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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

ADJ-11/2023 TP/ADJ/MEL Appany/2567983/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CK 050282

mary Joice
Azhagappapuram

S. ஜேசுரத்தினம்
முத்திரைதாள் விற்பனையாளர்
உரிமை எண்: 17, 2008, 20.08.2008
எஸ். ஆர். ரோடு
கொட்டாரம், கன்னியாகுமரி மாவட்டம்

தமிழ்நாடு ரூ. 100

எண் 7335 நாள் 12.4.2022

POWER OF ATTORNEY

Know all men by this Power of Attorney, We Mr. JOSEPH HERBERT NEWTON, having a valid Passport No.S0585949 S/o. Mr. Joseph, and Mrs. MURUGESAN AROCKIA SELVARANI having a Valid Passport No T2808554 wife of Mr. Joseph Herbert Newton, both are natively residents of Door No.5/52A, Louis Street, Azhagappapuram, Kanyakumari District, Tamil Nadu - 629 401, India presently residing in AL MOGAHWI COMPLEX, Block No.12, Street – Naser AJ BADR GAD (10) Building No.246112, Floor 5, Room No.20 KUWAIT do hereby constitute and appoint Mrs. MARY JOICE JOSEPH (Aadhaar Card No.7073 6029 9148) wife of Mr. Joseph, residing at Door No.7/47 LOOYIS THERU, Azhagappapuram, Azhagappapuram, Agasteeswaram, Azhakappapuram, Kanniyakumari, Tamil Nadu, 629 401, India is our lawful Attorney in our name and on my behalf to do the following acts:

This document adjudicated of Number 11/2023 contains 10 Pages
Page No. 1

This attestation is only with regard to the identity of the signatory and Embassy of India bears no responsibility for the contents.

Sub Registrar
Nelkolavam

M. Arockia Selvarani

பயக்கப்பட்டது

29/01/23

Thewds

பயக்கப்பட்டது

03/04/23

19/04/23

1) Appoint you, as to negotiate and arrange for the Schedule Property belonged to us by virtue, of Reg. Sale Deed Document No.4862/2001 Book No.1 in Melapalayam Sub Registrar Office as on date: 19.11.2001 and Settlement Document No.4906/2015 Book No.1 in Melapalayam Sub Registrar office as on date 24.08.2015 from the date of registration we are enjoying the schedule property till now without any interferes, trespasses, encumbrances and objections.

2) Whereas the schedule property converted into house plots and getting approval from LPA, DTCP etc., Due to that the surrenders of Public purposes of Road, Park, OTS etc., were whole or part declaration from Town Planning Authority, which is enter into 'GIFT DEED" on behalf of us whatever may your concern you have to execute the Gift Deed and to present the same for the registration before the concerned Registrar of Assurances, Sub Registrar Offices and to admit execution and to sign all forms, petitions, Affidavits and other documents necessary for the completion of the registration of the necessary and to receive the same back after registration.

3) To take/institute Proceedings as and when necessary for all matters relating to said properties and to sign and verify Plaints, Vakalaths, Authorisation Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or offices, till a finality is reached to LPA DTCP offices and to correspond with the local body offices such as Collectorate, PWD, Taluk Revenue offices, Tward Board, Electricity Board, Corporation, Municipal, Panchayat or Panchayat Union, Revenue Authorities, and any other Bodies including any Competent Authority.

4) To appoint any Advocate's Revenue Agent or any other Legal Practitioner or Auditor for any need to complete the process.

5) To operate civil and criminal actions when necessary instead of any occupancies and illegal entries.

6) To file and receive back documents, to receive deposit and advance and to issue receipts therefore.

7) To obtain refund of Stamp duty or repayment of Court fees etc.

Sub Registrar
Melapalayam

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भारत का राजदूतावास EMBASSY OF INDIA रा.प्र.34 कुवैत KUWAIT

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M. Arockia Selva Rani

8) To apply courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers concerning for the said properties.

9) To apply for the inspection of and to inspect judicial and public records.

10) To do all such acts necessary to make the sale effective and to effect mutation of name i.e. change of Patta in the Government and Public records and accounts subsequent to the sale.

11) Generally to act as my Attorneys in relation to the matters aforesaid and on our behalf to execute and do all deeds, acts or things in respect for the said properties.

12) I, hereby for myself, my heirs, executors, administrators and legal representatives, ratify and confirm whatsoever my said Attorneys shall do or purpose to do by virtue of this Power of Attorney.

I have not received any consideration for executing this Power of Attorney and the Attorneys shall keep and maintain proper accounts of all money received and spent on the basis of this Deed of Power of Attorney.

SCHEDULE OF PROPERTY

All that piece and parcel of land situated within the jurisdiction of Registration District of Palayamkottai, Sub Registration of Melapalayam, Itteri Village, Ayan Punja Survey Nos and Extends are as pert above said doc given below:

S.No.	Survey Nos.	Acres
1	323/5	0.82
	323/4	2.08
	324/1	1.72
	328/2	2.36
5	327B/3	0.20

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Sub Registrar Melapalayam

भारत का राजनयिक मिशन EMBASSY OF INDIA रा० 34 कुवैत KUWAIT

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M. Arockia Selva Rani

Totalling 7.18 Acres in which undivided 3.10 Acres

6.	327B/1	0.90
Totally		4.00

16 JAN 2023 ---------- 16 JAN 2023

as per Individual Patta No.872 which is stands in our name:

Survey	Hec
323/4A	0.15.00
323/5A	0.09.50
324/1A	0.30.50
327B/3A	0.03.00
Total	0.58.00





सन्यापित
ATTESTED
कौंसुल अधिकारी / Consular Officer
भारत का राजदूतावास / Embassy of India
कुवैत / Kuwait

as per Individual Patta No.2111 which is stands in our name:

Survey	Hec
328/2A	0.67.00
Total	0.67.00

Sub Registrar
Melapalayam

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Number...X.....
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Totalling 1.25.00 Hec of total extent in which surrender portion is as per the declaration from the offices of the LPA, DTCP etc.

In witness whereof We, the said Joseph Hebert Newton & Murugesan Arockia Selvarani have hereto set and subscribed our hand and seal on this day of _____ day of _____.

16 JAN 2023
KWTKC2181923
Signed in my presence
(Signature Attested)

CONSULAR OFFICER
EMBASSY OF INDIA
KUWAIT

1) PHILIP JOHN
MOB : 90910110
T8766186

2) MONICA HENDERSON
MOB : 97200944
P5548676

Monica N

(विजय कुमार)
(Vijay Kumar)
अताशे (कौंसुलर)
Attache (Consular)
भारत का राजदूतावास, कुवैत
Embassy of India, Kuwait

This attestation is only with regard to the identity of the signatory and Embassy of India bears no responsibility for the contents.

M. Arockia Selva Rani

JOSEPH

JOICE

S 52 A LOUIS ST

AZHAGAPPAPURAM

KANYAKUMARI TAMILNADU

64650168 10/09/2017 AMMAN

KWTSP2894517 OLD PPT CLD AND RETURNED

G. Mary Joice

REPUBLIC OF INDIA

S0585949

JOSEPH HERBERT NEWTON

M 18/03/1970

AZHAGAPPAPURAM TAMILNADU

KUWAIT

22/10/2017 21/10/2027

P<IND<<JOSEPH<HERBERT<NEWTON<<<

भारत गणराज्य REPUBLIC OF INDIA



प्रकार / Type P

देश कोड / Country Code IND

पासपोर्ट सं / Passport No. T2808554

MURUGESAN

दिया गया नाम / Given Name(s)
AROCKIA SELVARANI

राष्ट्रीयता / Nationality भारतीय / INDIAN

लिंग / Sex F

जन्म तिथि / Date of Birth 15/07/1973

जन्म स्थान / Place of Birth SIVAKASI, TAMIL NADU



जारी करने का स्थान / Place of Issue KUWAIT

Arockia Selvarani

जारी करने की तिथि / Date of Issue 22/04/2019

समाप्ति की तिथि / Date of Expiry 21/04/2029

P<INDMURUGESAN<<AROCKIA<SELVARANI<<<<<<<<<<<

T2808554<3IND7307155F2904216<<<<<<<<<<<<<<<2

T2808554

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

RAMASAMY MURUGESAN

माता का नाम / Name of Mother

AGNES IRUDHAYA MARY

पति का नाम / Spouse

JOSEPH HERBERT NEWTON

पता / Address

5/52 A,LOUIS STREET

AZHAGAPPAPURAM,KANYAKUMARI

PIN:629401,TAMIL NADU,INDIA

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

H8464946 01/11/2009 KUWAIT

फाईल नं / File No.

KU0074026050119

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G. Mary Joice

Sub Registrar
Melapalayam

இந்திய அரசாங்கம்
Government of India

மேரி ஜாய்ஸ் ஜோசப்
Mary Joice Joseph
தந்தை : ஞானப்பிரகாசம்
Father : GNANAPRAKASAM



பிறந்தவருடம்/Year of Birth: 1949
பெண்மை / Female

7073 6029 9148

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: W/O ஜோசப், எண் 7/47
லூயிஸ் தெரு, அழகப்பபுரம்
அழகப்பபுரம், அகஸ்தீஸ்வரம்
அழகப்பபுரம், கன்னியாகுமரி, தமிழ்நாடு
629401

Address: W/O Joseph, NO 7/47, LOOYIS THERU, AZHAGAPPAPURAM, AZHAGAPPAPURAM, Agasteeswaram, Azhakappapuram, Kanniyakumari, Tamil Nadu, 629401

7073 6029 9148

1947
1800 300 1947

help@uidai.gov.in

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G. Mary Joice

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Sub Registrar
Melapalayam



வே. இசக்கி முத்து Cr. Mary Joice

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Melapalayam





A. ராஜ்குமார்

G. Mary Joice

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Sub Registrar
Melapalayam

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முழுமையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) செலுத்தப்பட்டுவிட்டது என இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர்

சார்பதிவாளர் : மேலப்பாளையம்
நாள் : 24/01/2023

2023 ஆம் ஆண்டு ஜனவரி மாதம் 24ம் நாள் மேலப்பாளையம் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





G. Mary Joice

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

A. ராஜகுமார்

1. திரு RAJKUMAR த/பெ ALAGIANAMBI 6B Yathavar South New Street, Vallioor, வடக்கு வள்ளியூர் பகுதி-2, இராதாபுரம், திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627117

வே. இசக்கிமுத்து

2. திரு ESAKKIMUTHU த/பெ VELMURUGAN 139 Mela street, Poolam, புலம் பாகம்-1, நாங்குநேரி, திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627152

2023 ஆம் ஆண்டு ஜனவரி மாதம் 24ம் நாள்

JOSEPHFRANCIS A
சார்பதிவாளர்
மேலப்பாளையம்

ADJ/மேலப்பாளையம்/11/2023 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 24/01/2023
மேலப்பாளையம்

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JOSEPHFRANCIS A
சார்பதிவாளர்

Sub Registrar
Melapalayam

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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Chennai 600 097, India
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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.