

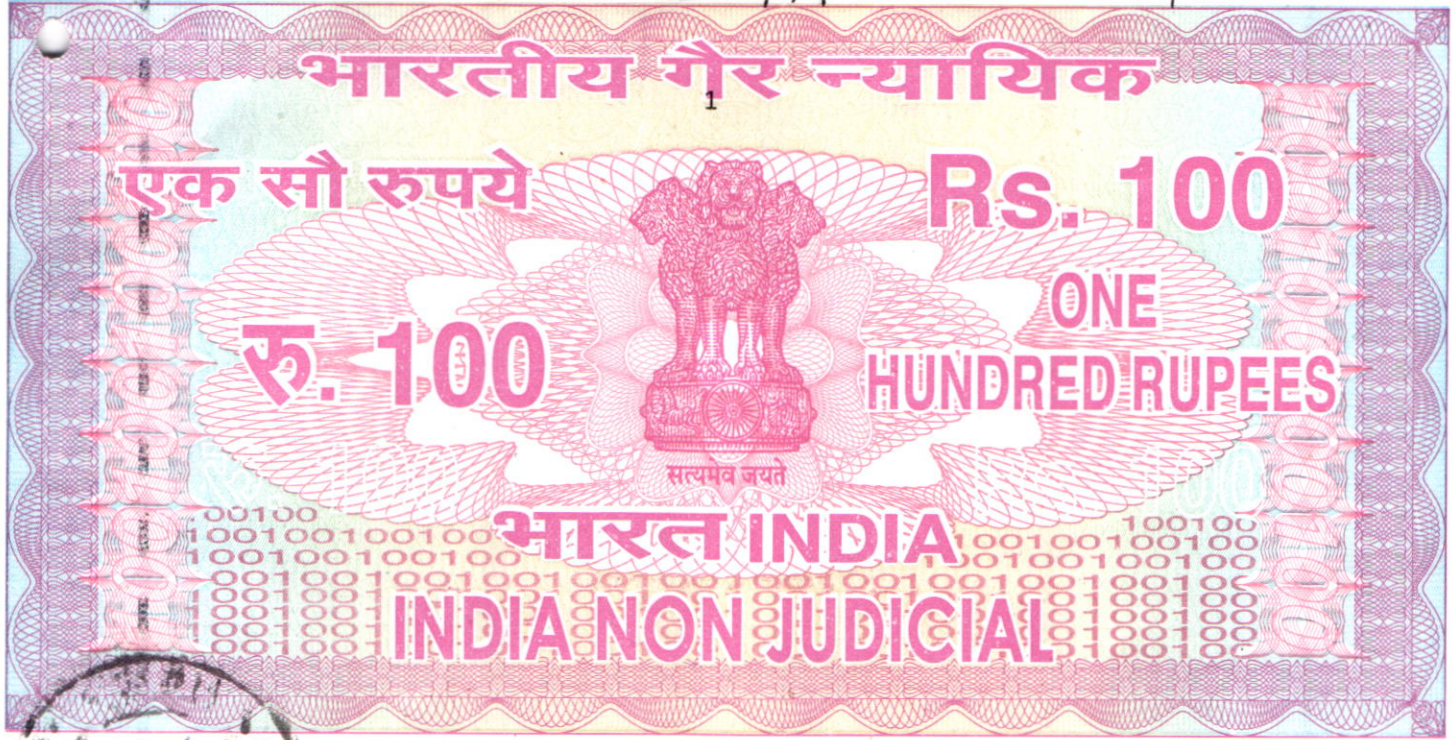
RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.



தமிழ்நாடு தமில்நாடு TAMILNADU
09 NOV 2022

Mr. Moganaragan

CT 193173
A. DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B/B7/94
164, Amman Koil Street,
Chennai-600 001

GENERAL POWER OF ATTORNEY

KNOW ALL MEN THAT BY THIS GENERAL POWER OF ATTORNEY executed at Chennai on this the 15th day of November 2022:

Mr. Moganaragan V (Aadhar No.6254 9313 4826), son of Mr. Venugopal, aged about 64 years, residing at No.31, 26/50, Perumalakaram, Thiruverkadu, Ambattur, Tiruvallur - 600 077, hereinafter called as the **PRINCIPAL**,

V. Moganaragan

Life Space Private Limited
Authorized Signatory

8013
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sheet.
Registering Officer



TO AND IN FAVOUR OF

M/s .NOVA LIFE SPACE PRIVATE LIMITED (P.A.NO.AAECN5911A)

(Phone No.044 30003242) a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Bay City Centre, Old No.197, New No.309, 2nd Floor, Poonamallee High Road, Chetpet, Chennai - 600031, represented by its Authorized Signatory, **Mr. B. BALACHANDRAN** (Aadhar No. 8996 5789 3388) Son of late S. Baskar, aged about 41 years, hereinafter called the **"POWER OF ATTORNEY/ POWER AGENT"**.

WHEREAS the Principal is the sole and absolute owner of vacant lands measuring an extent of **Acre 1.76 cents** comprised in survey numbers: **679/2B -Acres 1.24 cents (Ars.0.50), 679/2A1 -Acres 0.52 Cents (Ars.0.21.00), totaling extent of Acres 1.76 Cents** vide Patta No. 5314, situated at Ayanampakkam Village, Poonamallee Taluk, Thiruvallur District within Sub Register office of Konnur and Registration District of Chennai North morefully described in the schedule of Property hereunder.

WHEREAS Mr.P.S. Venugopal, father of Principal had acquired the land measuring an extent of 52 Cents comprised in Survey No. 679/2A situated at Ayanampakkam Village along with other various Lands located in various places from his ancestral and subsequently based upon the oral family arrangements between his family members the above said land was allotted to the Principal and the same has been confirmed by his father, late.P.S.Venugopal in his last will dated 22.10.1993 registered as Doc. NO. 161 of 1993 on the file of SRO Poonamallee. The said P.S.Venugopal had died on 16.02.1996.

WHEREAS the land measuring an extent of 1.24 Acres comprised in Survey No. 679/2B was originally acquired by Mr.Chinnaiah Naidu

For Nova Life Space Private Limited

[Signature]

Authorized Signatory

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and his son Mr.Venkatesalu through an oral partition and the said Mr.Venkatesalu had conveyed the said land to Mr.Babu Naidu by way of sale Deed dated 25.07.1960 registered as Doc. No. 1811 of 1960 on the file of SRO,Saidapet.

WHEREAS the said Mr.Babu Naidu had conveyed the said land to Mr.P.S.Venugopal by way of Sale Deed dated 02.09.1960 registered as Doc. NO. 3030 of 1960 on the file of SRO, Saidapet and subsequently the said P.S.Venugopal had conveyed the said land to his son Mr. T.V.Mohana Rangan (Principal herein) by way of Sale Deed dated 31.08.1994 registered as Doc. No. 6976 of 1994 on the file of SRO Ambattur and subsequently patta has been dully mutated in his name and the Principal is sole and absolute owner of the schedule mentioned property and having peaceful possession and enjoyment of the schedule mentioned property.

The PRINCIPAL is now desirous of appointing the AGENT herein to do and execute the various acts, deeds and things in respect of the Schedule of Property and the AGENT has also agreed to act as the Agent of the PRINCIPAL for these purposes;

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

The PRINCIPAL doth hereby appoint, constitute & nominate the AGENT to be the true & lawful agent of the PRINCIPAL to exercise the following acts, deeds and powers in the name of the PRINCIPAL, for and on behalf of the PRINCIPAL:

1. To execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations, undertakings, , plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear

For Nova Life Space Private Limited



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sheet.

Registered



- a. Any conversion, sub-division, Consolidation / reconstitution, Amalgamation or reclassification of the land or any part thereof.
- b. Apply, submit and obtain sanctions, permissions, approvals, completion certificates, in respect of the proposed layout development activity.
- c. Apply for and pay the necessary charges including premium FSI, in this regard to the concerned authorities and sign all necessary documents, etc., in this regard.
- d. Obtaining fresh services and/or to transfer existing services in respect of electricity service connections, Solar Photovoltaic c

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system, water supply, drainage and sewerage and such other connections as may be required

- e. Pay all developmental charges, deposits, fees and payments levied by any authorities in this regard.
 - f. To pay, deposit and apply for refunds/compensation and receive the same from Central Government, State Government, local authorities including but not limited to Chennai Metropolitan Development Authority / Department of Town and Country Planning, Municipality/Corporation of Chennai, Water Supply and Sewerage Board, Electricity Department, Land Acquisition Authorities and sign and issue receipts, Indemnity bonds, declarations etc for this purpose.
 - g. Apply and obtain, patta, and other documents from the Tahsildar/competent authority.
 - h. To Apply and obtain, No Objection Certificates (NOC) from Central Government, State Government, local authorities including but not limited to the Tahsildar/PWD / CMWSSB / WRD / SEIAA / MOEF/IGBC/ TNPCB/Fire & Rescue Dept., TNPCB, and or any other competent Authorities.
2. To apply for and obtain layout/Sub-division Approval from the Competent Planning Authorities, to sign in all forms, applications, letters and records and to appear and present before appropriate departments for getting permission layout approval, to sign, execute and register necessary Gift Deed or other Deed or Deeds for/with respect to obtaining Approval, to deal with all the concerned statutory authorities and to do all acts, deeds and things for obtaining such clearance from the concerned authority/authorities.

For Nova Life Space Private Limited

[Signature]

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3. To execute necessary deed/s or gift deed for earmarking/gifting OSR area to the Chennai Metropolitan Development Authority/ Department of Town and Country Planning, Municipality/ Corporation of Chennai or to the local authorities as per Development Control Rules and also to execute such documents for the purpose of road widening, if necessary and to do incidental works thereon on our behalf including signing necessary plans, applications, declaration etc pertaining to the "Said Property".
4. To do all such acts, things and execute deeds as may be necessary and reasonable required for effectively conducting and concluding the registration of the document or documents before the concerned Registrar Office.
5. To raise loans and/or borrow money or moneys from time to time from any Bank, Any Financial Institution, or Any Person or Persons, Organisation whatsoever against the Schedule of Property and to execute, sign and register mortgage, charges, transfer and/or give other security or securities by any other deed or deeds on such terms and conditions as the AGENT or his substitute or substitutes may think fit and proper.
6. To entrust the development work to any person at their discretion to appoint architects, engineers, skilled and unskilled labourers, contractors, sub-contractors and do such things which are necessary for development on the "Said Property".
7. To issue notice and evict any trespasser or unauthorised occupants etc., if any from the said property and initiate such legal action as may be necessary.
8. The Principal herein empowers the Attorney/ Agent to advertise and make publicity of the proposed project on the "Said Property".

For Nova Life Space Private Limited



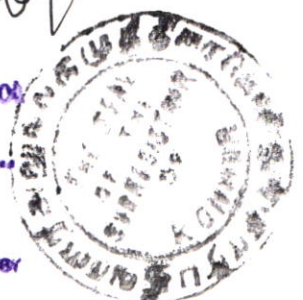
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Registering Officer



9. To appear in any court, tribunal or authority to institute, conduct, prosecute and to defend any proceedings in respect of the said property, to sign and verify all the pleadings, affidavits, vakalats or papers and to appoint advocates or legal practitioners for such purposes, file appeal, revision applications, compromise, compound and withdraw or take such other proceedings, and to prosecute such judgments and decrees to final adjudication and to take execution proceedings against the said property and person of judgment debtors, after due intimation and consultation with the principal and their consent to that effect.
10. To sub delegate the attorney and or to execute a special Power of Attorney for presentation in respect of the said property. To substitute and appoint any attorney or attorney under them with the same powers or with limited powers then herein before expressed and to remove at their pleasure such substitute or substitutes and to appoint another or others by such writing as aforesaid.
11. To do all such acts, deeds and things for and on our behalf in relation to the aforesaid matters concerning the "Said Property" as shall be required or deemed proper and necessary.
12. And generally to do all such acts, deeds and things as the attorney shall think expedient for the purpose mentioned hereinabove in all respects as We could ourselves have done and We hereby agree to ratify and We do hereby ratify all acts, deeds, things and assurances done, executed and made by the said attorney pursuant to the Power conferred as if the same is done, executed and made by us if personally present.
13. The Attorney shall maintain true and correct accounts for all the transactions done by him.
14. The Principal herein confirms that the above mentioned acts, Deeds and

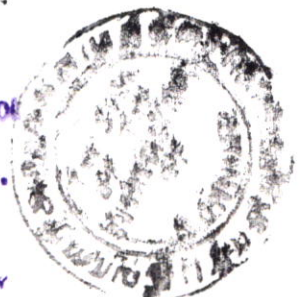
For Nova Life Space Private Limited

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sheet.

Registering Officer



things done by the Attorney/ Agent with respect to the said property will be binding on the Principal and the Principal do hereby agree and undertake to ratify and confirm the said acts, deeds and things whatsoever that my lawful Attorney/ Agent may do or cause to be done by virtue of these presents.

15. No consideration has been received for granting this Power of Attorney.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant lands measuring an extent of **Acre 1.76 cents** comprised in survey numbers: **679/2B -Acres 1.24 cents (Ars.0.50), 679/2A1 -Acres 0.52 Cents (Ars.0.21.00), totaling extent of Acres 1.76 Cents Patta No. 5314** situated at Ayanampakkam Village, Poonamallee Taluk, Thiruvallur District

within Sub Register District of Konnur and Registration District of Chennai North

IN WITNESSES WHEREOF, THE PRINCIPAL AND THE AGENT HEREIN HAVE SET THEIR HANDS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For Nova Life Space Private Limited



Authorised Signatory



POWER AGENT

PRINCIPAL

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sheet.

Registering Officer 



WITNESSES:

1. Mr.Praveenkumar.S

S/o Mr.Srinivasan,
Plot No.86, Balaji Nagar Anexe 4,
Nathamedu, Thirunindravur,
Tiruvallur – 602024
(Aadhar No.739937247558)


2. Mr. Thirumalaiyan

S/o Mr.Arumugam,
residing at No.2/95, Kidathirukkai,
Mudukulathur Taluk, Sonaipiriyankottai,
Ramanathapuram District – 623704.
(Aadhar No.782211519746)

Drafted by :

Mr.Karnan, [En.No.3088/2013]**Advocate,**

No.309, Bay City Centre,
2nd Floor, Poonamallee High Road,
Chetpet, Chennai – 600 031

For Nova Life Space Private Limited



Authorised Signatory



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sheet.

Registering Officer



உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண்.35083.சி1.2021 நாள்
07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று .: உறுதிமொழி (Declaration) (நீதி பேராணை எண்.22163.2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள்இ நீர்வழிப்பாதைகள், நீர்ப்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்.நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன் .: அறிவோம்.

For Nova Life Space Private Limited


Authorised Signatory

ஆவணத்தை எழுதிக்
பெறுபவர்களின் கையொப்பம்.



ஆவணத்தை எழுதிப்
கொடுப்பவர்களின் கையொப்பம்

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sheet.

Registering Officer





தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர்

வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : அயனம்பாக்கம்

பட்டா எண் : 5314

உரிமையாளர்கள் பெயர்

1. வேணுகோபால் நாயுடு

மகன்

மோகனரங்கன்

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	
679	2A1	0 - 21.00	0.65	--	--	--	--	2021/0105/01/384530- -2021/01/05/000859SD -- 28-12-2021
679	2B	0 - 50.00	1.54	--	--	--	--	2021/0105/01/384530- -2021/01/05/000859SD -- 28-12-2021
		0 - 71.00	2.19					

குறிப்பு2 :



- | | |
|----|---|
| 1. | மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 01/05/069/05314/60993 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். |
| 2. | இத் தகவல்கள் 15-11-2022 அன்று 10:49:51 AM நேரத்தில் அச்சடிக்கப்பட்டது. |
| 3. | கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் |

For Nova Life Space Private Limited



 Authorised Sign

Authorised Signatory

8013

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sheet. ✓

Registering Office



THIRUVERKADU TOWN PANCHAYAT

FORM NO. 10

(See Rule 9)

GOVERNMENT OF TAMIL NADU

RURAL DEVELOPMENT DEPARTMENT

CERTIFICATE OF DEATH

Certificate of Death Issued under Section 12 of the Registration of
Issued under Section 17

Births and Deaths Act 1969

★

This is to Certify that the following information has been taken from the original record of Death which is in the Register of Thiruverkadu Town Panchayat, Saidapet Taluk / Sriperumbudur Taluk, Chinglepet M. G. R. District of Tamil Nadu State.

Name P. S. வேணுகோபால் Sex ஆண்
Date of Death 16.2.96
Date of Registration 19.2.96 Registration No 16/96
Place of Death பெருமானகரம்
Name of Father / Mother T. சேசய்யநாயுடு
Nationality இந்தியா
Permanent Address 50, பெருமானகரம்
சென்னை-77.

Verified.

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I contains 1879 sheets. 12 sheet.



Executive Officer
Thiruverkadu Town Panchayat
Special Grade
Madras-600 077.

Registering Officer

In the case of death, no disclosure shall be made of particulars regarding the cause of death as entered in the register.

For Nova Life Space Private Limited

[Signature] M

Authorised Signatory

V. J. J.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5564 of 2022

I hereby certify that a sum of ₹ 100/- (Rupees 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. மோகனரங்கன் வே residing at 31,26/50,perumalagaram,thiruverkadu,ayapakkam, ambattur, Ayapakkam, Avadi, Tiruvallur, Tamil Nadu, India, 600077.

Sub Registrar: Konnur
Date: 15/11/2022

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 10,450/- paid at 03:53 PM on the 15/11/2022 by

Left Thumb



V. Mof
9840834009

Additions as per recitals of document

Execution admitted by
Left Thumb



V. Mof

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:43292600a3b37a62a845e697af58f92e61a69d (Details from UIDAI : Moganarangan V S/O: Venugopal, 20-07-1958, xxxxxxxx4826)



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sheet.

Registering Officer



Claim admitted by
Left Thumb



M.
9941780060

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No. :
UKC:788895d6d97d13f26c490e9f32a14d7b82c9de
(Details from UIDAI : Balachandran B S/O,Baskar,
11-11-1982, xxxxxxxx3388)



15th day of November 2022

(Signature)

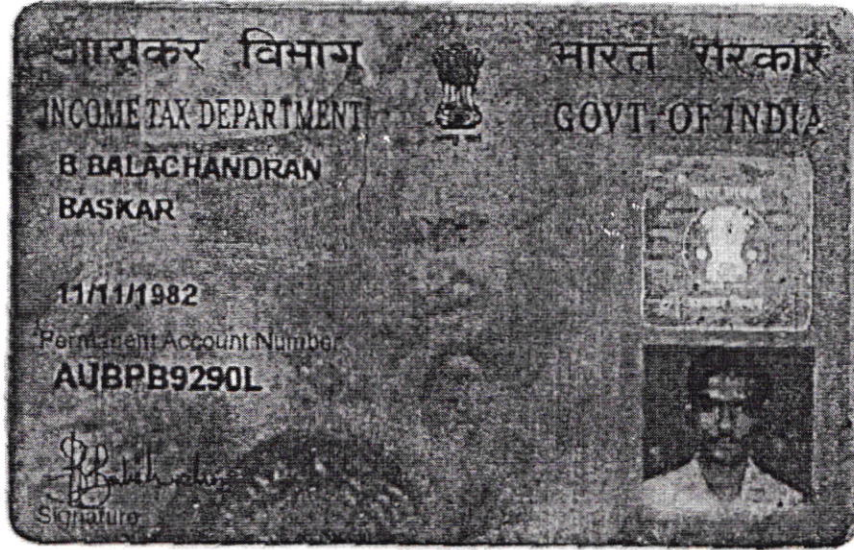
Vennila Kubenthiran
Sub Registrar
Konnur

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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sheet.

(Signature)
Registering Officer






இந்திய அரசாங்கம்
Government of India


பாலசந்திரன் பா
Balachandran B
பிறந்த நாள்/DOB: 11/11/1982
ஆண்/MALE

8996 5789 3388

எனது ஆதார். எனது அடையாளம்


இந்திய தனித்தனி அடையாளம் ஆணையகம்
Unique Identification Authority of India

முகவரி:
பாஸ்கர், 6, பெருமாள் புறம் வடக்கு நகர்,
நத்தமேடு, திருநின்றவூர், திருவள்ளூர்,
தமிழ் நாடு - 602024

Address:
S/O.Baskar, 6, Perumal Puram North Nagar,
Nathamedu, Thirunindravur, Tiruvallur,
Tamil Nadu - 602024

8996 5789 3388

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

For Nova Life Space Private Limited


Authorised Signatory

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sheet.

Registering Officer



இந்திய அரசாங்கம்
Government of India

மோகனரங்கன் வே
Moganarangan V
பிறந்த நாள் / DOB : 20/07/1958
ஆண்பால் / Male

6254 9313 4826

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address:
S/O: Venugopal, 31, 26/50,
PERUMALAKARAM,
THIRUVERKADU, Ayappakkam,
Ayappakkam, Tiruvallur, Ambattur,
Tamil Nadu, 600077

6254 9313 4826

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

V. M.

For Nova Life Space Private Limited

[Signature]

Authorised Signatory

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Registering Officer



<p>இந்திய அரசாங்கம் Government of India</p> <p>திருமலையன் Thirumalaiyan பிறந்த நாள்/DOB: 19/01/1991 ஆண்/ MALE</p> <p>7822 1151 9746 VID: 9123 1012 3469 4801</p> <p>எனது ஆதார். எனது அடையாளம்</p>	<p>Unique Identification Authority of India</p> <p>முதலி: நிமகு / தாய் பெயர்: அருமுகம், 2/95, கிடாதிருக்கை, முதுகுளத்தூர் தாலுகா, சோனபிரியங்கோட்டை, ராமநாதபுரம், தமிழ் நாடு - 623704</p> <p>Address: S/O: Anumugam, 2/95, Kidathirukkai, Mudukulathur Taluka, Sonalpiriyankottai, Ramanathapuram, Tamil Nadu - 623704</p> <p>7822 1151 9746 VID: 9123 1012 3469 4801</p>
---	--

A. J. S.

V. Mel

Nova Life Space Private Limited

[Signature]
Authorized Signatory

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sheet.

Registering Officer



<p>  भारत सरकार Government of India </p> <p>  பிரவீன்குமார் சீ Praveenkumar S பிறந்த நாள்/DOB: 30/05/1993 ஆண்/ MALE </p> <p> 7399 3724 7558 VID : 9122 7810 7067 3009 </p> <p> எனது ஆதார். எனது அடையாளம் </p>	<p>  भारत सरकार - भारत का पहला आधार अभियान Unique Identification Authority of India </p> <p> முகவரி: S/O: சீனிவாசன், ப்ளட் எண் 86, பாலாஜி நகர் அனெக்ஸ் 4, நத்தமேடு, திருநின்றாவூர், திருவள்ளூர், தமிழ் நாடு - 602024 </p> <p> Address: S/O: Srinivasan, PLOT NO 86, BALAJI NAGAR ANEXE 4, NATHAMEDU, THIRUNINDRAVUR, Tiruvallur, Tamil Nadu - 602024 </p> <p> 7399 3724 7558 VID : 9122 7810 7067 3009 </p> <p> 1947 help@uidai.gov.in www.uidai.gov.in </p>
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S. Praveen Kumar

U. Pradeep

Nova Life Space Private Limited

[Signature]
 Authorised Signatory

Document No. P.252 8013 of 2022 of Book
 I contains 18 19 sheets 18
 sheet.

Registering Officer



Registered as Number R/Konnur/Book-1/8013/2022.

Date: 16/11/2022

Konnur




Kamraj A
Sub Registrar

Document No. 8013 of 2022 of Book

I contains 19 sheets 19
sheet.

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.

