

RE

REGULATORY RECORD

RERA Document

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(2)



தமிழ்நாடு தமிழ்நாடு TAMILNADU

சிதற்கிள் குமார்
சிதற்கிள் 73

BP 317481

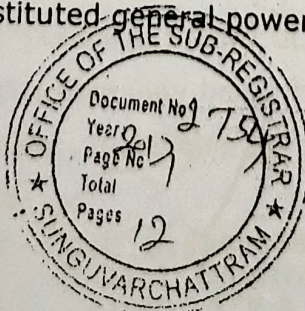
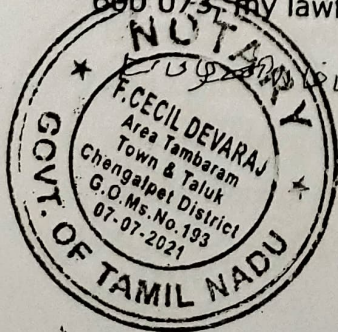
P. Vimala
P. VIMALA

Stamp Vendor
C. No. 10/CH (S) 2008
1/38, Mettu Street,
PADAPPAL - 601 301

GENERAL POWER OF ATTORNEY

(Son - Mother)

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT Sunguvarchattram On this 28th day of September 2017, by **Mr. R. SENTHIL KUMAR** (Driving Licence No TN22Z20090001203), Son of (late) L. Ramar, aged about 38 years, residing at No.23, Sri Ranganatha Nagar, Agaram Then High Road, Selaiyur, Chennai 600 073, do hereby appoint and retain my Mother **Mrs. R. PALANIYAMMAL** (Aadhaar Card No 2004 7082 0643), Wife of (late) L. Ramar, aged about 65 years, residing at No.23, Sri Ranganatha Nagar, Agaram Then High Road, Selaiyur, Chennai 600 073, my lawfully constituted general power of attorney agent.



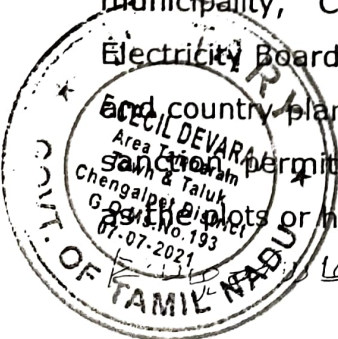
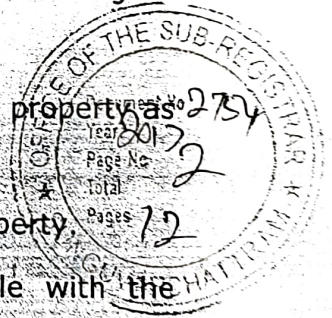
[Signature]
Cell: 9710003564
F. Cecil Devaraj, B.A.B.L.
ADVOCATE & NOTARY
No.7, Rajiv Gandhi Nagar,
Dalelilnakkam, Chennai - 600 073.

WHEREAS I am the sole and absolute owner of the land, measuring an extent of 46373 Square Feet, Comprised in Survey Nos.247/1A1, 247/1B2, 247/1D1 and 247/1D2, in School Play Ground, in the layout named "BHARATHIDASAN NAGAR" approved by D.T.C.P. C.R. No.83-61, L.P. No.31, Situated in No.154, Umaiyal Parancheri Village, Sriperumbudur Taluk, Chenglepattu District, having been purchased by me from my own earnings from Mrs. Gnanasundaram, Son of (late) Mr. V. Somu and the said **SALE DEED** was registered as **Document No.23707/2006, Book 1, dated 7th day of December 2006, in the office of the Sub-Registrar of Sriperumbudur.**

And separate patta was issued in favour of Mr. R. Senthil Kumar, Under **Patta No.701**, as per Patta Sub-division **Survey No.247/1B1B**, issued by Tahsildar of Sriperumbudur.

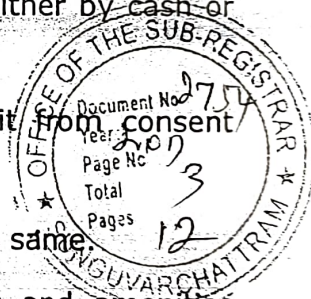
WHEREAS I am unable to take care of my schedule mentioned property, and it is not possible for me to be present at the time of taking advance, executing the sale deed and all other deeds etc., I do hereby appoint and retain the above said **Mrs. R. PALANIYAMMAL**, Wife of Mr. L. Ramar, as my lawfully constituted general power agent empowering her to do the following acts on my behalf.

- 1) To maintain and to take care of the schedule mentioned property as my power agent.
- 2) To negotiate for the sale of the schedule mentioned property.
- 3) To take advance to entering into agreement of sale with the purchaser/s and to receive sale consideration.
- 4) To prepare sign and submit all papers, plans, affidavits, applications, letters, indemnities, to the respective authorities like, municipality, C.M.D.A. Water Connection Board, Sewerage Board, Electricity Board, Income Tax Department, ULT/ULC and director of town and country planning as the case may be for the purpose of obtaining the sanction permit, licenses etc., to develop the property and made a layout for the plots or mouse sites.



Call: 9710003564
F.Cecil Devaraj, B.A.B.L
ADVOCATE & NOTARY
 No.7, Rajiv Gandhi Nagar,
 Rajakilnakkam. Chennai - 600 073.

- 5) To apply and obtain sanctions, licenses, permits, no objection certificate, permission etc., in respect of the proposed demolition of the existing building if any constructed thereon for the purposes of developing the property by constructing a new building.
- 6) To construct residential house, dwelling units, twin house to promote flats, apartments, individual house, flats or any type of buildings either residential or non residential.
- 7) To apply for additions, revisions and alterations to the building plan that may be constructed thereon in the property more fully described under the schedule.
- 8) To obtain fresh, service connection in respect of water supply, drainage, sewage and electricity and telephone.
- 9) To pay, remit by cash or by cheque or demand draft to any authorities in his name the necessary charges to develop the property. To get refund of money, deposits, from any authorities either by cash or by cheque drawn in his name and to issue proper receipt.
- 10) To apply for and obtain steel and cement permit from consent authority.
- 11) To apply for patta from the Tahsildar and obtain the same.
- 12) To develop and improve, infrastructures facilities and amenities such as drainage, culvert, formation of road, leveling and filling of lands to lay stone as per approved plan. To maintain the property by fencing the entire area, appoint the watch and ward to safeguard the property.
- 13) To appoint and engage the solicitor counsel, advocate, or other lawyer or lawyers to file or defend suit or any other proceeding before the court or before any other competent authorities.
- 14) To file suit, appeals, references, revisions and appear and represent or defend before any competent authority and in court of law. To settle, compromise or compound any claim or dispute with respect to the property more fully described hereunder.



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ADVOCATE & NOTARY
 No.7, Rajiv Gandhi Nagar,

15) To appoint engineers, architects, advocates, laborers, contractors, electricians, plumbers for implementing the project.

16) To represent the principal in all matters in connection with the fulfillment of the above said purposes.

17) To do all acts and things as may necessary or required for completing the aforesaid matters as fully and effectively in all respects as the principal could do the same if he personally present.

18) That the agent shall keep a true and correct account of all income and expenditure and shall render the same when ever asked for.

19) To execute the sale deed on my behalf and to register the same in the competent office of sub-registrar.

20) To sign patta transfer forms, ceiling declaration forms that are necessary and incidental for the purchaser of effectually conveying the property.

21) To obtain Electricity Connection from TNEB.

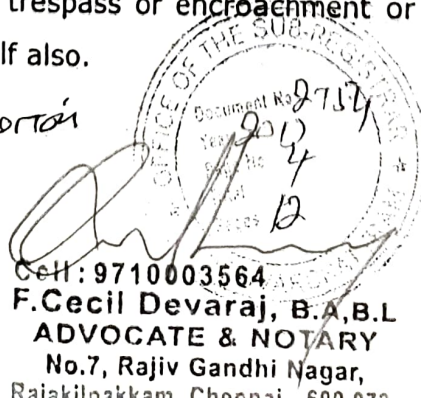
22) In case of necessity to apply and obtain Income Tax Clearance Certificate under Section 230-A of the Income Tax on my behalf also.

23) In that connection to sign affidavit, indemnity bond, declaration etc.,

24) To represent me before the authorities like the Panchayat board, municipality or Corporation of Chennai, Chennai Metropolitan Development Authority, Urban Land Ceiling Authorities, Electricity Board, Water and Sewerage Board and other revenue authorities.

25) To look after the schedule mentioned property, till the property are dispose of.

26) In case of any trespass or encroachment or breach of contract to file cases on my behalf also.



27) In that connection to appoint advocate, auditors to sign vakalat, petitions, statements, affidavits, complaints etc. and to give evidence on my behalf also before the court and to sign compromise memos if necessary.

28) In case of any person/s filing suits or cases against me to defend the same on my behalf also and in that connection to sign all papers, give evidence and to do all that are required to safeguard my interest in the property.

29) And generally to do all that are necessary and incidental for fulfilling the aforesaid objects.

30) I agree and undertake to ratify and confirm whatsoever my power agent may lawfully do by virtue of the powers hereby given.

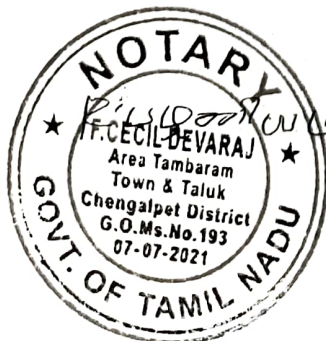
31) The power of attorney shall be in force till the aforesaid objects are fully completed or till revocation by principal.

32) No consideration has been passed by the virtue of this deed.

SCHEDULE OF PROPERTY

All that piece and parcel of land, measuring an extent of **46373 Square Feet**, Comprised in Survey Nos.247/1A1, 247/1B2, 247/1D1 and 247/1D2, **Patta No.701**, as per Patta Sub-division **Survey No.247/1B1B**, in School Play Ground, in the layout named **'BHARATHIDASAN NAGAR'** approved by D.T.C.P. C.R. No.83-61, L.P. No.31, Situated in **No.154, Umaiyal Parancheri Village**, Sriperumbudur Taluk, Chenglepet District.

BOUNDED ON THE NORTH BY : 30 Feet Road,
SOUTH BY : 24 Feet Road,
EAST BY : 24 Feet Road,
WEST BY : 30 Feet Road.



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 No.7, Rajiv Gandhi Nagar,
 Rajakilpakkam, Chennai - 600 073.



The above property is situated within the **Valayakaranai Panchayat and Kundrathur Panchayat Union Limits** and within the Registration District of **Chennai South** and Registration Sub-District of **Sunguvarchatram**.

IN WITNESS WHEREOF THE PRINCIPAL AND POWER AGENT HAVE SET THEIR HAND AND SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR, IN THE PRESENCE OF WITNESSES :-

R. Lakshmi Uthair

POWER AGENT

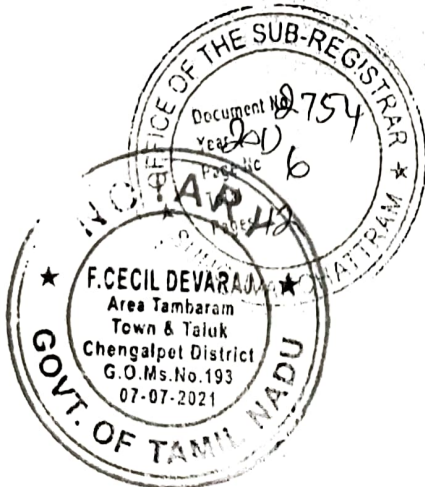
[Signature]

PRINCIPAL

WITNESSES:-

1. *[Signature]* (R. Sundaramorthy) 6/40 Ramaninagar
S/o Rangan
West Tambaram - Chennai - 45
2. C. Chakrabani (CHAKKARABANI) s/o Chokkalingam
7, Muthu Street, Vapour Village - 601 301.

Drafted By:- **S. SELVI, B.Sc., LL.B.,**
Advocate Enroll No. 2229/2016,
Deepam Typing Centre,
1st Floor, Sundaram Mudallar
Complex, Pushpagiri Road,
Padappal 601 301.



[Signature]
Cell: 9710003564
F. Cecil Devaraj, B.A.B.L
ADVOCATE & NOTARY
No. 7, Rajiv Gandhi Nagar,
Rajakilpakkam, Chennai - 600 073.

2754/2017/BK1

Presented in the Office of SubRegistrar of Sunguvarchaltram and fee of Rs. 1150 paid between hours of 12 and 1 on 28/09/2017 by

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[Signature]

Additions As per the recitals of the document

09538227244

Execution-Admitted by

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[Signature]

Additions As per the recitals of the document

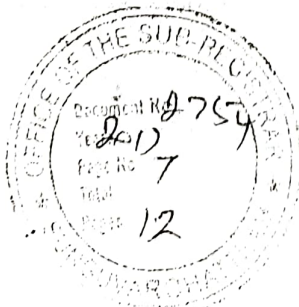
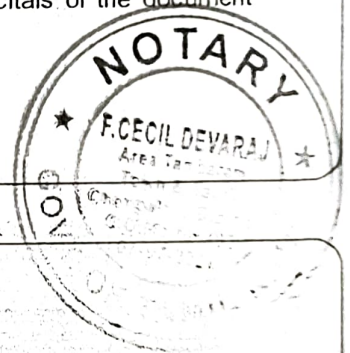
Claim Admitted by

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[Signature]

Additions As per the recitals of the document



[Signature]

Cell: 9710003564
F.Cecil Devaraj, B.A,B.L.
ADVOCATE & NOTARY
No.7, Rajiv Gandhi Nagar,
Rajakilpakkam, Chennai - 600 073.

Sheet no. 1 of 2

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Name : 1 R. SUNDARAMOORTHY
S/o RAVHAN
6/40 Ramani Nagar
West Tambaram
Ch. 415

2- Left Thumb



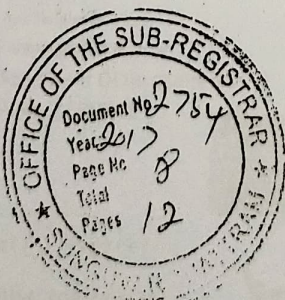
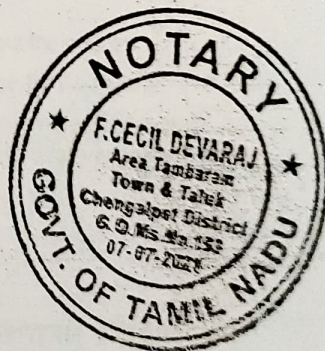
Name : 2 C. Chakkarbani
S/o CHOKKALINGAM
7, Metta Street, Vaper
village, - 601304.

28th day of September 2017

SubRegistrar SUB-REGISTRAR
SUNGUVA CHATTRAM

Registered as No 2754 of 2017 of Book I

Date : 28/09/2017 SubRegistrar Sunguvachattram



இவ்வண்ணத்தின் அடிப்படையில் எழுதின செல்லுபடியாகும் பதிவுக்கு தாக்கல் செய்யப்பட்டு அதிகாரம் அளித்தவரின் 'LIFE CERTIFICATE' தாக்கல் செய்யப்பட்டு உள்ளது.

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F. Cecil Devaraj, B.A.B.L.
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Rajakilpakkam, Chennai - 600 073.

Sheet no. 2 of



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E Aadhaar Letter

பதிவேட்டு எண்/Enrolment No.: 2007/18316/12173

Palaniyammal Ramar (பழனியம்மாள் ராமர்)

W/O: Ramar, PLOT 23, SRI RANGANATHAN NAGAR
AGARAM MAIN ROAD, Selayur, Kancheepuram,
Tamil Nadu - 600073

Date: 06/01/2014

உங்கள் ஆதார் எண்/Your Aadhaar No.:

2004 7082 0643



உங்கள் -சாதாரண மனிதனின் அதிகாரம்

947
800 300 1947

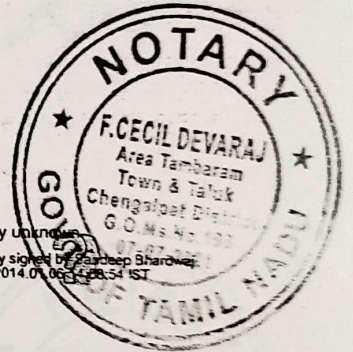
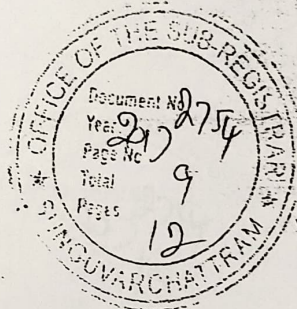
help@uidai.gov.in

www.uidai.gov.in

INFORMATION

- அடையாளத்திற்கான சான்று, குடியரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதர்ப்புகேஷன் மூலமாகப் பெறலாம்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

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



Validity unknown
Digitally signed by Rajasekhar Shandrew
Date: 2014.01.06 14:08:34 IST

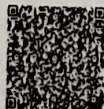
- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- ஆதார் பெறுவதற்கு ஒரு முறை மட்டுமே நீங்கள் விண்ணப்பத்தை பூர்த்தி செய்து-பதிவு செய்ய வேண்டிய அவசியம் ஏற்படும்.
- தயவுசெய்து உங்களின் சமீபத்தைய புதிய மொபைல் நம்பர் மற்றும் e-மெயில் முகவரியை பதிவு செய்யவும். இதனால் உங்களுக்கு பல்வேறு வசதிகளை பெற்றுக் கொள்ளும் சௌகரியம் கிடைக்கும்.

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भारत सरकार
GOVERNMENT OF INDIA

பழனியம்மாள் ராமர்
Palaniyammal Ramar
பிறந்த நாள்/ DOB: 28/05/1952
பெண் / FEMALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
W/O: ராமர், பிளாட் 23, ரு
ரங்கநாதன் நகர் அகரம்
மெயின் ரோடு, சேலையூர்,
காஞ்சிபுரம்,
தமிழ் நாடு - 600073

Address:
W/O: Ramar, PLOT 23 SRI
RANGANATHAN NAGAR
AGARAM MAIN ROAD, Selayur,
Kancheepuram,
Tamil Nadu - 600073

பழனியம்மாள் ராமர்

2004 7082 0643

உங்கள் -சாதாரண மனிதனின் அதிகாரம்

Cell: 9710003564
2004 7082 0643
F.Cecil Devaraj, Advocate & Notary

No.7, Rajiv Gandhi Nagar,
Rajakilpakkam, Chennai - 600 073.

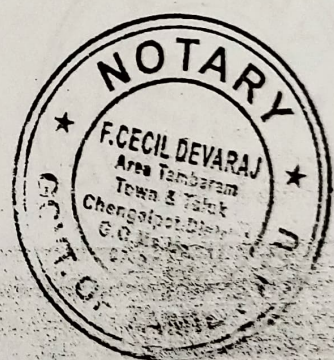
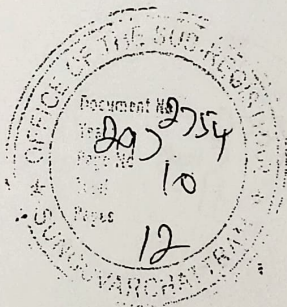

 TN22Z20090001203
 SENTHIL KUMAR R
 RAMAR I.
 23, THEN AGARAM STREET
 SRI RANGANATHA NAGAR, SEI AIYUR
 CHENNAI 600073
 SRI VANI DRIVING SCHOOL
 29/03/1979

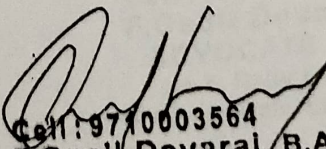



11/02/2009
 11/02/2009
 11/02/2009


R. Senthil Kumar R.

[Handwritten signature]




 Cell: 9710003564
 F. Cecil Devaraj, B.A., B.L.
 ADVOCATE & NOTARY
 No. 7, Rajiv Gandhi Nagar,
 Rajakilpakkam, Chennai - 600 073.

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

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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.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Patta and Chitta

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EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

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

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

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

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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.

