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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

30 OCT 2023

MAHIN HUSSAIN

CX 819330

K.R.V. RAJES KUMAR
STAMP VENDOR
L No: 54/B3/2000
Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai - 600 106.

GENERAL POWER OF ATTORNEY

Brother to Brother

THIS DEED OF POWER OF ATTORNEY IS EXECUTED AT CHENNAI ON THIS THE 30th DAY OF OCTOBER, 2023 BY,

Mr.NAHIN HUSSAIN, (PAN: ABVPH2572C) (AADHAAR: 4276 4554 1840), Mobile No.98407 38802 son of Mr.M.Khursheed Hussain, aged about 53 years, residing at Plot No. B-180, Door No.5, 54th Street, 9th Avenue, Ashok Nagar, Chennai-600083, and hereinafter collectively referred to as the **"PRINCIPAL"**

TO AND IN FAVOUR OF

Mr.MAHIN HUSSAIN, (PAN: ABIPH1363A) (AADHAAR: 6601 4568 7449), Mobile No.96001 72949 son of Mr.M.Khursheed Hussain, aged about 56 years, residing at Plot No. B-180, Door No.5, 54th Street, 9th Avenue, Ashok Nagar, Chennai-600083, and hereinafter referred to as the **"ATTORNEY"**

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1 SHEET.

Mahin Hussain

SUBREGISTRAR
ASHOK NAGAR

WHEREAS:

A. The Principal and Attorney are the joint owners of the property being Plot No. B180, measuring an extent of 7056 Square Feet together with the super structure having super built up area measuring an extent of 16877 square feet comprised in FIVE floors situated at Plot No. B-180, Door No.5, 54th Street, 9th Avenue, Ashok Nagar, Chennai-600083 (previously The Sanction Plan of Ashok Nagar Scheme Kodambakkam Village), comprised in T.S. No. 60, Block No.70, situated at Kodambakkam Part 2 Town (Previously Kodambakkam Village), Mambalam Taluk, Chennai District, which is more fully described in the Schedule "A" hereunder and herein after referred to as **"Schedule A Property"**.

B. Originally, the Schedule A Property was purchased by the father of the Principal and Attorney, namely, Mr. M.K. Hussain from Tamil Nadu Housing Board vide a Sale deed dated 12.09.1990, Document No.5055/1990 at SRO Kodambakkam. The said Mr. M.K. Hussain @ M. Khursheed Hussain died on 02.02.1991 leaving behind his wife Mrs. Atiya Khursheed Hussain and sons Mr. Mahin Hussain and Nahin Hussain as his legal heirs and the same is evidenced vide legal heirship certificate bearing ref no. D.DIS.07/03718/91 issued by Tahsildar of Mambalam-Guindy Taluk on 04.03.1991.

C. Further, the said Mrs. Atiya Khursheed Hussain died on 14.02.2016 leaving behind her sons Mr. Mahin Hussain and Nahin Hussain and the same is evidenced vide legal heirship certificate bearing ref no. R.Dis. (D1)/4647/2017 issued by Tahsildar of Mambalam Taluk on 18.07.2017.

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2 SHEET.
SUBREGISTRAR
ASHOK NAGAR

D. Thereafter, the Principal and Attorney herein equally had inherited the Schedule A Property. Further, the patta got mutated in the names of principal and Attorney issued by Zonal Deputy Tahsildar Mambalam.

E. Thus, the Principal and Attorney herein have got the equal rights, title and ownership over Schedule A Property and each owns half share over the Schedule A property.

F. The Principal are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to deal with his Half Share over the Schedule "A" mentioned property, which is morefully described in Schedule "B" hereunder and herein after referred to as said property.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL above named and as described in the preamble do hereby irrevocably appoint, constitute, nominate, retain and ordain his brother Mr.Mahin Hussain, as my true and lawful Power of Attorney (POWER AGENT) and as described in the preamble to do the following actions on my behalf with respect to the Schedule mentioned Property:-

1. To apply to the Corporation of Chennai/CMDA for sanction to demolish any building/s or any other structure situated on the Schedule "B" mentioned property.

2. To apply to CMDA/DTCP/Corporation of Chennai or any other Government Organizations, and for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.

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SUBREGISTRAR
ASHOK NAGAR

2A. To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the entire extent of the Schedule "A" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority, to follow up with the approval authorities for obtaining sanctions for the said building, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority/ies, to receive sanctioned plans, permits and other communications, notices, receipts and chalans from the said authority/ies and to issue receipt thereof.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions/and permits in respect of plan/s for constructions of any building/s whether storeyed or otherwise, on the Schedule "A" mentioned property.

4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.

5. To apply to the competent authorities such as TNEB, CMWSSB/Corporation of Chennai etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "A" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefore.

Mahi Thiru

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4 SHEET.
SUBREGISTRAR
ASHOK NAGAR

Nallus

6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "A" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority and to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of the Attorney and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.

7. To correspond with and receive any correspondence or other intimation from the CMDA/ DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "A" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.

9. The Power of Attorney is fully authorised to represent the Principal to process the approval of the development and other necessary approvals from RERA authority as required under the provisions of RERA Act and Rules.

10. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the Principal. The Power of Attorney is authorised to

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SUBREGISTRAR
ASHOK NAGAR

perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the Principal and make personal appearances on behalf of the Principal, on the file of the competent authority and to submit any oral or written representations as required.

11. To execute and register ratification/rectification/reconstitution/gift/release or any other deed/s pertaining to the Schedule B Property.

12. To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.

13. To appear and act on behalf of the Principal in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Officers and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.

14. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "A" Property or any matter relating to the Schedule "A" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "A" Property.

15. To appoint **M/s. KAAVIYA PROPERTIES PVT LTD** as Builder to develop the Schedule "A" property and to authorise them to engage architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "A" Property

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SUBREGISTRAR
ASHOK NAGAR

and for construction thereon. To delegate necessary powers and authorisation to M/s. Kaaviya Properties P Ltd to realise and perform the powers as granted herein and as required for processing the approvals and developing the said property.

16. To put up construction as deemed fit by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "A" Property such equipments, tools, implements, machines and vehicles or other machinery or article or item or thing required for putting up construction or for any other incidental purpose and also put up construction thereon.

17. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.

18. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the Principal in the Schedule "A" mentioned property and to file the same in any such Court of Office.

19. To appoint any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "A" mentioned property.

20. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "A" mentioned property, conform to judgements and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.

21. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "A" mentioned property.

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SUBREGISTRAR
ASHOK NAGAR

22. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "A" mentioned property.

23. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "A" mentioned property.

24. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "A" mentioned property.

25. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "A" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

26. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "A" mentioned property or for the provision of any amenities or facilities thereto.

27. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.

28. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes. To look after, manage, develop and administer the Schedule "A" property.

29. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department and sign and file necessary

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applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the building/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.

30. To execute Gift Deeds and hand over possession of OSR or other land to authorities concerned for the purposes of obtaining sanctions.

31. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents

32. Generally to act as the Attorney or Agent of Principal in relation to the matters aforesaid and in all other matters in which the Principal may be interested or concerned and on behalf of the Principal to execute and do all deeds, acts or things as fully and effectively in all respects as if the Principal would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the Principal executing and registering the deed of cancellation along with the Power of Attorney. The Principal shall not unilaterally cancel this Power of Attorney. Further the powers shall not be cancelled by the Principal till the Power of Attorney fully acts upon the powers and entirely realises the scope of powers as granted for the development of the Schedule "B" property.

No consideration is passed on under this Power of Attorney.

And the Principal hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

Nallurs

NO Power to sell the Property

Mahithara

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SUBREGISTRAR
ASHOK NAGAR

SCHEDULE "A" PROPERTY
(Entire Property)

All that piece and land and building situated in the sanctioned plan of Ashok Nagar Scheme Plot No. B180, T.S. No. 60, Block No.70, situated at Kodambakkam Village Chennai District and measuring Two Ground and 2256 Square Feet and there abouts bounded as follows

North By : Plot No. B 179
South By : Plot No. B 181
East by : 40' Road
West By : Plot Nos. C 573, C 574 and C575

And Measuring:

North By : 110'
South By : 110'
East by : 46'
West By : 18', 37.6' and 25.3'

And within the Registration district of Chennai – Central and Sub-Registration District of Ashok Nagar.

SCHEDULE "B" PROPERTY
(Powers Granted For Principal Share)

50% undivided share, rights, title and interest in and out of the property which is morefully described in the Schedule A, above and together with the super structure having super built up area measuring an extent of **16877 square feet comprised in FIVE floors** situated at **Kodambakkam Village part II, Plot No. B-180, Door No.5, 54th Street, 9th Avenue, Ashok Nagar, Chennai-600083,** to be constructed.

Nalini

Mahitha

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10 SHEET.

SUBREGISTRAR
ASHOK NAGAR

Nalini

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY HEREIN HAVE EXECUTED THIS DEED OF POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED, IN THE PRESENCE OF:

PRINCIPAL

ATTORNEY

WITNESSES:

1.

HARIKRISHNAN JANAKIRAMAN
S/o JanakiramanNo. 7/3/2, 3rd Lsne,
Solaiappan Street, Old Washermenpet,
Chennai 600021

2.

K. MOHANRAJ S/o Kasi
No. 227, 4Th Street, Nehru Nagar,
Thirumangalam Anna Nagar West
Anna Nagar Chennai -600040

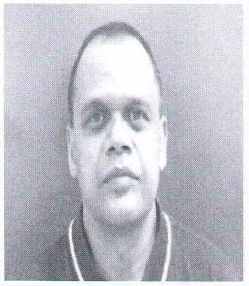
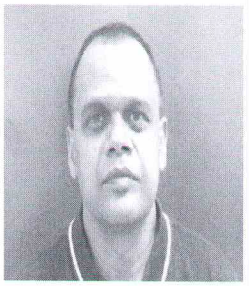
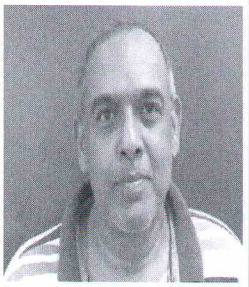
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SUBREGISTRAR
ASHOK NAGAR



prepared by

L.INDRA
Document Writer
Lic No. A/1648/99/ CH©
S.No.41 /2023

Presented in the office of the Sub Registrar of Ashok Nagar and fee of ₹ 3,810/- paid at 03:38 PM on the 30/10/2023 by

Left Thumb  	9840738802 Additions as per recitals of document	
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:13674546ae71340d58423e8c763425193b0bbf (**Details from UIDAI : Nahin Hussain S/O: Mohamed Khursheed Hussain, 01-11-1970, xxxxxxxx1840**)	
Claim admitted by Left Thumb  	9800172949 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8007150aafde598d3649bda224ed5a6eee3b26 (**Details from UIDAI : Mahin Hussain S/O: Mohamed Khursheed Hussain, 27-04-1967, xxxxxxxx7449**)	

30th day of October 2023

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SUBREGISTRAR
ASHOK NAGAR

VENMATHI p
Sub Registrar
Ashok Nagar

SUB REGISTRAR
ASHOK NAGAR

Registered as Number **R/Ashok Nagar/Book-1/3552/2023**.

Date: 30/10/2023
Ashok Nagar

VENMATHI p
Sub Registrar

SUB REGISTRAR
ASHOK NAGAR

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SUBREGISTRAR
ASHOK NAGAR

சென்னை மாநகராட்சி
CORPORATION OF CHENNAI
பொது சுகாதாரத்துறை
DEPARTMENT OF PUBLIC HEALTH

D4852430300/2016

FORM-NO. 6, படிவம் எண் .6

(See rule 8-விதி 8ஐப் பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

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

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது

Zone 08	Division 122
Name	M.KHUR SHEED HUSSAIN
Name of Father / Husband	M.MUNZOOR HUSSAIN
Name of Mother	
Permanent Residential Address	NO.4,54TH ST, 9TH AVENUE ASHOK NAGAR MADRAS . 600083
Address of the deceased at the time of death	
Sex	Male
Age	61 YEARS
Date of Death	02-FEB-1991
Place of Death	NO.4,54TH ST, 9TH AVENUE ASHOK NAGAR MADRAS . 600083
Registration Number	COC/1991/08/122/000003/0
Date of Registration	05-FEB-1991
Date of Issue	17-FEB-2016
Remarks (If Any)	BG.1/1

PUBLIC HEALTH DEPARTMENT B & D UNIT ★17-FEB-2016★ CORPORATION OF CHENNAI

DOCUMENT NO 3552 OF 2023
BOOK 1 CONTAINS 27 SHEETS
1 SHEET.

Dr. N.A. Senthilnathan, M.B.B.S., D.P.H
City Health Officer(I/c)
Corporation of Chennai
பதிவினை உறுதி செய்பவர்

SUBREGISTRAR
ASHOK NAGAR

Ensure Registration of every Birth and Death / பிறப்பு இறப்பு பதிவினை உறுதி செய்வீர்

Note : This certificate is computer generated and does not require any Seal/Signature in original. The authenticity of this certificate can be verified at www.chennaicorporation.gov.in. The Registration Number is unique to each death.

D.DIS .07/ 037/8/91

Mambalam-Guindy Taluk
Office,
K.K. Nagar,
MADRAS - 600 078.

Dated: 4-3-1991

LEGAL HEIRSHIP CERTIFICATE

This is to certify that Thiru/~~Tmt~~ H. Khursheed Hussain .....who was residing at No. 4, 5th St. 9th Avenue, Ashok Nagar, Madras 600083 expired on 02-02-1991 leaving behind the following surviving Legal Heirs.

S.No.	Name	Relationship with deceased.	Marital Status	Age
1	Tmt. Abiya Khursheed Hussain	Wife	Widow	53
2.	Thiru. Mahin Hussain	Son	Unmarried	23
3.	Thiru Nahim Hussain	Son	Unmarried	20

The parents of the deceased pre-deceased him/~~her~~. This Certificate is issued for the purpose of ~~Transfer~~ of Telephone and Insurance and Car R.C. Books and gas Cylinder.

O.R. No. 4391

Tahsildar,
Mambalam-Guindy Taluk,
K.K.Nagar, Madras-78.

TAHSILDAR,
MAMBALAM GUINDY TALUK
MADRAS-600 078.

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SHEET

SUBREGISTRAR
ASHOK NAGAR

Mahin Hussain

சென்னை மாநகராட்சி
CORPORATION OF CHENNAI
பொது சுகாதாரத்துறை
DEPARTMENT OF PUBLIC HEALTH

D4852420155/2016

FORM-NO. 6, படிவம் எண் .6

(See rule 8-விதி 8ஐ பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

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

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது

Zone 10	Division 130
Name	ATIYA KHURSHEED HUSSAIN
Name of Father / Husband	MOHAMED KHURSHEED HUSSAIN
Name of Mother	AZIMUNISSA BEGUM
Permanent Residential Address	NO: 5, 54TH STREET, 9TH AVENUE, ASHOK NAGAR, CHENNAI 600083
Address of the deceased at the time of death	NO: 5, 54TH STREET, 9TH AVENUE, ASHOK NAGAR, CHENNAI 600083
Sex	Female
Age	77 YEARS
Date of Death	14-FEB-2016 AT 12:25 PM
Place of Death	VIJAYA HOSPITAL 180, N.S.K. SALAI VADAPALANI CHENNAI-600026
Registration Number	2016/10/130/000155/0
Date of Registration	15-FEB-2016
Date of Issue	17-FEB-2016
Remarks (If Any)	HDR.NO.82

PUBLIC HEALTH DEPARTMENT B & D UNIT ★17-FEB-2016★ CORPORATION OF CHENNAI

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16 SHEET.

Dr. N.A. Senthilnathan, M.B.B.S., D.P.H
City Health Officer (i/c)
Corporation of Chennai

SUBREGISTRAR
ASHOK NAGAR

Ensure Registration of every Birth and Death / பிறப்பு / இறப்பு பதிவினை உறுதி செய்வீர்

Note : This certificate is computer generated and does not require any Seal/Signature in original. The authenticity of this certificate can be verified at www.chennaicorporation.gov.in. The Registration Number is unique to each death.

REVENUE DEPARTMENT

R.Dis. (D1) /4647/2017

Sl.No.929/2017

O/o the Tahsildar,
Mambalam Taluk,
Chennai - 600 078
Dated: 18.07.2017

LEGAL HEIRSHIP CERTIFICATE

CERTIFIED that Athiya Khursheed Hussain, W/o (late) Mohammed Kursheed Hussain, who was residing at Door No.5, 54th Street, Ashok Nagar, Chennai-600 083, expired on 14.02.2016 at Vijaya Hospital, 180, N.S.K.Salai, Vadapalani, Chennai-600 026, leaving behind her, the following surviving legal heirs.

Sl.No.	Name of the legal heir	Age	Relationship	Marital Status
1.	Mahin Hussain	50	Son	Married
2.	Nahin Hussain	46	Son	Married

The husband of the deceased, Mohammed Kursheed Hussain, expired on 02.02.1991.

This certificate is issued for the purposes of name transfer of Property, Property Tax, Bank Accounts, LPG Connection, EB, Metro Water and Sewerage Board only.

TAHSILDAR
MAMBALAM TALUK,
CHENNAI-600 078

TAHSILDAR
MAMBALAM TALUK
CHENNAI-78.

DOCUMENT NO ...3552.....OF 2017
BOOK I .....CONTAINS..27.....SHEETS
(at 7.....SHEET.

SUBREGISTRAR
ASHOK NAGAR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mambalam Town : Kodambakkam (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door 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	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block 0070-(கோடம்பாக்கம்(பகுதி)அசோக	60	0	216/PT	B 180	ரயத்துவாரி	மனை		-	0-		0.00		0	6	51.0	-	2.00	-	MAHIN HUSSAIN .., NAHIN HUSSAIN ..	மாடிவீடு	2023/0153 /02/020198TR DT. 2023-05-27 TR DT: 27-05-2023

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

மின் கையொப்பம் / Digital Signature : 27-05-2023
பெயர் / Name : Archana C
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மாம்பலம் வட்டம் / Mambalam, சென்னை மாவட்டம் / Chennai

DOCUMENT NO. 3512 OF 2023
BOOK 1 CONTAINS 1 SHEETS
SHEET 1
SUBREGISTRAR
ASHOK NAGAR

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/07/005/001/0070/60/0 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/02/07/005/001/0070/60/0
2. இத் தகவல்கள் 31-05-2023 அன்று 05:53:11 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 31-05-2023 at 05:53:11 PM
3. கைப்பேசி கேமராவின்2D 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

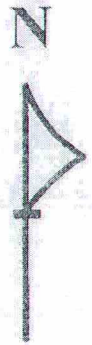
District : Chennai

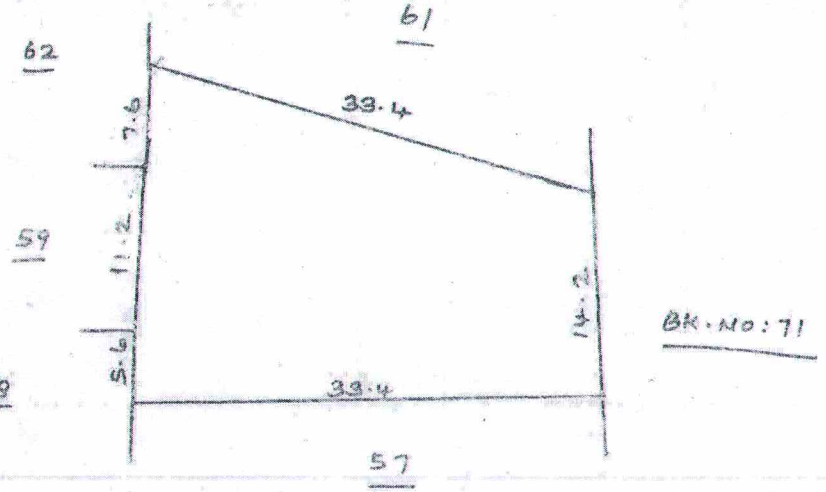
Taluk : Mambalam

Town Name : KODAMBAKKAM

Block Number : 70

Town Survey No. : 60





DOCUMENT NO 3552 OF 2023
BOOK 9 CONTAINS 27 SHEETS
SHEET.
SUBREGISTRAR
ASHOK NAGAR

Note: Certified that the above is a true copy of the Survey block map land specified

Prepared by:

Senior Draughtsman
Mambalam Taluk
Chennai-78

Dy. Inspector of Survey
Mambalam Taluk
Chennai-78

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2022-23/ON/0856274**	**Receipt Date:**	**03-09-2022 07:39:18**
Name:	MAHIN HUSSAIN AND NAHIN HUSSAIN		
Address:	5(4), 54th Street , Ashok Nagar, Ashok Nagar, CHENNAI - 600083		
Payment Details:	Description: Property Tax Bill Number: 10-132-02562-000/08-122-2259-000 Paid By: MAHIN HUSSAIN AND NAHIN HUSSAIN		

Description Head of A/C	Amount (in Rupees)
II/23-24	2498.00
Total:	**2,498.00**

Amount (in words): Rupees Two Thousand Four Hundred Ninety Eight Only

Online Transaction Number: 15783435860,Payment Dated: 03-09-2022

Mahin Hussain

DOCUMENT NO 3552 OF 2023 Nahhus

BOOK 1 CONTAINS 27 SHEETS

20 SHEET.

SUBREGISTRAR
ASHOK NAGAR


आयकर विभाग
INCOME TAX DEPARTMENT
NAHIN HUSSAIN
MOHAMED KHURSHEED HUSSAIN
01/11/1970
Permanent Account Number
ABVPH2572C
Signature
भारत सरकार
GOVT. OF INDIA
09012006

DOCUMENT NO 352 OF 2023
BOOK 1 CONTAINS 27 SHEETS
21 SHEET.
SUBREGISTRAR
ASHOK NAGAR

सत्यमेव जयते
भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2193/10238/02261

To
நாஹின் உசேன்
Nahin Hussain
S/O: Mohamed Khursheed Hussain
NO 5
54th Street
9th AVENUE
Ashok Nagar
Ashok Nagar
Chennai Tamil Nadu - 600083
9840738802

Download Date: 25/12/2017

Generation Date: 12/07/2017

Validity unknown

Digitally signed by the UNIQUE IDENTIFICATION AUTHORITY OF INDIA 03 Date: 2017.12.25 17:01 IST

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4276 4554 1840

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



நாஹின் உசேன்
Nahin Hussain
பிறந்த நாள்/DOB: 01/11/1970
ஆண்/ MALE

4276 4554 1840

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Address:
S/O: Mohamed Khursheed Hussain, NO 5, 54th Street, 9th AVENUE, Ashok Nagar, Chennai, Tamil Nadu - 600083

முகவரி:
தந்தை / தாய் பெயர்: முகமது குர்ஷீத் உசேன், எண் 5, 54வது தெரு, 9வது அவின்யு, அசோக்நகர், சென்னை, தமிழ் நாடு - 600083

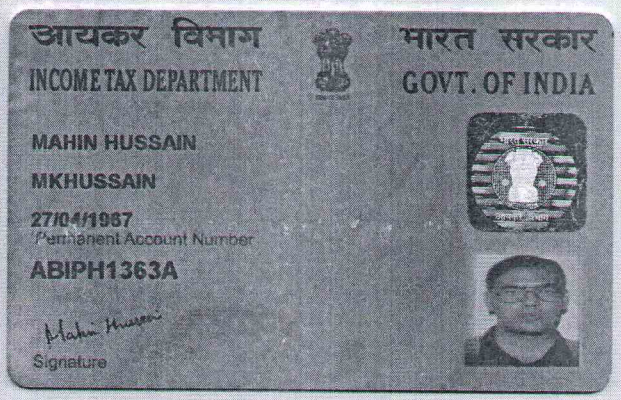
4276 4554 1840

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

Nahin Hussain

DOCUMENT NO 2552 OF 2018
BOOK 1 CONTAINS 27 SHEETS
SHEET.

SUBREGISTRAR
ASHOK NAGAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MAHIN HUSSAIN
MKHUSSAIN
27/04/1987
Permanent Account Number
ABIPH1363A
Signature

Mahin Hussain

Mahin Hussain

DOCUMENT NO 3552 OF 2023
BOOK 1 CONTAINS 27 SHEETS
23 SHEET.

SUBREGISTRAR
ASHOK NAGAR

भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/Enrolment No.: 2193/03025/00916

To

மாஹின் உசேன்

Mahin Hussain

S/O: Mohamed Khursheed Hussain

5

54th street

9th avenue

Ashok Nagar

Chennai Ashok Nagar

Tamil Nadu - 600083

9600172949

Download Date: 14/07/2017

Generation Date: 25/01/2017

Validity unknown

Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 03 Date: 2017.07.13 10:43 IST

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6601 4568 7449

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India



மாஹின் உசேன்

Mahin Hussain

பிறந்த நாள்/ DOB: 27/04/1967

ஆண் / MALE

6601 4568 7449

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

ஆதார்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: முகமது குர்ஷித் உசேன், 5, 54வது தெரு, 9வது ஆவன்யூ, அசோக்நகர், சென்னை, தமிழ் நாடு - 600083

Address:
S/O: Mohamed Khursheed Hussain, 5, 54th street, 9th avenue, Ashok Nagar, Chennai, Tamil Nadu - 600083

6601 4568 7449

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

Mahin Hussain

DOCUMENT NO 3552 OF 2023
BOOK 1 CONTAINS 27 SHEETS
24 SHEET.

SUBREGISTRAR
ASHOK NAGAR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrolment No. : 1183/60053/02514

To
Harikrishnan Janakiraman
ஹரிகிருஷ்ணன் ஜானகிராமன்
S/O: Janakiraman
7/3/2
3RD LANE SOLAIAPPAN STREET
OLD WASHERMENPET
Washermanpet
Washermanpet,Chennai
Tamil Nadu - 600021
9840[illegible]906

KL332178477FT

332178477

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9474 5927 1198

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India

ஹரிகிருஷ்ணன் ஜானகிராமன்

Harikrishnan Janakiraman

தந்தை ஜானகிராமன்

Father : JANAKIRAMAN

பிறந்த நாள்/DOB: 30/06/1962

ஆண்/Male

9474 5927 1198

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

DOCUMENT CONTAINS 27 SHEETS

SUBREGISTRAR
ASHOK NAGAR

Government of India

AADHAAR

தகவல்

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

INFORMATION

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

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

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

ஆதார்

Unique Identification Authority of India

முகவரி: S/O: ஜானகிராமன், 7/3/2
3வது சந்து சோலையப்பன் தெரு
பழைய வண்ணாரப்பேட்டை, வாஷேர்மன்பேட்
வாஷேர்மன்பெட், சென்னை, தமிழ் நாடு
600021

Address: S/O: Janakiraman,
7/3/2, 3RD LANE
SOLAIAPPAN STREET, OLD
WASHERMENPET,
Washermanpet,
Washermanpet, Chennai,
Tamil Nadu, 600021

9474 5927 1198

1947

www

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0013/07006/05594

To
கா மோகன்ராஜ்
K MOHANRAJ
S/O: Kasi
227
4TH STREET NEHRU NAGAR
TIRUMANGALAM
ANNANAGAR WEST
Anna Nagar
Chennai Tamil Nadu - 600040
9941955905

Signature Not Verified
Digitally signed by GS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 06
Date: 2023.01.20 10:57:16 UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5359 0362 8447

VID : 9106 1793 4732 1964

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 29/12/2013



கா மோகன்ராஜ்
K MOHANRAJ
பிறந்த நாள்/DOB: 08/10/1988
ஆண்/ MALE

5359 0362 8447

VID : 9106 1793 4732 1964

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: 20/01/2023

முகவரி:
S/O: காசி, 227, 4வது தெரு நேரு நகர், திருமங்கலம், அண்ணாநகர் மேற்கு, அண்ணா நகர், சென்னை, தமிழ் நாடு - 600040

Address:
S/O: Kasi, 227, 4TH STREET NEHRU NAGAR, TIRUMANGALAM, ANNANAGAR WEST, Anna Nagar, Chennai, Tamil Nadu - 600040

5359 0362 8447

VID : 9106 1793 4732 1964

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DOCUMENT NO ..... OF 20 .....
BOOK ..... CONTAINS ..... SHEETS
..... SHEET.

SUBREGISTRAR
ASHOK NAGAR


CRYSTAL HEIGHTS
MKHUSSAIN
TOILET
SUB REGISTRAR
ASHOK NAGAR
DOCUMENT NO. 2552 OF 2023
BOOK 1 CONTAINS 27 SHEETS
24 SHEET
GPS Map Camera
Chennai, Tamil Nadu, India
5, 54th St, 11th Avenue, Ashok Nagar, Chennai, Tamil Nadu 600083, India
Lat 13.033122°
Long 80.213308°
30/10/23 02:28 PM GMT +05:30
Google

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Ashok Nagar	Date / நாள்: 01-Dec-2025
Village /கிராமம்:Kodambakkam Part I	Survey Details /சர்வே விவரம்: 60

Search Period /தேடுதல் காலம்: 01-Jan-2024 - 30-Nov-2025

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	2312/2025	23-Jul-2025 23-Jul-2025 23-Jul-2025	Deed of Receipt	1. யூகோ பேங்க்(முத.) சிவா சுப்ரமணியன்(முக.)	1. எஸ் தினேஷ் சரவணன் 2. பி லாவண்யா	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 32,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 3253/2019	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 37/26, 37/61, 60 - 354.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Kodambakkam Part I, Sivan Koil Street (South)					
	New Door No./புதிய கதவு எண்: 77 Old Door No./பழைய கதவு எண்: 33					
	எல்லை விபரங்கள்: கிழக்கு - கே.வி.சண்முகசுந்தர் முதலியார் சொத்து , மேற்கு - தெற்கு சிவன் கோயில் தெரு, வடக்கு - சிக்கந்தர் சொத்து, தெற்கு - நவநீதம்மாள் சொத்து			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ப்ளாக் எண்.4 கார்ப்பரேஷன் ரசீதின் படி பழைய கதவு எண்.33/எப்எப்4, புதிய கதவு எண்.77/9 ஃப்ளாட் விஸ்தீரணம் 702 சதுரடி		

2	2313/2025	23-Jul-2025 23-Jul-2025 23-Jul-2025	Deed of Receipt	1. யூகோ பேங்க்(முத.) சிவா சுப்ரமணியன்(முக.)	1. எஸ் தினேஷ் சரவணன்	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 10,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 10/2018	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 37/26, 37/61, 60 - 260.0 SQUARE FEET			
	Village & Street/கிராமம் மற்றும் தெரு: Kodambakkam Part I, Sivan Koil Street (South)					
	எல்லை விபரங்கள்: கிழக்கு - கிழக்கில் சண்முகசுந்தர முதலியார் சொத்து, மேற்கு - மேற்கில் ரோடு, வடக்கு - வடக்கில் சிக்கந்தர் சொத்து, தெற்கு - தெற்கில் ஹவுஸ்சிங் போர்டு சொத்து		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கட்டிடம் 527சதுரடி			
3	2314/2025	23-Jul-2025 23-Jul-2025 23-Jul-2025	Sale deed	1. எஸ் தினேஷ் சரவணன் 2. பி லாவண்யா	1. சிவா திலகர் 2. உமா மகேஸ்வரி	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 45,00,000/-		Market Value/சந்தை மதிப்பு: ரூ. 45,00,000/-		PR Number/முந்தைய ஆவண எண்: 1313/2019	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 37/26, 37/61, 60 - 354.0 SQUARE FEET			
	Village & Street/கிராமம் மற்றும் தெரு: Kodambakkam Part I, Sivan Koil Street (South)					
	Building Name/கட்டிடத்தின் பெயர்: எஸ் ஜி வைபோகம் New Door No./புதிய கதவு எண்: 77 Old Door No./பழைய கதவு எண்: 33		Floor No./தள எண்: முதல் தளம் Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: E			
	எல்லை விபரங்கள்: கிழக்கு - கே.வி.சண்முகசுந்தர் முதலியார் சொத்து, மேற்கு - தெற்கு சிவன் கோயில் தெரு, வடக்கு - சிக்கந்தர் சொத்து, தெற்கு - நவநீதம்மாள் சொத்து		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ப்ளாக் எண்.4 கார்ப்பரேஷன் ரசீதின் படி பழைய கதவு எண்.33/எப்எப்4, புதிய கதவு எண்.77/9 ஃப்ளாட் விஸ்தீரணம் 702 சதுரடி			
4	2317/2025	23-Jul-2025 23-Jul-2025 23-Jul-2025	Deposit Of Title Deeds	1. சிவா திலகர் 2. உமா மகேஸ்வரி	1. யூகோ பேங்க்	-
	Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:	

	-	ரூ. 36,00,000/-	-
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats		**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 37/26, 37/61, 60 - 354.0 SQUARE FEET
	Village & Street/கிராமம் மற்றும் தெரு: Kodambakkam Part I, Sivan Koil Street (South)		
	Building Name/கட்டிடத்தின் பெயர்: எஸ் ஜி வைபோகம் New Door No./புதிய கதவு எண்: 77 Old Door No./பழைய கதவு எண்: 33		Floor No./தள எண்: முதல் தளம் Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: E
	எல்லை விபரங்கள்: கிழக்கு - கே.வி.சண்முகசுந்தர் முதலியார் சொத்து, மேற்கு - தெற்கு சிவன் கோயில் தெரு, வடக்கு - சிக்கந்தர் சொத்து, தெற்கு - நவநீதம்மாள் சொத்து		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ப்ளாக் எண்.4 கார்ப்பரேஷன் ரசீதின் படி பழைய கதவு எண்.33/எப்எப்4, புதிய கதவு எண்.77/9 ஃப்ளாட் விஸ்தீரணம் 702 சதுரடி

Number of Entries/பதிவுகளின் எண்ணிக்கை: 4

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்
கட்டணமில்லா தொலைபேசி எண்

கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

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

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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.

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- 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.