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DIGITALLY VERIFIED RECORD

பதிவுத்துறை

இரசீது -

இரசீது எண் : 5621/2023

ஆவண எண் : ADJ/ கொளத்தூர்/ 25 / 2023

திரு/திருமதி/செல்வி RAVINDRAN அவர்களிடமிருந்து ₹ 105 (ரூபாய் நூற்று ஐந்து மட்டும்) [இணைய வழி: REG2023061630441102 ₹ 105] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	100
2	தீர்வுக் கட்டணம்	5
	செலுத்தப்பட்ட மொத்தத் தொகை	105

சார்பதிவாளர்
கொளத்தூர்
நாள்: 16/06/2023

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர்
குளத்தூர் (இ) கீரனூர்,

ADJ/25/2023

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **S.GANESAMURTHY** S/o.Mr.Sathasivam, presently residing at Navalpitti, T.G.Iyavarthana Maavat, Columbu-03 (Passport No. F1266997)

do hereby appoint and nominate

Verified 19/6/23 4.20/23

Mr.B.RAVINDRAN (ID:AADHAAR No.9833 3030 8397) S/o.Balamuthu, residing at No.1, Arockiasamy Pillai Street, Crawford, Edamalaipattipudur, Tiruchirappalli-620012, Tamilnadu, India as my lawful Power of Attorney to do the following acts, deeds and things in General:-

Verified 23/6/23 4.04/23

That I have purchased the Item – 1 of the Schedule mentioned property morefully described hereunder on 10.08.2006 from Mrs.A.Fathima Bi, Wife of Mr.A.K.Abubakkar, residing at Door No.39A, Muslim Street, Varaganeri, Tiruchirappalli-620008 through her Power agent Mr.R.Sivanandan Son of Mr.K.S.Ramasamy, residing at No.4/25, Kanniyakudi, 94.Kariyamancikam Post, Manachanallur Taluk, Trichy District and the said deed duly registered in the office of the Sub Registrar, Kulathur entered in Book-I and the document numbered as **2025/2006.**

That I have purchased the Item – 2 of the Schedule mentioned property morefully described hereunder on 10.08.2006 from Mrs.A.Fathima Bi, Wife of Mr.A.K.Abubakkar, residing at Door No.39A, Muslim Street, Varaganeri, Tiruchirappalli-620008 through her Power agent Mr.R.Sivanandan Son of Mr.K.S.Ramasamy, residing at No.4/25, Kanniyakudi, 94.Kariyamancikam Post, Manachanallur Taluk, Trichy District and the said deed duly registered in the office of the Sub Registrar, Kulathur entered in Book-I and the document numbered as **2026/2006.**

As per recitals of the sale deeds as stated above ever since then, I have been in possession and enjoyment of the undermentioned property.

ADJ/2023 ம் வருடத்தின் 25 ம் ..... இலக்கமுள்ள
.....10.....தாள்களைக்கொண்டது S. Ganesamurthy
1.....வது தாள் ..... பதிவு அலுவலர்.....

V. THEVASENATHIPATHY LL.B. Attorney-at-Law & Notary Public COLOMBO 12

V. THEVASENATHIPATHY LL. B.
Attorney-at-Law & Notary Public,
No. 29, Meeraniya Street,
Colombo 12.

As I am presently sojourning in abroad. Due to my absence in India, it is not possible to sell the undermentioned property. WHEREAS in the circumstances above stated it is necessary and expedient for me to appoint my above attorney.

I have decided to sell the undermentioned property, hence I hereby appoint you as my Power agent to do the following acts, deeds and things, that is to say:-

1) To negotiate on terms for and to agree and enter into an agreement and conclude any agreement or sale and sell the under mentioned property to any purchaser or Purchasers at such price which my said attorney, in his absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
2) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
3) Upon such receipt as aforesaid in my name and as my act and deed, to sign execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser or his/her nominee or assignee.
4) To sign and execute all other deeds, instruments and assurances which he shall consider necessary and enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as I could do myself, If personally present.

அறுத்தகம்2023 வருத்தி25.....ம் ஆவணம்
.....10.....தாள்களைக்கொண்டது
2.....வது தாள் ..... பதிவு அலுவலர்.....

V. THEVASENATHIPATHY LL. B.
Attorney-at-Law & Notary Public,
No. 29, Meeraniya Street,
Colombo 12.

5) To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said sale deed registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser as fully and effectually in all respect as I could do the same myself.

6) I hereby authorised the power agent to sign the deeds and other connected documents including patta, chitta in respect of the undermentioned property and if any necessary arises to execute the Rectification Deed, he can execute the same.

7) To deliver possession of SCHEDULE MENTIONED PROPERTY and also to handover all original title deeds to the Purchaser or Purchasers as the case may be either in whole or parts of the under mentioned property.

8) The Agent is also empowered to adopt the latest boundaries, measurements, T.S.Nos/Survey Nos. etc., and other particulars in the sale deed regarding the Property.

9) To do all acts and things connected with the sales of the below mentioned Property and as envisaged herein whether those acts and things have been specifically mentioned herein or not.

10) To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate; before any Municipal authority, Central or State Government, District Boards or any other authority and to make representations regarding the same orally or in writing, relating to the DESCRIPTION MENTIONED PROPERTIES.

V. THEVASENATHIPATHY LL.B Attorney-at-Law & Notary Public COLOMBO 12

இத்தக்க.....ம் வருத்திய.....ம் ஆவணம்
.....தாளகளைக்கொண்டது
.....வது தாள் ..... பதிவு அலுவலர்.....

V. THEVASENATHIPATHY
Attorney-at-Law & Notary Public
No. 29, Meeraniya
Colombo 12

11) No consideration is being received by me for executing this General Power of Attorney.

And I hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property under and by virtue of this Power of Attorney notwithstanding no express power in that behalf is hereunder provided.

DESCRIPTION OF PROPERTY

ITEM NO.1 – Doc.No.2025/2006

All that Piece and parcel of the Property situated within the limits of Pudukkottai Registration District, Kulathur Sub Registration District, Pudukkottai District, Pudukkottai Taluk, Viralimalai Panchayat Union, Kumaramangalam Village Panchayat limit, Singathakurichi Division, Kumaramangalam Village,

Survey No.190/1 Punja Hectare 0.16.0 ares is equivalent to Ac.0.39 cents,

Survey No.190/2 Punja Hectare 0.41.5 ares is equivalent to Ac.1.03 cents,

in all the total extent measuring Ac.1.42 cents of land along with Borewell, ½ HP electric motor, EB Service connection and all kind of pathway rights are all connected with this Property. EB Service No.453.

ITEM NO.2 – Doc.No.2026/2006

All that Piece and parcel of the Property situated within the limits of Pudukkottai Registration District, Kulathur Sub Registration District, Pudukkottai District, Pudukkottai Taluk, Viralimalai Panchayat Union, Kumaramangalam Village Panchayat limit, Singathakurichi Division, Kumaramangalam Village,

புத்தகம்2023ம் வருத்திய25...ம் ஆவணம்
.....10.....தாள்களைக்கொண்டது
4.....வது தாள் ..... பதிவு அலுவலர்.....

V. THEVASENATHIPATHY LL.B
Attorney-at-Law & Notary Public
COLOMBO 12

V. THEVASENATHIPATHY LL. B
Attorney-at-Law & Notary Public
No. 29, Meeraniya Street,
Colombo 12.

Survey No.103/5A sub divisioned as Survey No.103/5A5 Punja Hectare 0.85.5 ares is equivalent to Ac.2.11 cents and the four boundaries are as follows:-

North by : Land comprised in Survey No.103/5A4, Survey No.103/7 and Survey No.103/5A8

South by : Land comprised in Survey No.103/6A1, and Land comprised in Survey No.190

West by : Land comprised in survey No.237

East by : Road

including an exent of land measuring Ac.2.11 cents in which an extent of land measuring Ac.0.cents 11.9 was already sold , the remaining extent of land measuring Ac.1.cents 99.1 is equivalent to 86728 sq.ft. of land and all kind of pathway rights are all connected with this Property.

Further, Kumaramangalam Village, Survey No.103/5A Punja Hectare 2.00.5 ares sub divisioned as Survey No.103/5A5 punja Hectare 0.85.5 ares lands were divided into plots, in which an extent of the Plot Nos.81, 82, 83 and 84 measuring 4832 ¾ sq.ft. and the only boundaries are as follows:-

North of: 20 ft. wide Road

South of : Punja land belonging to Samathu Nayakkar & others

West of : Plot No.80

East of : Plot No.85

Measurements for the Plot No.81 are as follows:-

East West 26 ft., on both side South North 48 ft. on western side, 45 ft., on eastern side, total extent measuring 1209.

V. THEVASENATHIPATHY LL.B
Attorney-at-Law & Notary Public

...வருத்திய...25...ம் ஆவணம்
...10...தாள்களைகொண்டது
5...வது தாள் ... பதிவு அலுவலர்.....

V. THEVASENATHIPATHY LL. B.
Attorney-at-Law & Notary Public,
No. 29, Meeraniya Street,
Colombo 12.

Measurements for the Plot No.82 are as follows:-

East West 24 ½ ft., on both side South North 51 ft. on western side 48 ft., on eastern side, total extent measuring 1212 ¾

Measurements for the Plot No.83 are as follows:-

East West 23 ft., on both side South North 53 ft. on western side 51 ft., on eastern side, total extent measuring 1196

Measurements for the Plot No.84 are as follows:-

East West 22 ½ ft., on both side South North 55 ft. on western side 53 ft., on eastern side, total extent measuring 1215

in all the total extent measuring 4832 ¾ Sq.ft. is equivalent to Ac.0 cents 11.09 and all kind of pathway rights are all connected with this Property.

The total extent of land measuring under Item No 1 i.e., Ac.1.42 cents and Item No 2 i.e., 91560 ¾ sq.ft. is the subject matter of this Deed of General Power of Attorney.

In witness whereof, I the said **S.GANESAMURTHY** hereto signed at ..Colombo..... this .....7th..... day of ..June.....2023.

S. Ganesamurthy

PRINCIPAL

Photograph of Principal



witness.

(1) Sithambaram Jegatheeshwary
716642097V
No. 29, meeraniya Street,
Colombo – 12.

(2) Maheshwaran Ritha
955520040V
No.84/12 Nawala Rd, Colombo-05.

Signed in my Presence.

V. THEVASENATHIPATHY LL.B.
Attorney-at-Law & Notary Public,
No. 29, Meeraniya Street,
Colombo 12.

...2023.ம் வருத்தம்25.....ம் ஆவணம்
.....10.....தாள்களைக்கொண்ட
6.....வது தாள் ..... பதிவு அலுவலர்.....

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திரு/திருமதி/செல்வி. RAVINDRAN அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : கொளத்தூர்
நாள் :16/06/2023

சார்பதிவாளர்

2023 ஆம் ஆண்டு ஜூன் மாதம் 16ம் நாள் கொளத்தூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்



B. Ravindran

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு VIJAY த/பெ SOUNDRARRAJAN 270 TRICHY ROAD, கீரனூர், குளத்தூர், புதுக்கோட்டை, தமிழ்நாடு, இந்தியா, 622502

2. திரு PRASATH த/பெ KUZHZNTHI 56 KOTRAPATTI, நாஞ்சூர், குளத்தூர், புதுக்கோட்டை, தமிழ்நாடு, இந்தியா, 622502

2023 ஆம் ஆண்டு ஜூன் மாதம் 16ம் நாள்

தாமோதரன் முருகேசன்
சார்பதிவாளர்
கொளத்தூர்

ADJ/கொளத்தூர்/25/2023 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 16/06/2023
கொளத்தூர்

தாமோதரன் முருகேசன்
சார்பதிவாளர்

புத்தகம் 2 23ம் வருத்திய 25ம் ஆவணம்
10 தாள்களைக்கொண்டது
1 வது தாள் பதிவு அலுவலர்

இந்திய அரசாங்கம்
Government of India

ரவிந்தரன் பாலமுத்து
Ravindran Balamuthu
தந்தை பாலமுத்து
Father : BALAMUTHU



பிறந்தவருடம்/Year of Birth: 1962
ஆண்பால் / Male

9833 3030 8397

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
இந்திய தனிநபர் அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: S/O: பாலமுத்து, 1
ஆரோக்கியசாமி பிள்ளை தெரு
கிராப்பட்டி, திருச்சிராப்பள்ளி
எடமலைப்பட்டி புதூர்
திருச்சிராப்பள்ளி, தமிழ் நாடு
620012

Address: S/O: Balamuthu, 1,
AROKKIYASAMY PILLAI
STREET, CRAWFORD,
Tiruchirappalli, Edamalaipatti
Pudur, Tamil Nadu, 620012

9833 3030 8397

1947 | www

B. Ravindran

Age :- 61

Cell No: 9790116666

நடுத்தகுமார் வருத்திய 25 ம் ஆவணம்
10 தாள்களைக்கொண்டது
8 வது தாள் பதிவு அலுவலர்

இந்திய அரசாங்கம்
Government of India



விஜய் சௌ
Vijay S
பிறந்த நாள்/DOB: 30/09/1998
ஆண்/ MALE

Issue Date: 24/10/2012

6069 2311 9089
VID : 9107 6255 4749 2812

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசு
Unique Identification Authority of India

முகவரி:
S/O சௌந்தர்ராஜன், எண் 270, திருச்சிரோடு,
கீரனூர், குளத்தூர் தாலுகா, கீரனூர்,
புதுக்கோட்டை,
தமிழ்நாடு - 622502

Address:
S/O Soundarrajan, NO 270, TRICHY ROAD,
KEERANUR, KULATHUR TALUKA, Kiranur,
Pudukkottai,
Tamil Nadu - 622502

Download Date: 09/09/2022

6069 2311 9089
VID : 9107 6255 4749 2812

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

Vijay

Age: 25

Cell No: 8754837690

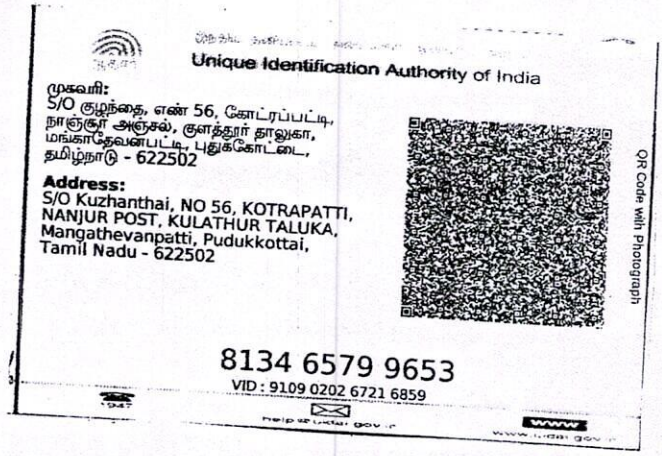
சிறுபுத்தகம் 2023ல் வருத்திய 25ம் ஆவணம்
10 தாள்களைக் கொண்டது
9வது தாள் பதிவு அலுவலர்


இந்திய அரசாங்கம்
Government of India

பிரசாத் குழந்தை
Prasath Kuzhanthai
பிறந்த நாள்/DOB: 10/11/1995
ஆண்/ MALE

8134 6579 9653
VID : 9109 0202 6721 6859

எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
S/O குழந்தை, எண் 56, கோட்ரப்பட்டி,
நாஞ்சூர் அஞ்சல், குளத்தூர் தாலுகா,
மங்காதேவன்பட்டி, புதுக்கோட்டை,
தமிழ்நாடு - 622502

Address:
S/O Kuzhanthai, NO 56, KOTRAPATTI,
NANJUR POST, KULATHUR TALUKA,
Mangathevanpatti, Pudukkottai,
Tamil Nadu - 622502

8134 6579 9653
VID : 9109 0202 6721 6859

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

QR Code with Photograph

Age: 28

Cell No: 9751692268

எனது புத்தகம் 2023 ம் வருத்தியில் 25 ம் ஆவணம்
10 தாள்களைக்கொண்டது
10 வது தாள் பதிவு அலுவலர்

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

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- 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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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.