a scheme for development of the Schedule mentioned land and form a lay-out and /or construct residential dwellings over a portion and promote, develop, construct or re-construct residential apartments/buildings on the Schedule mentioned land.

15) To appoint contractors, sub-contractors, engineers and to engage labourers for various jobs to be done for the development of the property.

16) To make, sign verify all applications or objections to appropriate authorities for all and any license permission or consent etc., required by law.

17) To file vakalats, plaints, written statements etc., on behalf of the Principals herein.

18) To appear before courts, corporation, CMDA, Lay-out/Building Approval authorities or other authorities on behalf of the Principals and to give evidence and to file complaints or statements or to defend any proceedings against the Principals and/or initiate any proceedings against anyone in respect of the Schedule mentioned land.

19) To initiate or defend any legal action be it a Writ Petition, Writ appeal, Civil suit, arbitration proceedings in respect of the property as the duly constituted Attorney of the Principals.

For VR DEVELOPERS AND PROMOTERS

PARTNER

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Registering Officer R.V. Ponmalar

20) To engage advocate/s and other persons that the Attorney may deem fit for the proper administration of the Schedule mentioned land.

21) To sign and execute all such other documents, instruments and assurances that the Agent(s) may consider necessary and to enter into such covenants for fully and effectually conveying the property as the PRINCIPALS herein could do themselves.

22) To generally do all such acts and other lawful acts, deeds, things necessary for the proper administration development of the Schedule mentioned land.

23) To generally do all further and other acts this may be necessary for fulfilling the aforesaid objects.

24) The Principals do hereby declare that the Principals shall undertake to ratify all acts, deeds and things done by the Attorney pursuant to the above matters as if done by the Principals personally.

25) The Principals further declare that the Principals have received part consideration from the above said Attorney and the Attorney has to render proper accounts as and when called for.

SCHEDULE

All that piece and parcel of vacant land measuring in all 3.59 acres, comprised in S.Nos.64/3, 64/7A, 64/7B, 64/4A, 64/5A, 64/5B, 64/6, 64/4B and 64/5D, situate in Korattur Village, Poonamallee Taluk, Tiruvallur District (formerly Sriperumbudur Taluk, Chengai-MGR District) and is bounded on the:

For VR DEVELOPERS AND PROMOTERS

PARTNER

K D Ponmalar

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8
Registering Officer

North by : S.No.17, S.No.78, S.No.64/5C & S.No.64/5E

South by : S.No.64/8A2, S.No.64/7C, S.No.73, S.No.64/5C & S.No.64/5E

East by : S.No.64/5C, S.No.64/5E & S.No.74, S.No.64/7C, S.No.73

West by : S.No.64/1, S.No.64/2B, S.No.64/2A & S.No.64/8A1 Part

within the Sub-Registration District of Avadi and Registration District of South Madras.

IN WITNESS WHERE OF THE PRINCIPALS AND THE ATTORNEY HAVE SIGNED THIS POWER OF ATTORNEY AT CHENNAI ON THIS THE 30th of MAY, 2023.

WITNESSESS

1.

(Mr. Kumaravel),
S/o Mr.R.Muthaiah
Aadhaar No. 8392 7452 7888
No.2/27, Chokkalingapuram,
Vadipatti, Madurai-625218.

R.J. Ponmalar
PRINCIPALS

For VR DEVELOPERS AND PROMOTERS

PARTNER

ATTORNEY

2.

(Mr.Srinath),
S/o Mr. Jayaraj,
Aadhaar No.4684 7274 4994,
No.12/3, Gomathy Street,
Madipakkam, Chennai 600091.

Drafted by:



Mothilal & Goda, G.Revathy (Partner)

Enroll No.610/1989

No.144-149, II Floor, #129, Plaza Centre
G.N Chetty Road, Chennai-600 006

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R/Avadi/Book-1/8278/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5351 of 2023

I hereby certify that a sum of ₹ 40,100/- (Rupees Fourty Thousand One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. மதுசூதன் residing at 1207, 7வது பிளாக், சில்வர் ஓக், அலையன்ஸ் ஆர்சிட் ஸ்பிரிங்ஸ், எண்.64, வாட்டர் கேனல் ரோடு, கொரட்டூர் ஆர்.எஸ், சென்னை, Korattur, Poonamallee, Tiruvallur, Tamil Nadu, India, 600076.

Sub Registrar: Avadi
Date: 30/05/2023

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

சார் பதிவாளர்
ஆவடி

Presented in the office of the Sub Registrar of Avadi and fee of ₹ 20,710/- paid at 11:26 AM on the 30/05/2023 by

Left Thumb



Madhusudan
9841811636

Additions as per recitals of document

Execution admitted by
Left Thumb

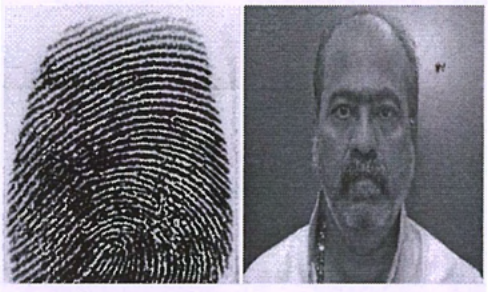
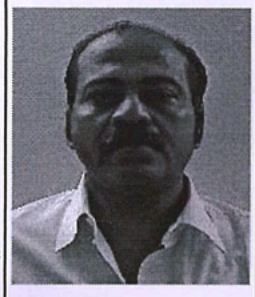


Madhusudan

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:943254622b2aee0ddd47af89a954f9dd219f0d **(Details from UIDAI : R Madhusudan C/O Rajagopalan, 06-03-1969, xxxxxxxx3837)**



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Execution admitted by Left Thumb 	R J Ponmalar Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8164651e49f268e6f84b38b640501bf94129b6 **(Details from UIDAI : Ponmalar Jeyaraj W/O: Jeyaraj, 21-06-1968, xxxxxxxx1196)**	
Claim admitted by Left Thumb 	T. Ravindran 9444418789 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:365284955be3f9162b43bdbd618a55b5723d6c **(Details from UIDAI : Ravindran T S/O: Thiyagarajan, 18-11-1965, xxxxxxxx7455)**	

30th day of May 2023

MALLIGESWARI SUBRAMANIYAM
Sub Registrar
சார் பதிவாளர்
Avadi
ஆவடி

Registered as Number **R/Avadi/Book-1/8278/2023.**

Date: 30/05/2023
Avadi

51852714

MALLIGESWARI SUBRAMANIYAM
Sub Registrar
சார் பதிவாளர்
ஆவடி

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

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர்

வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : கொரட்டூர்

பட்டா எண் : 326

உரிமையாளர்கள் பெயர்

1. மதுசூதனன் மனைவி உஷாகல்யாணி

2. ஜெயராஜ் மனைவி பொன்மலர்

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	
64	3	0 - 31.50	1.26	--	--	--	--	---- -- 23-10-2002
64	4A	0 - 24.50	0.97	--	--	--	--	---- -- 23-10-2002
64	4B	0 - 18.00	0.71	--	--	--	--	---- -- 23-10-2002
64	5A	0 - 1.50	0.06	--	--	--	--	---- -- 23-10-2002
64	5B	0 - 8.00	0.31	--	--	--	--	---- -- 23-10-2002
64	5D	0 - 1.00	0.06	--	--	--	--	---- -- 23-10-2002
64	6	0 - 17.50	0.70	--	--	--	--	---- -- 23-10-2002
64	7A	0 - 27.50	1.10	--	--	--	--	---- -- 23-10-2002
64	7B	0 - 16.00	0.63	--	--	--	--	---- -- 23-10-2002
		1 - 45.50	5.80					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 01/05/022/00326/40211 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 16-05-2023 அன்று 07:40:20 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

R.J. Ponmalar

For VR DEVELOPERS AND PROMOTERS

PARTNER

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Registering Officer

மாவட்டம். திண்டுக்கல்.

வட்டம் திண்டுக்கல்

புல எண். 64.

கிராமம் { எண். 22
பெயர். கொசவபட்டி

பரப்பு: ஹெக்டேர் 4 ஏர். 13.5



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Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PONMALAR JEYARAJ

RAMACHANDIRAN ARAVALA NADAR

21/06/1968

Permanent Account Number
ASOPJ8128J

Signature

24122011

இந்திய அரசாங்கம்
Government of India

பொன்மலர் ஜெயராஜ்
Ponmalar Jeyaraj

பிறந்த நாள்/DOB: 21/06/1968
பெண்மை / Female

5144 1358 1196

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்தனி அடையாள ஆணைய அரசு
Unique Identification Authority of India

முகவரி: W/O ஜெயராஜ் 12/3
கோமதி தெரு, மடிபாக்கம், உள்ளகரம்
மடிப்பாக்கம், காஞ்சிபுரம்
தமிழ் நாடு, 600091

Address: W/O: Jeyaraj, 12/3,
GOMATHI STREET,
MADIPAKKAM, Ullagaram,
Madipakkam.,
Kancheepuram,
Sholinganallur, Tamil Nadu,
600091

5144 1358 1196

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

For VR DEVELOPERS AND PROMOTERS

PARTNER

Madhusudan

R.J. Ponmalar

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இந்திய அரசாங்கம்
Government of India

மதுசூதன்
R Madhusudan

பிறந்த நாள் / DOB 06/03/1969
ஆண்பால் / Male

7761 6498 3837

எனது ஆதார், எனது அடையாளம்

ஆதார்

Unique Identification Authority of India

Address: C/O Rajagopalan, 1207,7TH BLOCK, SILVER OAK, ALLIANCE ORCHID SPRINGS, 54, WATER CANAL ROAD, Korattur RS, Korattur Rs, Tiruvallur, Tamil Nadu, 600076

7761 6498 3837

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

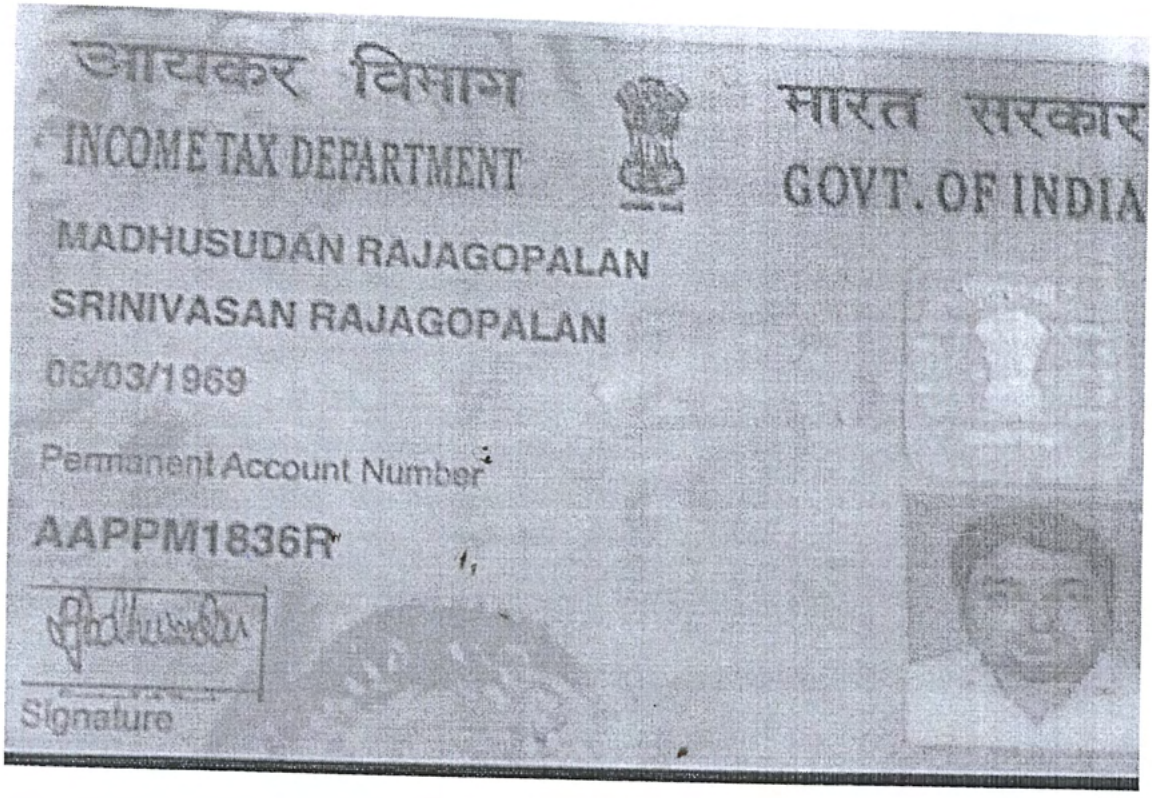
VR DEVELOPERS AND PROMOTERS

PARTN

R.V. Ponmalar

Document No. 8228 of 2023 of Book I
Contains 23 Sheets 1 5 Sheet

Registering Officer



For VR DEVELOPERS AND PROMOTERS

PARTNER

R.J. Poornalar

Document No. 8278 of 2023 of Book I

Contains 23 Sheets 16 Sheet

Registering Officer



For VR DEVELOPERS AND PROMOTERS

PARTNER

R G Ponnalar

Document No. 8278 of 2023 of Book I

Contains 23 Sheets (7) Sheet

Registering Officer

भारत सरकार
GOVERNMENT OF INDIA



ரவிந்தரன்
Ravindran T
பிறந்த நாள்/ DOB: 18/11/1965
ஆண் / MALE

8276 3019 7455

எனது ஆதார், எனது அடையாளம்.

AADHAAR
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
தியாகராஜன், 53/54,,
மாதவரம் ஹை ரோடு
வடக்கு,, 2வது சந்து,,
பெரம்பூர், சென்னை,
தமிழ் நாடு - 600011

Address:
S/O: Thiyagarajan, 53/54,,
MADAVARAM HIGH ROAD
NORTH,, 2ND LANE, Perambur,
Chennai,
Tamil Nadu - 600011

8276 3019 7455

MERA AADHAAR, MERI PEHACHAN

For VR DEVELOPERS AND PROMOTERS

PARTNER

R J. Ponmalar

Document No. 8228 of 2023 of Book I
Contains 23 Sheets 18 Sheet

Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

T RAVINDRAN

NATARAJA BOOPATHY THIYAGARAJAN

18/11/1965

Permanent Account Number

AAEPR1108E

Signature





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू टी आई आई टी एस एल,
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

For VR DEVELOPERS AND PROMOTERS

PARTNER

Document No. 8278 of 2023 of Book I

Contains 23 Sheets 19 Sheet

Registering Officer

வாரிசு சான்றிதழ்
Legal Heir Certificate

சான்றிதழ் எண் / Certificate No: TN-720191231756 நாள் / Date: 15-07-2020

கதவு எண் 1207, 7வது பிளாக் சில்வர் ஓக் அலையென்ஸ் ஓர்ச்சித் ஸ்பிரிங் 54வடார் கானல் ரோடு, கொரட்டூர் கிராமம் / நகரம், அம்பத்தூர் வட்டம், சென்னை மாவட்டத்தில் வசித்த உஷா கல்யாணி கணவரின் பெயர் மதுசூதன் என்பவர் 19-11-2019 தேதி அன்று இறந்துள்ளார். மேற்படி இறந்த நபருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்களாவார்கள்.

This is to certify that **Usha Kalyani** wife of **Madhusudan** who was residing at Door No. 1207, 7th block silver oak alliance orchid springs 54water canal road Korattur Village/Town of Ambattur Taluk of Chennai, Tamil Nadu State expired on 19-11-2019 leaving behind the following persons as surviving legal heirs.

வ.எண் / SLNo	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	Madhusudan	50	Husband	Widower
2	Rajagopalan	23	Son	Unmarried
3	Ramya	19	Daughter	Unmarried

1) இச்சான்று மனுதாரர் அளித்த ஆவணங்கள் / ஆதாரங்களின் அடிப்படையில் வழங்கப்படுகிறது/ This certificate is based on the documents / particulars furnished by the applicant.

2) மனுதாரர் இச்சான்று தொடர்பாக தெரிவித்த எந்த ஒரு தவறான தகவல்களுக்கும் சான்று வழங்கும் அதிகாரம் பெற்ற அலுவலர் பொறுப்பல்ல/ The Competent Certificate issuing authority is not responsible for any malafide information submitted by applicant.

Signature Not Verified
Digitally signed by M S SABANAYAGAM
Date: 15/07/2020 15:22:47 IST

மாவட்டம் /District : Chennai
வட்டம் /Taluk : Ambattur

For VR DEVELOPERS AND PROMOTERS

PARTNER

குறிப்பு / Remarks :

பதவி /Designation : வட்டாட்சியர் /Tahsildar

இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால், கையொப்பம் அல்லது முத்திரை தேவையில்லை / This certificate is digitally signed and does not require any seal or signature.

Madhusudan
R.J. Ponnalar

ஆவண விவரங்களை உறுதி செய்ய:

(அ) TN-720191231756 என்ற தனிப்பட்ட சான்றிதழ் எண்ணை https://tnedistrict.tn.gov.in/tneda/VerifyCerti.xhtml ல் உள்ளீடு செய்து சரிபார்க்கவும்.

(அல்லது)

(ஆ) கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இணையதளத்தில் சரிபார்க்கவும்.

Genuineness of the certificate can be verified by.

(a) Keying in the unique certificate number TN-720191231756 in the URL https://tnedistrict.tn.gov.in/tneda/VerifyCerti.xhtml.

(or)

(b) Reading the 2D barcode with mobile barcode reader and verify through online.

Document No. 8278 of 2023 of Book I
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Registering Officer

பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை
DEPARTMENT OF PUBLIC HEALTH

D52491940383742600/20

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐ காண்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12(1) OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12(1)-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

இதனால், தமிழ்நாடு மாநிலம், பெருநகர சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone 07	Division 083
Name	USHA KALYANI. M
Sex	Female
Date of Death	09/11/2019
Age	46 YEARS
Place of Death	RPS HOSPITAL PVT.LTD NO.65/2, WATER CANAL ROAD, KORATTUR NORTH CHENNAI -600076
Name of The Mother	S. RANGANAYAKI
Name of The Father	R. SRINIVASAN
Name of The Husband / Wife	R. MADHUSUDAN
Address of the deceased at the time of death	1207, , 7TH BLOCK, 12TH FLOOR, ALLIANCE ORCHID SPRINGS, NO. 54, WATER CANAL ROAD , TAMIL NADU -600076
Permanent Address Of The Deceased	1207, , 7TH BLOCK, 12TH FLOOR, ALLIANCE ORCHID SPRINGS, NO. 54, WATER CANAL ROAD, TAMIL NADU -600076
Registration Number	D-2019033-16407-000211
Date of Registration	26/11/2019
Remarks (If Any)	
Date of Issue	26/11/2019

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Registering Officer

Signature valid
Digitally Signed by PRATHIBA
Date: 26-Nov-2019 14:19:47

For VR DEVELOPERS AND PROMOTERS

PARTNER

R J Ponmalar

Registrar of Births & Deaths,
Division :083 Zone :07
Greater Chennai Corporation

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in

இந்திய அரசாங்கம்
Government of India



ஸ்ரீநாத் ஜெயராஜ்
Srinath Jeyaraj

பிறந்த நாள்/DOB: 05/11/1992
ஆண்பால் / Male

4684 7274 4994

ஆதார் - சாதாரண் மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: S/O: ஜெயராஜ், 12/3
கோமதி தெரு, மடிப்பாக்கம், உள்ளகரம்
மடிப்பாக்கம், காஞ்சிபுரம்
தமிழ் நாடு, 600091

Address: S/O: Jeyaraj, 12/3,
GOMATHI STREET,
MADIPAKKAM, Ullagaram,
Madipakkam.,
Kancheepuram, Tamil Nadu,
600091

4684 7274 4994

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

For VR DEVELOPERS AND PROMOTERS

PARTNER

R J. Ponmalar

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Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/10292/47740

To
குமரவேல் முத்தையா
Kumaravel Muthaiah
S/O: Muthaiah
2-1-27
WEST STREET
CHOKKALINGAPURAM KATCHIAKATTI
Katchiakatti
Madurai Tamil Nadu - 625218
8667447534

Signature Not Verified

Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2022.07.29 11:20:57 UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8392 7452 7888

VID : 9186 2299 4401 7720

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 18/12/2014



குமரவேல் முத்தையா
Kumaravel Muthaiah
பிறந்த நாள்/DOB: 04/04/1988
ஆண்/ MALE

8392 7452 7888

VID : 9186 2299 4401 7720

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

Download Date: 29/07/2022

முகவரி:
தந்தை / தாய் பெயர்: முத்தையா, 2-1-27, மேற்குத்தெரு, சொக்கலிங்கபுரம் கச்சைகட்டி, கட்சியாகட்டி, மதுரை, தமிழ் நாடு - 625218

Address:
S/O: Muthaiah, 2-1-27, WEST STREET, CHOKKALINGAPURAM KATCHIAKATTI, Katchiakatti, Madurai, Tamil Nadu - 625218

8392 7452 7888

VID : 9186 2299 4401 7720

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For VR DEVELOPERS AND PROMOTERS

PARTNER

Document No. 8278 of 2023 of Book I Contains 23 Sheets 23 Sheet 2

Registering Officer

K. Ponmalar



L. No. B7/1087/71/Dt. 5-2-71
R. JAYALAKSHMI.
STAMP VENDOR
2, South Dhandapani Street,
T. NAGAR, MADRAS-600 017.
Ph. 434 83 24

SALE DEED FOR Rs. 1,14,180/-

THIS DEED OF SALE Executed at Madras this the 4th day of September 1995 by

Sri K.V. HARIHARA SUBRAMANIAN, son of Sri K.V.Vaikundam, Hindu, aged about 45 years, residing at Plot No.5053, Ponni Colony, Anna Nagar, Madras - 40 hereinafter called the VENDOR (which term shall unless repugnant to the subject of context or meaning thereof be deemed to include his heirs, executors, administrators, and assigns and the persons deriving title under him)

TO AND IN FAVOUR OF

1. Mrs. Usha Kalyani, wife of Mr. R. Madhusudhan, Hindu, aged about 22 years, residing at No.68(F) (146) Old

3941/1995

933/1995

...DATE UNDER SECTION 42 OF STAMP ACT
...of 1899 I hereby certify that a sum
of Rupees Two Hundred and Seventy Four
...account of proper / deficit stamp duty has been
...paid under section 41 of the stamp act in respect
of this instrument from Usha Ravikumar
residing at Avadi

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

S. R. O. AVADI

Date 4-9-95

DOCUMENT NO. 3941 OF 19 95
CONTAINS 18 SHEETS
1 SHEET.

SUB-REGISTRAR

Presented in the Office of the Sub-Registrar
AVADI and fee of Rs. 1275/- Paid between the
hours of 11 am and 12 Am on the 4th day of September 1995

EXECUTION ADMITTED BY :

LEFT THUMB

S/o K.V. Vanchinda
5054 Ponni
Colony
Anna Nagar
Madras 40

IDENTIFIED BY

J. Ashok Kumar S/o S. Jagaveera Pandian, Rajshree machinery mfg pvt ltd
106, Sidco Industrial Estate, Ambattur.

R. Srinivasan, S/o (late) Mr. A. Ramaswamy Iyengar
13, Vasudevapuram Street (I Floor), West Mambalam,
Madras 600 033.

A Power order Form L/14/120, (Rs one lakh Fourteen
thousand one hundred and twenty) bearing No. 830513
dated 4.9.95 drawn on The Federal Bank Ltd
Egmore. is handed over before the
R. Madhusudanan (on behalf of Mr.) K.V. Hariharan Subramanian

Madhusudan.

5000Rs



8569/19296

N. SELVARAJ
STAMP VENDOR
LICENCE No. 11727/E 94
ADYAR, MADRAS-600 07

SALE DEED FOR RS.70,000/-

THIS DEED OF SALE executed at Madras this the 29th day of February, 1996 BY SRI K.V. HARIHARA SUBRAMANIAN, son of Sri K.V. Vaikundam, Hindu, aged about 46 years, residing at Plot No.5053, Ponni Colony, Anna Nagar, Madras-600 040, hereinafter called the VENDOR (which term shall unless repugnant to the subject or context or meaning thereof be deemed to include his heirs, executor, administrators and assigns and the persons deriving title under him)

TO AND IN FAVOUR OF

1) Mrs. USHA KALYANI, wife of Mr. R. Madhusudan, Hindu aged about 23 years, residing at No.68(F) (146) Old MIG Flats, V Avenue, Anna Nagar, Madras-40 and

DOCUMENT NO. 951 OF 91.
CONTAINS 14 SHEETS
1/4 SHEET.

Presented in the Office of the Sub-Registrar AVADI and fee of Rs. 765/ paid between the hours of 3 am 4 pm on the 29th day of Feby 1991

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF AVADI

EXECUTION ADMITTED BY

LEFT THUMB

K.V. HARIHARA SUBRAMANIAN, S/O K.V. VAIKUNTAM
No-5053, PONNI COLONY, ANNA NAGAR
MADRAS 600 040

IDENTIFIED BY BAKTHISARAN

Bakthisaran S/o K. Sundaramurthy
18 Vallinayagam Road | Chindadripet-
MADRAS. 44

J. Ashokkumar J. ASHOKKUMAR
S/o S. Jagaveera Pandian, Palkulam
Alwarthirunagari (PO) V.O Chidambaranar (DT)

29th day of Feby 1991

SUB REGISTRAR.

131



P.S. ANNAMALAI
STAMP VENDOR
L. No. 18/74/B/86
SASTRI NAGAR, ADYAR
CHENNAI - 600 020

SALE DEED FOR Rs.45,000/-

THIS DEED OF SALE made and executed at CHENNAI this the 30th day of APRIL, 2001,

BY

(1) M.SATHYA @ M.SATHYAVATHI, wife of Mr.K.Masilamani, Hindu aged about 55 years, residing at No.76, Nattu Pilliar Koil Street, Chennai-600 001; and (2) Mr.K.MASILAMANI, Son of Late.K.Govindaraja Mudaliar, Hindu, aged about 67 years, residing at No.76, Nattu Pilliar Koil Street, Chennai-600 001, hereinafter called the 'VENDORS' of the term VENDORS, wherever the context so requires or permits, shall mean and include their respective heirs, executors, administrators, legal representatives and assigns of the ONE PART:

TO AND IN FAVOUR OF

(1) Mrs.USHAKALYANI, Wife of Mr.Madhusudhanan, aged about years, residing at No.W.450, 4th Street, Anna Nagar,

M. Ushakalyani

R.J. Ponmalar

M. Sathya

1750/2001,

1750 2001

DOCUMENT NO.....OF BOOK.

CONTAINS ..1..... SHE

1 SHE

SUB-REGISTR

Presented in the Office of the Sub-Registrar, AVADI and fee of Rs. 4551 Paid between the hours of 2.45 pm on the 30th April 2001.

M. Sathya

EXECUTION ADMITTED BY

LEFT-THUMB



M. Sathya, W/O. K. Masilamani
76, Nalla Pillayarkoil Street,
Chennai-1

LEFT THUMB



S/o. K. Govindaraja Mudaliar
-do-

LEFT THUMB



M. Vijayalakshmi W/o Madhusudanan, W-450,
4th Street, Annanagar Western Extn.
Ch. 101.

LEFT THUMB



R.J. Ponmalar W/o. Jayaram, Veerapolthre Nadar
our, Sivanadeiyoor Post Tenkasi Tlc
Thirunelveli Dist.,

IDENTIFIED BY

S/o K. Masilamani

H. Ravishankar H. RAVISANKAR, 76, Nalla Pillayarkoil St, Ch-1

R. Madhusudanan R. Madhusudanan, S/O S. Rajagopalan.
W-450, IV Street, Annanagar W. Extn. Ch. 101

130/2023/BK IV

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CW 827556

R. MADHUSUDHAN & others

16 MAY 2023

A.DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B7/94
164, Amman Koil Stre
Chennai - 600 001.

DEED OF DECLARATION

WE:

1. **Mr. R.MADHUSUDHAN, (ID Proof being Aadhaar Card bearing No. 7761 6498 3837),** aged about 54 years, son of Mr.Rajagopalan, residing at No1207, 7Th Block, Silver Oak, Alliance Orchid Springs, No. 64, Water Canal Road, Korattur RS, Chennai-600 076:

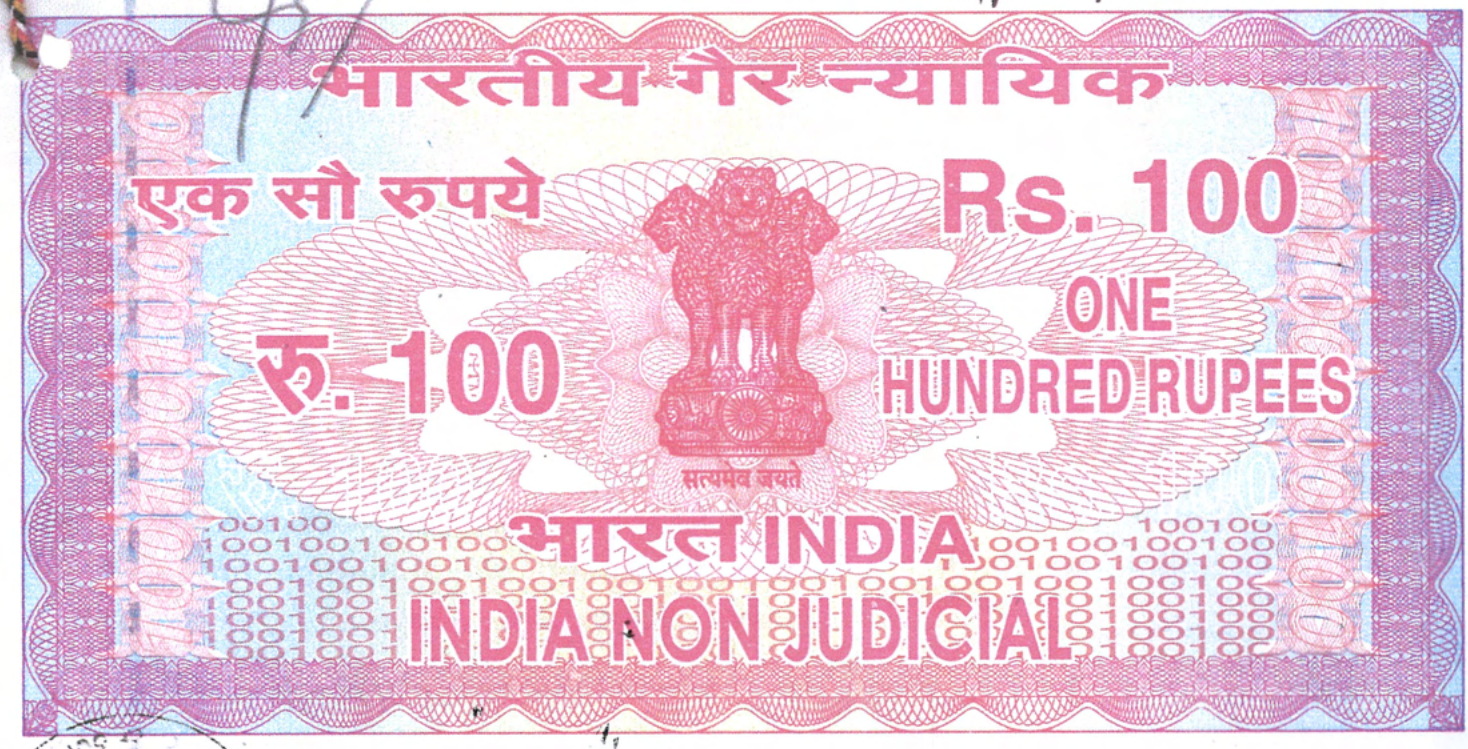
2. **Mr.M. RAJAGOPALAN, (ID Proof being Aadhaar Card bearing No. 3314 2883 7470)** aged about 26 years, son of Mr.Madhusudan, residing at No1207, 7Th Block, Silver Oak, Alliance Orchid Springs, No. 64, Water Canal Road, Korattur RS, Chennai-600 076:

seen
30/5/23

R.Madhusudan
M. Rajagopalan
M.Raj
R.J Ponmalar

Document No. 130 of 2023 of Book I
Contains 14 Sheets 1 Sheet
Registering Officer

4/29/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

CW 827555

R. MADHUSUDHAN & Others.

A. தனலட்சுமி
A.DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B7/94
164, Amman Koil Stree
Chennai - 600 001.

16 MAY 2023

DEED OF DECLARATION

This **DEED OF DECLARATION** is executed at Chennai, this the 17th day of May, 2023.

BY

1. **Mr. R. MADHUSUDHAN, (ID Proof being Adhaar Card bearing No. 7761 6498 3837),** aged about 54 years, son of Mr. Rajagopalan, residing at No. 1207, 7th Block, Silver Oak, Alliance Orchid Springs, No.54, Water Canal Road, Korattur RS, Chennai – 600 076:

Seen
20/5/23

2. **Mr. M. RAJAGOPALAN, (ID Proof being Adhaar Card bearing No. 3314 2883 7470)** aged about 26 years, son of Mr.Madhusudan, residing at No.1207, 7th Block, Silver Oak, Alliance Orchid Springs, No. 54, Water Canal Road, Korattur RS, Chennai – 600 076:

Madhusudhan
M. Rajagopalan
M. Raja
RJ. Ponmalar

Document No. 129 of 2023 of Book I
Contains 15 Sheets 1 Sheet
Registering Officer

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 9466/2023

ஆவண எண் : R/ Avadi/ BOOK-1/ 8278 / 2023

திரு மதுசூதன் அவர்களிடமிருந்து ₹ 60,810 (ரூபாய் அறுபதாயிரத்து எண்ணூற்று பத்து மட்டும்) [இணைய வழி: REG202305292462375 ₹ 50710, REG202305302471899 ₹ 10100] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	40,100
2	பதிவுக் கட்டணம்	20,100
3	கணினிக் கட்டணம்	500
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	60,810

சார் பதிவாளர் அலுவலகம் ஆவடி நாள், 30/5/23

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு KUMARAVEL இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

ஆவடி அலுவலகம்

நாள்: 30/05/2023

பதிவு அலுவலர் கையொப்பம்

சார் பதிவாளர் ஆவடி

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Jegan9382820456 (குடிமக்கள்)	Jegan Jegan	9382820456	23-05-23 01:32:18 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணையதளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி

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.