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RE REGULATORY RECORD

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 9171/2024

ஆவண எண் : R/ Thiruporur/ BOOK-1/ 7322 / 2024

திரு புஷ்பாலா முத்துகிருஷ்ணா கிருஷ்ணா அவர்களிடமிருந்து ₹ 1,710 (ரூபாய் ஆயிரத்து எழுநூற்று பத்து மட்டும்) [இணைய வழி: REG202404031786653 ₹ 1710] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	100
2	பதிவுக் கட்டணம்	500
3	கணினிக் கட்டணம்	1,000
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	1,710

6/4/2024

சார்பதிவாளர் அலுவலகம் 6 APR 2024 திருப்போரூர்-603110

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

திருப்போரூர் அலுவலகம்

நாள்: 04/04/2024

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR THIRUPORUR

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
SANDPLEGAL (குடிமக்கள்)	S and P Foundation PVT LTD	9710009726	01-04-24 03:14:53 PM

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

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

7322/2024 TP/178740850/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

- 6 MAR 2024

DB 299602

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/CH/
Saidapet, Chennai-15. ☎: 9840173

S&P FOUNDATION PRIVATE LIMITED CHENNAI 600 020

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is executed at Chennai on this

04th day of April, 2024

BY

PUSHPALA MUTHUKRISHNA KRISHNA, [PAN: ALTPK3614L/ Aadhaar No.: 9911 0794 3006] son of P. M. Ramachandran, aged about 83 years, residing at No. 2/553, Sri Ram Avenue, 2nd Street, Kottivakkam, Chennai – 600 041, hereinafter referred to as the "**PRINCIPAL**".

TO AND IN FAVOUR OF

M/s. S&P FOUNDATION PRIVATE LIMITED, CIN: U45201TN2004PTC052428, PAN: AAICS0224K, a company registered under the Companies Act, 1956 and having its registered office at No. 27, Madley Road, T. Nagar, Chennai – 600 017, represented by its Director, **Mr. S V. SHRIRAMULU,** [Aadhaar No. 9109 8246 4663 & PAN: ABCPS0594A].

THE SEAL OF THE SUB REGISTRAR

For S&P Foundation Private Limited

Director

Document No. 7322 of 2024 of Book 1
Contains 16 Sheets 1 Sheet
Registering Officer

AGENT

PRINCIPAL

son of Late. Venkatesa Reddiyar, aged about 71 years (authorized vide Board Resolution dated 02.04.2024), hereinafter referred to as the "**AGENT**".

WHEREAS the land measuring 9.82 acres (as per Document), 9.86 acres (as per Patta), of Kayar Village, Thiruporur Taluk, Chengelpet District, situated within the Sub - Registration District of Thiruporur and Registration District of Chengelpet, specified in the schedule hereunder and hereinafter referred to as "Schedule Property".

WHEREAS, the Schedule Property is owned by the PRINCIPAL, he having purchased the same *vide* the following title Deeds:

Sl. No.	Survey No.	Extent in Acres	Doc. No.
1	16/9	0.96	802/1989
2	16/6	0.98	803/1989
3	16/4C	0.33	804/1989
	16/11	1.01	
4	16/4B	0.32	833/1989
5	16/5	0.98	834/1989
6	16/3	0.99	847/1989
7	16/2	0.95	821/1989
	16/4A	0.32	
	16/10	0.99	
8	16/7A	0.68	857/1989
	16/7B	0.35	
9	16/8	0.96	1733/1989
Total		**9.82**	

WHEREAS Patta No. 733 was issued by The Tahsildar, Thiruporur Taluk in the name of the PRINCIPAL, *inter-alia*, in respect of lands detailed above.

AND WHEREAS the PRINCIPAL has decided to appoint the AGENT to do certain acts involving the Schedule Property on behalf of the PRINCIPAL.

For S&P Foundation Private Limited

Director

AGENT

Document No. 7322 of 2024 of Book 1
Contains 16 Sheets 2 Sheet
Registering Officer

PRINCIPAL

KNOW ALL MEN BY THESE PRESENTS, that the PRINCIPAL herein, doth hereby nominate, constitute and appoint the AGENT as the true and lawful attorney of the PRINCIPAL, to do all or any of the following acts, deeds and things, in the name and on behalf of the PRINCIPAL, in respect of the Schedule Property:

1. To manage and administer the Schedule Property and to develop the Schedule Property in any form, manner or nature and to take all possible care and caution to increase the value of the Schedule Property.
2. To pay all taxes and other public charges to the concerned public and other statutory authorities with respect to the Schedule Property.
3. To sign Affidavits, Indemnity bonds, declarations, Statements and declarations with respect to the Schedule Property and to sign the necessary papers in this behalf.
4. To make necessary application to the Electricity Department for getting temporary / permanent or new connection in the building proposed to be constructed in the Schedule Property and give affidavit of undertaking to the department(s) for obtaining such connection on payment of necessary charges.
5. To apply for and pay necessary charges including Premium FSI, in this regard to the concerned authorities and sign all necessary documents, etc., in this regard.
6. To apply to DTCP, the Greater Corporation of Chennai and/or other appropriate authority(ies) for sanction to demolish any building/s situated on the Schedule Property.
7. To apply to CMDA/DTCP/MLPA or any other Government organizations / department and for obtaining change of zonal classification, land use, etc. and for other purposes so as to ensure effective and beneficial use, development of the Schedule Property.
8. To apply to CMDA/ DTCP/MLPA, the Greater 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 of any nature, residential and/or commercial, Layout, regular, special building or multi

For S&P Foundation Private Limited

Director

AGENT

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I Contains 16 Sheets 3 Sheet
Registering Office

THE SEAL OF THE SUB REGISTRAR THIRUTTANI

PRINCIPAL

storied or otherwise, on the Schedule Property and to sign all the documents including applications, affidavit as per the Real Estate (Regulation and Development) Act, 2016 (referred to as RERA) and TNRERA Rules for obtaining approvals/registrations from the competent authority.

9. To sub-divide the Schedule Property in to plots as required for effective development of the Schedule Property.

10. To apply and obtain online Patta and other documents from the Tahsildar's Office, if required.

11. To issue notice and evict any trespassers or unauthorized occupants, etc, if any from the Schedule Property and initiate legal action as may be necessary.

12. To submit the aforesaid plans to the development authority, CMDA/ DTCP / MLPA, Greater Corporation of Chennai or any other competent authorities, process and obtain the planning permission, building license/ permission and to make, carry out, any alterations, additions, revisions, modifications and rectifications in the plans and process the same as required.

13. To apply to the competent authorities such as TNEB, Greater Corporation of Chennai, CMWSSB, etc., for assessment of the Schedule Property and for permission to obtain electricity, water, drainage and other connections available to the proposed development, buildings and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.

14. To apply for renewal/revision/changes of sanction/s, approval/s or permit/s issued for construction of any building/s or layouts on the Schedule Property.

15. To correspond with and receive any correspondence or other intimation from the CMDA/ DTCP / MLPA, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for development of the Schedule Property for the provision of any amenities or facilities thereto.

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

For S&P Foundation Private Limited

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Registering Officer

Director

AGENT

PRINCIPAL

16. To execute, sign Gift deed/deeds in favour of Greater Corporation of Chennai/ Local Panchayat/ Competent Authority and present for Registration, before proper registering authority for road / road widening /OSR or any other purpose as required for the purpose of development of the Schedule Property as our attorney may deem fit and proper.

17. To perform all necessary acts, deeds and things which are required to effectively develop the Schedule Property apart from empowering the Agent/Attorney and to deal with the Schedule Property in such manner as may be required for development of the same.

18. To apply for, process and obtain necessary NOCs from the concerned authorities as required for the development of the Schedule Property like Traffic NOCs, Airport NOCs, Environment Clearance, PWD NOC, CMWSSB NOC, etc.

19. To perform all necessary acts, deeds and things in order to ensure compliance of the rules and applicable provisions of RERA Act and rules in respect of the Schedule Property. To represent the PRINCIPAL, and to make oral and written representations, submissions, declaration, including signing/executing forms, affidavits, declarations, etc., as required for complying with the provisions of RERA Act and TN RERA Rules and for completing the registration of the project pertaining to the Schedule Property with the regulatory authority. To pursue or defend any proceedings on the file of the Adjudicating authority, Tribunal and Appellate authority in respect of the provisions of RERA and to perform all required acts in this regard to initiate, defend and conduct proceedings on behalf of the PRINCIPAL in regard to provisions of RERA.

20. The Power Agent is further authorized to represent the PRINCIPAL before all government offices of the District within which the Schedule Property is situated and also before the Offices of the Collector, Tahsildar, Panchayat, Office of the Chennai Metropolitan Development Authority/DTCP, Water Supply and Sewerage Boards, Office of the Block development officer of the District and also before the Offices of the Housing Board, Land Acquisition Departments, Urban Land Ceiling Department,

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Contains 16 Sheets 5 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

For S&P Foundation Private Limited

Director

AGENT

PRINCIPAL

Commission of Land Administration relating to Land Reforms, Departments of Pollution and Environment and also before the concerned ministerial and secretarial offices. To represent shall include the powers to submit petitions, affidavits, applications, declarations, forms and letters and do any other act, thing or action to safeguard, improve, manage and develop the Schedule Property in any form or manner and to secure the title, ownership and rights over the Schedule Property.

21. To engage advocates, chartered accountants and in case of any dispute, our power agent is empowered to engage the services of Advocate/s, to institute or defend cases, sign vakalat, petition, plaint, redemption suit, affidavit, statement, file and conduct Writ petitions and conduct execution proceedings, memos, etc., on our behalf and to represent us before the courts of law and to give evidence on our behalf, to conduct the case till a quietus, is given and to recover possession or money based on the order or decree that may be passed and to conduct all required legal proceedings in any form or manner relating to the Schedule Property.

22. The power agent is specifically empowered to delegate all or some of the powers hereby given to any other person if necessary to fulfill the aforesaid objects and generally to do such further or other acts, deeds and things which our power agent may deem fit and proper in the best interest to the fulfilment of the aforesaid objects. The power agent is further authorized to execute any deed or document or letter or declaration to fulfill the process of development of the Schedule Property and further the power agent is authorized to execute any necessary document, letter or declaration or any other form of written document to develop the Schedule property

I, the Principal, agree and undertake to ratify and confirm whatever acts, deeds or things that the Power Agent may lawfully do by virtue of the powers hereby given.

The agent shall maintain proper accounts of the transactions in respect of the Schedule Property and shall produce the same as and when the PRINCIPAL call for.

No consideration has been received by the PRINCIPAL to execute this Power of Attorney.

This Power of Attorney does not authorize the agent to sell the Schedule Property.

Document No.7322 of 2024 of Book 4 Contains 16 Sheets 6 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

For S&P Foundation Private Limited

Director

AGENT

PRINCIPAL

SCHEDULE PROPERTY

All that piece and parcel of the lands of a total extent of 9.82 acres (as per Document) and 9.86 acres (as per Patta), comprised in the following Survey Numbers, situated at Kayar Village, Thiruporur Taluk and Chengalpattu District, Tamil Nadu:

Survey No.	Extent in Acres [As per Document]	Extent in Acres [As per Patta]
16/9	0.96	0.96
16/6	0.98	0.98
16/4C	0.33	0.33
16/11	1.01	1.05
16/4B	0.32	0.32
16/5	0.98	0.98
16/3	0.99	0.99
16/2	0.95	0.95
16/4A	0.32	0.32
16/10	0.99	0.99
16/7A	0.68	0.68
16/7B	0.35	0.35
16/8	0.96	0.96
TOTAL	**9.82**	**9.86**

and situated within the Registration District of Chengalpattu and Sub-Registration District of Thiruporur.

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

For S&P Foundation Private Limited

Director

AGENT

PRINCIPAL

IN WITNESS WHEREOF the PRINCIPAL and AGENT have signed this Power of Attorney on the day, month and year first above written.

For S&P Foundation Private Limited

Director

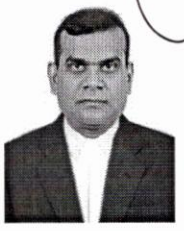
AGENT

PRINCIPAL

WITNESSES:

1		V Balamurugan S /o Velautham No.10E, Anna Street, Perungudi, Chennai 600 096, Aadhaar: 5679 9399 3917.
2		G Leshith S /o K Gajendran No.21, Kannadasan Cross Street, Devanesa Nagar, Peerkankarani, Chennai – 600 063. Aadhaar: 4536 3480 9897.

Drafted by:



S.R.VINOTH KHANNA
Advocate & Legal Consultant
Enrl.No.MS. 3046/2008
New No. 8, Old No. 9, "SRI RAMS",
Ground Floor No.2, Bagirathi Street,
Raja Annamalai Puram,
Chennai – 600 028

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு **வட்டம் : திருப்போரூர்**

வருவாய் கிராமம் : காயார் **பட்டா எண் : 733**

உரிமையாளர்கள் பெயர்

1. ராமச்சந்திரன் மகன் கிருஷ்ணன் -

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	
16	10	0 - 40.00	0.50	--	--	--	--	---- -------- 21-06-2002
16	11A	0 - 42.45	0.51	--	--	--	--	2023/0105 /35/464198--2024 /35/11/000631SD -------- 12-02-2024
16	2	0 - 38.50	0.48	--	--	--	--	---- -------- 21-06-2002
16	3	0 - 40.00	0.50	--	--	--	--	---- -------- 21-06-2002
16	4A	0 - 13.00	0.15	--	--	--	--	---- -------- 21-06-2002
16	4B	0 - 13.00	0.15	--	--	--	--	11057/05-6--- -------- 21-06-2006
16	4C	0 - 13.50	0.19	--	--	--	--	---- -------- 21-06-2002
16	5	0 - 39.50	0.49	--	--	--	--	---- -------- 21-06-2002
16	6	0 - 39.50	0.49	--	--	--	--	---- -------- 21-06-2002
16	7A	0 - 27.50	0.35	--	--	--	--	---- -------- 21-06-2002
16	7B	0 - 14.00	0.17	--	--	--	--	---- -------- 21-06-2002
16	8	0 - 39.00	0.48	--	--	--	--	---- -------- 21-06-2002
16	9	0 - 39.00	0.46	--	--	--	--	---- --கிணறு----- 21-06-2002
		3 - 98.95	4.92					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/047/00733/00743** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 03-04-2024 அன்று 10:58:17 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்த்தவும்

THE SEAL OF THE SUB REGISTRAR

For S & P Foundation Private Limited

Director

Document No.1322 of 2024 of Book 1 Contains 16 Sheets 8 Sheet

Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி

(நீதி பேராணை எண். 22163/2018 யில் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம் மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடுக்கப்பட்டால் அதனால் நான் / நங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதனையும் அறிவேன் / அறிவோம்.

For S & P Foundation Private Limited

Director

ஆவணத்தை எழுதிப்

பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்

கொடுப்பவர்களின் கையொப்பம்

Document No. 7322 of 2024 of Book 1

Contains 16 Sheets 10 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPUR

AESTHETIC. EFFICIENT. EXTENSIVE.

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. S&P FOUNDATION PRIVATE LIMITED, HELD ON 02nd DAY OF APRIL 2024 AT ITS REGISTERED OFFICE OF THE COMPANY AT OLD NO 27-V, NEW NO 38, MADLEY ROAD, T.NAGAR, CHENNAI – 600 017.

RESOLVED that M/s. S&P Foundation Private Limited ('the Company') has decided to buy a total extent of 9.82 acres (as per Document) and 9.86 acres (as per Patta) and thereabouts, comprised in the Survey Numbers: 16/9, 16/6, 16/4C, 16/11, 16/4B, 16/5, 16/3, 16/2, 16/4A, 16/10, 16/7A, 16/7B & 16/8 situated at Kayar Village, Thiruporur Taluk and Chengalpattu District, Tamil Nadu.

FURTHER RESOLVED that **Mr. S V. SHRIRAMULU** - Director of the Company, is hereby authorized to sign, execute requisite agreement for sale, sale deed, tripartite agreements, full and final settlement agreement, power of attorneys and / or all other related agreements, any relevant documents, deeds on behalf of the company for the fulfillment of purchase and/or development of the above said property.

RESOLVED further that the Director / Managing Director of the company be and is hereby authorized to provide Certified True Copy of the above Resolution to all government authorities, banks and to such other agencies as may deem necessary.

This letter of authority will be in force until further notice in this regard.

// CERTIFIED TRUE COPY //

S. PRABAKAR

DIRECTOR / MANAGING DIRECTOR

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

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Registering Off...

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5928 of 2024

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. புஷ்பாலா முத்துகிருஷ்ணா கிருஷ்ணா residing at No. 2/553, Sri Ram Avenue, 2nd Street, Kottivakkam, KOTTIVAKKAM, Sholinganallur, Chennai, Tamil Nadu, India, 600041.

Sub Registrar: Thiruporur
Date: 04/04/2024

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

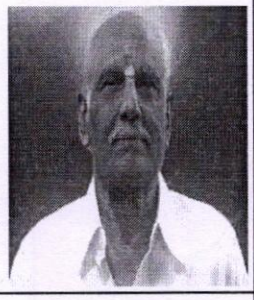
SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 1,610/- paid at 11:29 AM on the 04/04/2024 by

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Left Thumb





9840053992

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:3312839b5de782a23d47ad969aabbe88bade53

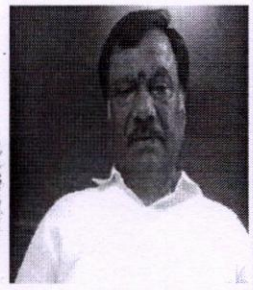
(Details from UIDAI : Krishna P M S/O P M Ramachandran, 1939, xxxxxxxx3006)



Document No.7322 of 2024 of Book 1
Contains 16 Sheets 12 Sheet
Registering Offi

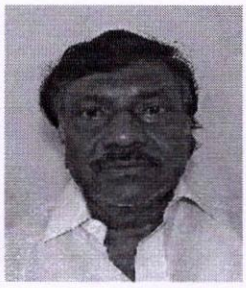
Claim admitted by
Left Thumb





S.V.
9940235087

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:534596d6452cc6991e4384965f7182d485434f
(Details from UIDAI : S.V.Shriramulu S/O: Venkatesa Reddy, 1953, xxxxxxxx4663)



4th day of April 2024

GANESAN N
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/7322/2024**.

Date: 04/04/2024
Thiruporur

GANESAN N
Sub Registrar

SUB REGISTRAR
THIRUPORUR

Document No.7322 of 2024 of Book 1
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Registering Offi

THE SEAL OF THE SUB REGISTRAR THIRUPORUR



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KRISHNA P M

RAMACHANDRANP

29/09/1939
Permanent Account Number
ALTPK3614L

Signature

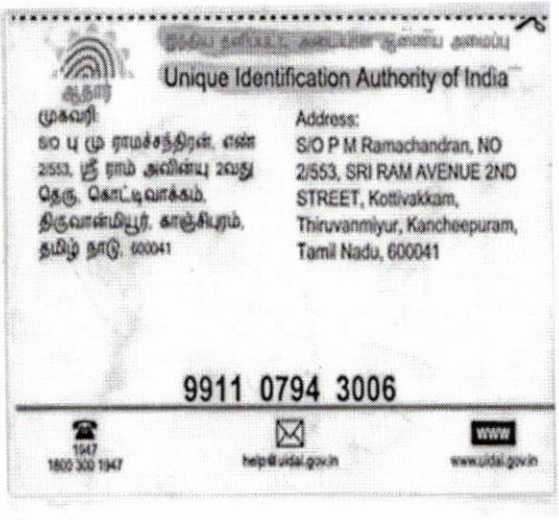


இந்திய அரசாங்கம்
Government of India

கிருஷ்ணா பு மு
Krishna P M
பிறந்த நாள் / DOB : 29/09/1939
ஆண்பால் / Male

9911 0794 3006

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

முகவரி:
S/O பு மு ராமச்சந்திரன், எண் 2/553, ஸ்ரீ ராம் அவின்யு 2வது தெரு, கொட்டிவாக்கம், திருவான்மியூர், காஞ்சிபுரம், தமிழ் நாடு, 600041

Address:
S/O P M Ramachandran, NO 2/553, SRI RAM AVENUE 2ND STREET, Kottivakkam, Thiruvanmiyur, Kancheepuram, Tamil Nadu, 600041

9911 0794 3006

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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Contains 16 Sheets 14 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR







For S & P Foundation Private Limited

Director

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Registering Officer

THE SEAL OF THE SUB REGISTRAR
THIRUPPUR

இந்திய அரசாங்கம்
Government of India



பாலமுருகன் வேலாயுதம்
Balamurugan Velayudham
பிறந்த நாள்/DOB: 25/07/1991
ஆண்/ MALE

5679 9399 3917
VID : 9105 9951 3677 7044

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O: வேலாயுதம், 10 ஈ, அன்னை தெரு, பெருங்குடி, காஞ்சிபுரம், தமிழ் நாடு - 600096

Address:
S/O: Velayudham, 10 E, ANNA STREET, PERUNGUDI, Perungudi, Kancheepuram, Tamil Nadu - 600096

5679 9399 3917
VID : 9105 9951 3677 7044

V. Balamurugan

भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No 2043/53011/02268

To,
லெஷித் க
Leshith G
S/O: Gajendran
NO 21
KANNADASAN CROSS STREET
DEVANESAN NAGAR
PEERKANKARANAI
Srinivasanagar Tambaram Kancheepuram
Tamil Nadu 600063
9940235087

27/02/2015

Ref: 4182 / 30C / 1242624 / 1242870 / P

SE609804386FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4536 3480 9897

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



லெஷித் க
Leshith G
பிறந்த நாள் / DOB : 23/06/1979
ஆண்பால் / Male

4536 3480 9897

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

S. Leshith

Document No. 7322 of 2024 of Book 1
Contains 16 Sheets 16 Sheets
Registering Officer

THE SEAL OF THE SUB REGISTRAR
THIRUPPUR

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.