Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

315/BK4/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CT 011056

A.S.K. LANDS PROJECTS PRIVATE LIMITED
No.2/54, PANDARA STREET,
VENKATAPURAM, KUNRATHUR,
CHENNAI-600 069.

S. THATCHAYANI (S.V.)
I No. 9579/B 1/2000
KUNDRATHUR, CHENNAI-600 069.
PHONE : 24780325

17/6/2022

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY M/s. A.S.K. LANDS PROJECTS (P) LTD *(Reg. under the Companies Act 1956)* represented by it's Managing Director **Mr.A.SENTHAMARAIKANNAN** (Aadhar No: 8957 8588 5957) Son of Mr.A.K.Arunachalam, aged about 49 years, having its office at No. 2/54, Pandara Street, Venkatapuram, Kundrathur, Chennai – 600 069, Kancheepuram District (Self and Company Managing Director) as our **LAWFUL ATTORNEY** to do or cause to be done all the acts, deeds and things enumerated hereunder in our name and on our behalf.

DO HERE BY APPOINT

Mr.N.PREMKUMAR (Aadhaar No.6556 9514 1745) Son of Mr.Namburaj, aged about 46 years, residing at No.235, 8th West Street, Metha Nagar, Kundrathur, Kancheepuram District- 600 069, as our TRUE AND LAWFUL SPECIAL POWER OF ATTORNEY AGENT to act, on our behalf and in our name to do the following;

Document No. 315 of 2022 of Book 1
Contains 7 Sheets 1 Sheet.

Sub Registrar
Kundrathur

For ASK LANDS PROJECTS PVT. LTD.

Managing Director

I am the absolute Managing Director of M/s. A.S.K. Lands Projects Pvt. Ltd., situated at the above Address. We/I have Purchase and Sales Several Lands and Properties all over Tamil Nadu in my name or our Company Name have in the Jurisdiction Registrar Office.

Whereas it is not Possible for me to appear in person at the Registrar Office/Sub Registrar Office for Registration/Execution of Sale Deed documents as I always have pre appointments of my own I hereby appoint the afore said Mr.N.PREMKUMAR as my Lawful Special Power of Attorney Agent to act on my behalf to the following Acts, deed and things.

(a) To Present the documents which was executed by me at the Jurisdiction Registrar Office on my behalf

(b) And to sign all the Office records at Registrar Office and affix his thumb impression with Photo wherever necessary

(c) To Sign all forms and applications for transfer of name (s) in revenue records at the Panchayat or Municipality or Revenue Deportment on my behalf in connection with the Sale of the Lands either in whole or in part of Lands for which documents were duly executed by me.

This 17th day of OCTOBER of 2022 at Kundrathur.

For ASK LANDS PROJECTS PVT. LTD.

Managing Director

WITNESSES : -

1. M. BASKAR (M. BASKAR) S/o. MANICKAM
50/KAMARAJAR NAGAR, KUNDRATHUR-CH.69

2. (SRINIVASAN) S/o JAYARAMAN.
No.3/82, 2nd St. CHINNAPOLIUR
CH 600122

Drafted by

Drafted by :-
S. BALAKRISHNAN, B.A, B.L, Advocate,
Plot No.111, Raghavendra Nagar Main Road,
Raghavendra Nagar, Kayarambedu Village,
Chengalpattu Taluk & District 603202.
Cell No.9444619080 & 9551016671
Enrollment No.MS.1656/2011,Chennai High Court.
Cell No.9444619080 & 9551016671

Document No. 315 of 2022 of Book 1
Contains 7 Sheets 2 Sheet.

Sub Registrar
Kundrathur

R/Kunrathur/Book-4/315/2022

Presented in the office of the Sub Registrar of Kunrathur and fee of ₹ 270/- paid at 03:40 PM on the 17/10/2022 by

Left Thumb  	8124 600607 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:401724b5d363f6b236429490bd93bd3d794081 **(Details from UIDAI : A Senthamaraikannan S/O: Arunachalam, 10-05-1973, xxxxxxxx5957)**	
Claim admitted by Left Thumb  	8124600700 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:761243a30ee71595af4e4c87a9ee746949d437 **(Details from UIDAI : Premkumar Nambiar S/O: Nambiar, 23-10-1976, xxxxxxxx1745)**	

17th day of October 2022

VS Murugan
Sub Registrar
Kunrathur

Document No. 315 of 2022 of Book IV
Contains 7 Sheets 3 Sheet.

Sub Registrar
Kundrathur

Registered as Number **R/Kunrathur/Book-4/315/2022.**

Date: 17/10/2022
Kunrathur

VS Murugan
Sub Registrar

தொடர் வரிசை எண்	எழுதிக்கொடுக்கப்பட்ட நாள்	சான்றொப்பமிட்ட நாள்
1.ATS/குன்றத்தூர்/15/2022	17/10/2022	17/10/2022
2.அதிகார ஆவணத்தை எழுதிக் கொடுக்கும் முதல்வரின் பெயர் மற்றும் கூடுதல் விவரங்கள்	ஏஎஸ்கே லேண்ட்ஸ் புராஜெக்ட்ஸ் பிரைவேட் லிமிடெட் எண்.2/54, பண்டார தெரு, வெங்கடாபுரம், குன்றத்தூர் Kundrathur Kancheepuram India	
3.அதிகார முகவரின் பெயர் மற்றும் கூடுதல் விவரங்கள்	பிரேம்குமார் எண்.235, 8வது மேற்கு தெரு, மேத்தா நகர், குன்றத்தூர் Kancheepuram India	
4.முதல்வரை இன்னாரென்று நிரூபிப்பவர்களின் பெயர் மற்றும் கூடுதல் விவரங்கள்	SRINIVASAN 32, SHANDU STREET, CHINNAPANICHERI, PARANIPUTHUR, SRIPERUMBUDUR Kancheepuram India ,BASKAR No.50, Kamarajar Nagar, Kundrathur Kancheepuram India	
5.அளிக்கப்படும் அதிகாரத்தின் தண்மை		
6.விதி 52ன் கீழ் வரிபிளப்பு முதலியவைகள் தொடர்பான குறிப்பு		
7.எவ்வாறு மெய்பிக்கபட்டது		
அலுவலகம்: குன்றத்தூர்		
தேதி: 17/10/2022	பதிவு அலுவலரின் கையொப்பம்	

Document No. 315 of 2022 of Book 1
Contains 7 Sheets 4 Sheet.

Sub Registrar
Kundrathur



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்: அருணாச்சலம், ப எண் 54,பு எண் 2, பண்டார தெரு, வெங்கடாபுரம், குன்றத்தூர், காஞ்சிபுரம், தமிழ் நாடு - 600069

Address :
S/O: Arunachalam, OLD NO 54, NEW NO 2,, PANDARA STREET, VENKATAPURAM, KUNDRATHUR, Kancheepuram, Tamil Nadu - 600069

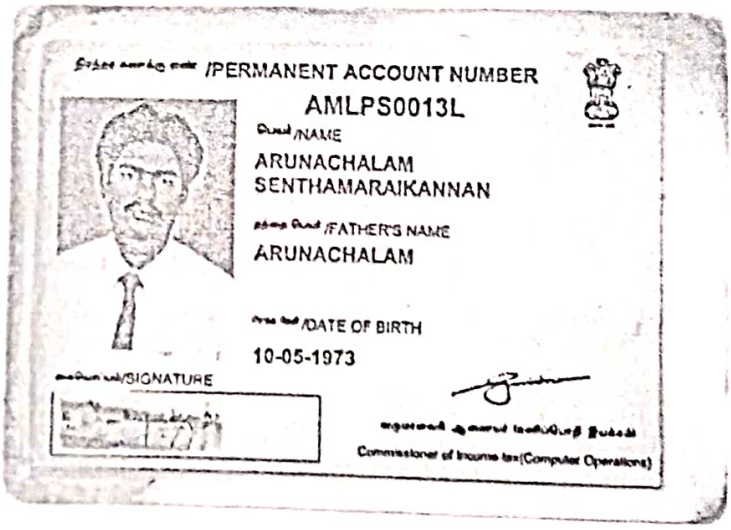
1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bangalore-560 001

भारत सरकार
GOVERNMENT OF INDIA

அ செந்தாமரைகண்ணன்
A Senthamaraikannan
பிறந்த நாள்/DOB: 10/05/1973
ஆண்/ MALE

8957 8588 5957

எனது ஆதார், எனது அடையாளம்



/PERMANENT ACCOUNT NUMBER
AMLPS0013L

/NAME
ARUNACHALAM
SENTHAMARAIKANNAN

/FATHER'S NAME
ARUNACHALAM

/DATE OF BIRTH
10-05-1973

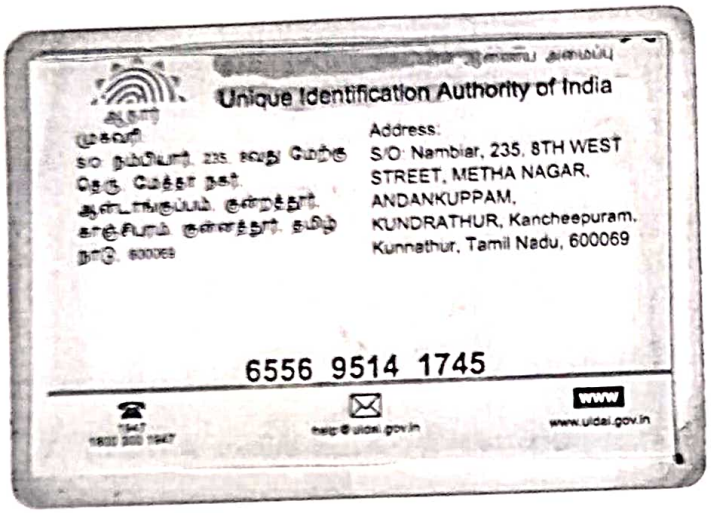
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Commissioner of Income-tax (Computer Operations)

Document No. 315 of 2022 of Book IV
Contains 7 Sheets 5 Sheet.

Sub Registrar
Kundrathur


இந்திய அரசாங்கம்
Government of India
பிரேம்குமார் நம்பியார்
Premkumar Nambiar
தந்தை நம்பியார்
Father : Nambiar
பிறந்தவருடம் / Year of Birth : 1976
ஆண்மகன் / Male
6556 9514 1745
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி:
S/O நம்பியார், 235, எட்டு மேற்கு தெரு, மேத்தா நகர், ஆண்டாங்குப்பம், குன்றத்தூர், காஞ்சிபுரம், குன்றத்தூர், தமிழ் நாடு, 600069
Address:
S/O: Nambiar, 235, 8TH WEST STREET, METHA NAGAR, ANDANKUPPAM, KUNDRATHUR, Kancheepuram, Kunnathur, Tamil Nadu, 600069
6556 9514 1745
help@uidai.gov.in
www.uidai.gov.in

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Contains 7 Sheets 6 Sheet.

Sub Registrar
Kundrathur

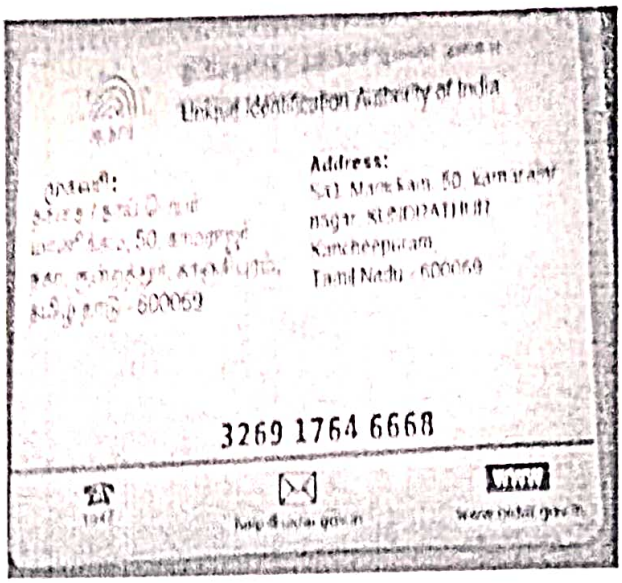


இந்திய அரசாங்கம்
Government of India

Baskar M
Date of Birth: 05/07/1990
ஆண் / MALE

3269 1764 6668

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

Address:
S/O Marekani, 50 Kamaraj
nagar SENDRAYANUR
Kancheepuram
Tamil Nadu - 600069

முகவரி:
த/பெ மாரேகனி, 50 காமராஜர்
நகர் சென்றாயனூர்
காஞ்சிபுரம், காஞ்சிபுரம்
தமிழ்நாடு - 600069

3269 1764 6668



To
சீனிவாசன் ஜெயராமன்
Srinivasan Jayaraman
S/O Jayaraman
32 SHANDU STREET
Chinnapanichen
Paraniputhur
Sriperumbudur Kancheepuram
Tamil Nadu 600122
9840629146

22042013
320371321FT
MN320371321FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3587 6779 1841

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

சீனிவாசன் ஜெயராமன்
Srinivasan Jayaraman
தந்தை ஜெயராமன்
Father JAYARAMAN
பிறந்த வருடம் / Year of Birth 1985
ஆண்பால் / Male

3587 6779 1841

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Document No. 315 of 2022 of Book 1
Contains 7 Sheets
1 Sheet.

Sub Registrar
Kundrathur

M.B

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.