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™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

பதிவுத்துறை

இரசீது -

இரசீது எண் : 4728/2024

ஆவண எண் : ADJ/ Thallakualam/ 63 / 2024

திரு/திருமதி/செல்வி கணேஷ் அவர்களிடமிருந்து ₹ 2,005 (ரூபாய் இரண்டாயிரத்து ஐந்து மட்டும்) [இணைய வழி: REG202410308077415 ₹ 1005, REG202410308082462 ₹ 1000] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	2,000
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	2,005

சார்பதிவாளர்
தல்லாகுளம்
நாள்: 30/10/2024

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர்
(மாவட்டப்பதிவாளர் நிலையில்)
தல்லாகுளம்

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT G. ABIRAMI Daughter of Mr. A.Ganesh aged about 24 years, residing at 400 N, Coronado St, APT 2011, Chandler AZ 85224,USA , hereinafter called the **PRINCIPAL** do hereby constitute, nominate, retain and appoint my father Mr. A.Ganesh, Son of Mr. Annamalai, (Aadhar No.5549 3537 4586) aged about 48 years, residing at No.24, Azad Street, Gandhi Nagar, Alavandan, Madurai 625020 as my lawfully constituted Power of Attorney Agent to do the following acts, deeds and things in my name and on my behalf.

Whereas I have decided to purchase the property in India. As it is not possible for me to be present for the execution and registration of document, I do hereby constitute, nominate, retain and appoint **Mr.A.GANESH** to do the following acts, deeds and things:

01. To purchase or otherwise acquire for me and/or for my use and benefit any property movable or immovable whatsoever as my said attorney shall think proper.

02. To pay the advance and also balance consideration, To enter into Sale Agreement(s)/ Construction Agreement /MoUs/contracts for the purchase of properties in my name, to approve draft sale deed/s, Construction Agreement etc. to execute sale deed/s with necessary covenants, assurances, indemnity clauses, to appear before the Registering authority, to execute and register sale deed/s , Construction Agreement or any other deed or deeds in my name, to sign the necessary papers for the purchase the properties in all respects on behalf of me and to complete the registration in all respects.

03. To take delivery of vacant possession of the such properties from the owners at the time of execution of the Agreement or Sale deed, as the case may be.

04. To sign and execute Rectification Deed, Ratification Deed or any such Deed/s as shall be deemed proper for or relation to any of the properties to be purchased in my name, To appear before the Sub-registrar and execute and register such documents on behalf of me and complete the registration in all respects.

ADJUDICATION NO.63 /20 24
CONTAINS 7 SHEETS / SHEET

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

THE SEAL OF SUB REGISTRAR

05. To apply, follow up and obtain layout approvals, Building Approvals regularizations. permits or otherwise, renewal and revision of plans, if necessary, from the authorities concerned and in that connection to sign the plans, applications, affidavits, undertakings, indemnity bonds, statements, declarations, etc., and to appear and to represent me before the authorities concerned.

06. To receive back the document/s from the registering authorities on completion of the registration formalities and to acknowledge receipt thereof

07. To attend and represent before the concerned government department, for transfer Patta, Chitta and other registry in favour of me and to sign necessary documents in this regard.

08. To correspond and deal with Government officers and public bodies and others in my names and to appear before any Revenue Officers or competent Authorities for any purpose connected with tax, electricity, water and drainage and other matters relating to the property

09. To commence, carry on or defend all actions, and other proceedings touching my estate or any part thereof or touching anything in which my estate or myself may be in any way concerned.

10. To take prosecute or defend all legal proceedings touching any of the matters pertaining to the schedule mentioned property, to file suits, appeals, revisions with any authority, Court or body.

11. To appoint auditors, advocates, etc., for any purpose pertaining to any matter on my behalf and their remuneration/fees

12. To appear before the Corporation or Local Body, Authority, Metro Water Department, Water and Drainage Board and Electricity Department to get necessary approvals /clearances or connection on our behalf.

13. All the acts done by the **AGENT** under this Power of Attorney shall be deemed to have been ratified by the **PRINCIPAL** as if the **PRINCIPAL** was personally to do the same.

ADJUDICATION NO. 63/2024
CONTAINS 7 SHEETS 2 SHEET

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

சார்பதிவாளர் அலுவலகம் THE SEAL OF SUB REGISTRAR தல்லாகுளம் மதுரை, தல்லாகுளம்

14. And generally to do all such acts, deeds and things, which the said AGENT thinks necessary for the purpose of effectively, implementing the powers herein granted, in respect of the schedule property as fully and effectually as if the **PRINCIPAL** was personally present to do the same.

15. I do hereby for myself, my heirs, executors, and legal representatives and administrators, covenant to allow ratify and confirm all or any of the acts done by my said Attorney in respect of the schedule mentioned property and all acts, deeds so done shall be valid and binding on me as if done by me.

16. I have not received any consideration for executing this Power of Attorney and the Power Agent is accountable to me.

IN WITNESS WHERE OF I HAVE SET MY HAND AND SIGNATURE AT City of Chandler, AZ **ON** 11 **DAY of** October **2024.**

Abirami. G
PRINCIPAL

Ashley Torres
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-08-2027
Commission No. 642877

State of Arizona

County of Maricopa

Subscribed and sworn to (or affirmed) before me this 11 day of October, 2024 by Abirami Ganesh.

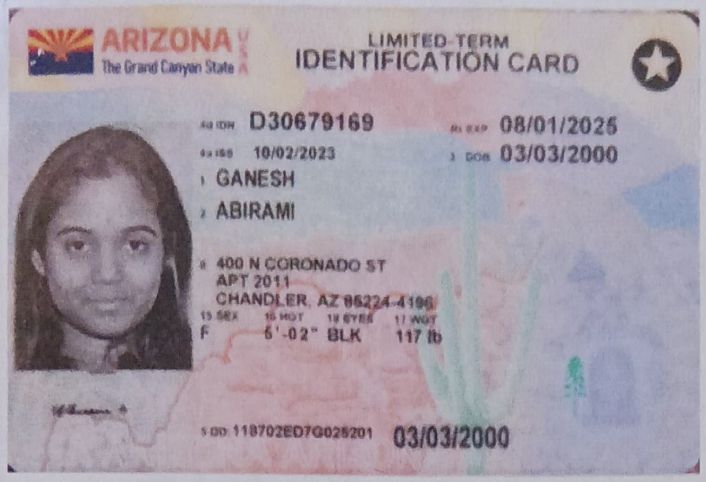
Notary Public

ADJUDICATION NO. 63 /2024
CONTAINS 7 SHEETS 3 SHEET

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

THE SEAL OF SUB REGISTRAR

Abirami Ganesh state ID front



Abirami Ganesh state ID back



State of Arizona
County of Maricopa
On this 21 day of Oct, 2024, I certify that the preceding/attached document is a true, exact, complete and unaltered photocopy made by myself: AZ DL D30679169, of:
Ivan Enriquez Notary Public

IVAN ENRIQUEZ
Notary Public
Maricopa County, Arizona
My Comm. Expires 12/14/2024
Commission No. 598126

10/21/24

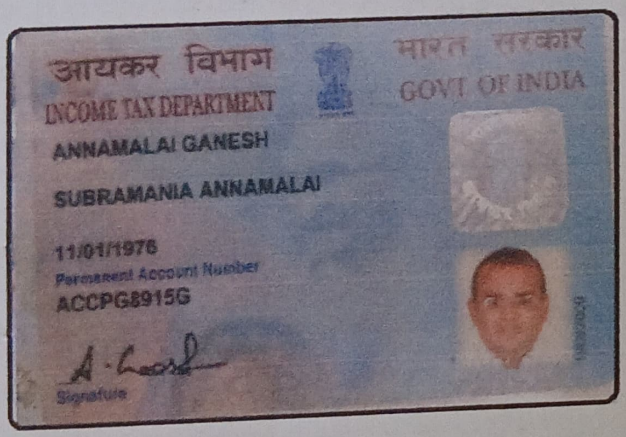
ADJUDICATION NO. 63/2024
CONTAINS 7 SHEETS 4 SHEET

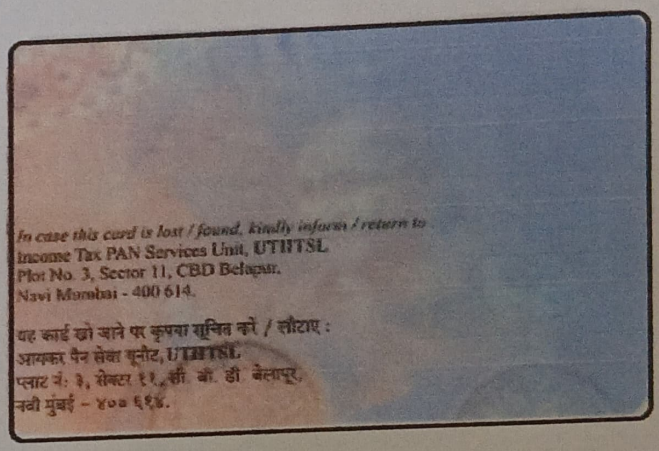
SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

THE SEAL OF SUB REGISTRAR









ADJUDICATION NO. 63/20 3
CONTAINS 7 SHEETS 5 SHEE

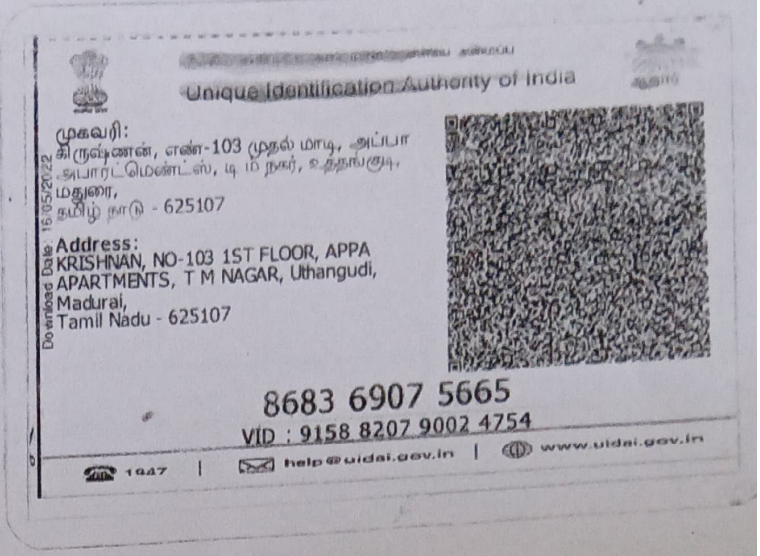
SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

COMMISSIONER OF OATHS
A. CHELLAM M.A.,B.ED.,B.L.,
ADVOCATE
R.O.C No. 264/2018/F.MB
dt. 07.08.2019
Madurai Dist.
MADURAI BENCH OF MADRAS HIGH COURT

A.CHELLAM, M.A.,B.ED.,B.L.,
ADVOCATE / COMMISSIONER OF OATHS
Vinayagar Kovil Street,
Opp. Combined Registration Office, Rajakambiram
MADURAI 625 107

THE SEAL OF
SUB REGISTRAR









COMMISSIONER OF OATHS
MADURAI BENCH OF MADRAS HIGH COURT
A CHELLAM M.A.B.ED.B.L.
ADVOCATE
P.O.C No: 26/2018 dt. 26/1/2018
Madurai Dist.

A CHELLAM, M.A.,B.ED.,B.L.,
ADVOCATE / COMMISSIONER OF OATHS
Vinayagar Kovil Street,
Kamaraj Salai, MADURAI 625 107

ADJUDICATION NO. 6410/24
CONTAINS 7 SHEETS 6 SHEET

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

ADJUDICATION NO.
CONTAINS SHEETS

SUB REGISTRAR
(DISTRICT REGISTRAR
TALLAKULAM

THE SEAL OF SUB REGISTRAR

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 2000/- (ரூபாய் இரண்டாயிரம் மட்டும்) திரு/திருமதி/செல்வி. கணேஷ் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர்

சார்பதிவாளர் : தல்லாகுளம்
நாள் :30/10/2024

2024 ஆம் ஆண்டு அக்டோபர் மாதம் 30ம் நாள் தல்லாகுளம் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு பூமிநாதன் த/பெ உத்தண்டியாபிள்ளை பிகே ரெசிடென்சி, பேஸ் 3, குமரன் நகர், திருமோகூர் அஞ்சல், மதுரை, மதுரை, தமிழ்நாடு, இந்தியா, 625107

2. திரு பிரகாஷ் த/பெ கிருஷ்ணன் 103, முதல் மாடி, அப்பா அபார்ட்மெண்ட், டி எம் நகர், உத்தங்குடி, மதுரை, மதுரை, தமிழ்நாடு, இந்தியா, 625107

2024 ஆம் ஆண்டு அக்டோபர் மாதம் 30ம் நாள்

மணிமுருகன் ஆர்
சார்பதிவாளர்
தல்லாகுளம்

ADJ/Thallakualam/63/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 30/10/2024
தல்லாகுளம்

மணிமுருகன் ஆர்
சார்பதிவாளர்

ADJUDICATION NO. 63/2024
CONTAINS 7 SHEETS 7 SHEET

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
TALLAKULAM

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.