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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

ADJ/17/2022

GENERAL POWER OF ATTORNEY

THIS INDENTURE OF GENERAL POWER OF ATTORNEY executed on this the 20th day of November 2021 by **Mr. K.MOHAN RAJ**, (Passport No. PB5531616) (Pan No.APDPM0824J), S/o. R.Kamalakannan, aged about 47 years, residing at No.Unit 126, 45 Manchester Drive, Schofields, NSW 2762 Australia. (Hereinafter be in this deed referred as "THE PRINCIPAL") of the ONE PART.TO AND IN FAVOUR OF **Mr.J.Jayasekar**. (DL NO.TN20Z19891528411) S/o C.S. Jagannathan. aged about 52 year, No: 68, I-block. 9th Street. AnnaNagar East Chennai-102. (Hereinafter be in this deed referred as "**THE ATTORNEY**") of the OTHER PART.

Whereas this indenture of General Power of Attorney witnesses that the principal above named is the absolute owner of the schedule mentioned property, who purchased the same through a registered sale deed dated 20.10.2008 in document No.8560/2008 on the file of the SRO, Tambaram and ever since from the date of purchase he is in absolute possession and enjoyment of the same without any let or hindrance from any kind.

WHEREAS since the **PRINCIPAL** is not in a position to look after the maintenance or sale of the said properties, he has, therefore decided to appoint a POWER **AGENT**, to deal with the said Immovable Schedule property.

The **PRINCIPAL, DO HEREBY NOMINATE, APPOINT AND CONSTITUTE Mr.J.Jayasekar**. S/o C.S. Jagannathan. aged about 52 year, No: 68, I-block. 9th Street. AnnaNagar East Chennai-102. as his **POWER AGENT** to act on his behalf with respect to either all or any of the following acts, deeds and things in respect of the Schedule Property for which he has the right, title and possession over the property.

Notary Public
Sydney
17/12/21

NOTARY PUBLIC

WHEREAS for the aforesaid reasons and also for the reasons that the **PRINCIPAL** will not be able to come to the Registrar's Office for the purpose of execution and registration of the Sale/Rectification/Ratification/Gift Deed or Deeds or other deeds/Documents that might have to be prepared, executed and registered for the purpose of alienating or transferring his interest in the said property/ies and hence for all such purposes the **PRINCIPAL** feels it necessary and essential to appoint a Power agent for him and on his behalf to do the acts, deeds and things mentioned below:

1. To develop the Schedule Property into a residential layout.

2. To negotiate for the sale of the SCHEDULE PROPERTY/plots developed over the SCHEDULE PROPERTY either in whole or in parts, in divided or undivided share/s to such person/s for such sale price or consideration as my POWER AGENT may think it fit and proper.

3. To receive advance, full sale price, for the SCHEDULE PROPERTY/plots developed over the SCHEDULE PROPERTY or its shares or parts from the purchaser/s in any mode and to give proper and expedient receipts therefore.

4. To execute on my behalf any document/s of sale or otherwise dispose of the SCHEDULE PROPERTY/plots developed over the SCHEDULE PROPERTY in favour of the prospective purchasers in one or more sale deed/s.

5. To admit execution and to present on my behalf any document so executed by the POWER AGENT to the appropriate Registering Officers, Authorities having jurisdiction to register the same and to get the same registered and receive them back from the Registration Officers/Authorities.

6. To execute on my behalf Cancellation Agreements, Rectification Deeds, Ratification Deeds and any other documents necessary and To sign other document/s such as patta transfer forms and all other papers needed for the

Notary Public
Sydney
17/12/202

NOTARY PUBLIC

same and to do all such acts, deeds and things as may be necessary and reasonably required for effectively conducting and concluding the registration of the document/documents.

7. To execute, admit and register all forms of transaction as envisaged under the Transfer of Property Act.

8. To engage advocates, sign vakalatnama, verify and sign plaints, written statements, counter, evidence, deposit and withdraw amounts from and out of all statutory authorities including civil courts, quasi judicial authorities, compromise and settle any dispute and to deal with all or any matters connected with any dispute if any arises with reference to the schedule mentioned property. The power of court proceedings will include any matter before any Court, department, authority, forum, Tribunal etc.

9. To apply and obtain No Objection certificate from Appropriate Authority of Income Tax and in that connection to sign the necessary papers and to represent me before any Department.

10. To apply and obtain Income Tax Clearance Certificate under Section 230A of the Income Tax Act or any other clearance and NOC, and to engage Auditors and competent persons in connection therewith and to sign the necessary papers and give evidence before the Department.

11. To sign all connected papers, like plans, affidavits, application, letters, indemnities, authorization and correction before the Competent Authorities of the respective departments or bodies of the Government like C. M. D. A, D.T.C.P, Corporation of Chennai, Panchayat, Water Board, Collector of Chennai, Drainage Board etc., as the case may be for the purpose of obtaining necessary sanctions connected with the SCHEDULE PROPERTY in respect of any or all of the following matters:

Notary Public
Sydney
17/12/21

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DAVID SHANNAHAN NOTARY PUBLIC SYDNEY, AUSTRALIA

a) Sub-Division of the Plot;

b) Re-union of the Plot &Re-constitution of the Plot;

c) Amalgamation or reclassification of the plot;

d) Apply submit and obtain sanctions for layout of plan and in respect of the proposed construction of the building or buildings;

e) Apply for additions, revision and alterations to buildings that may be constructed thereon;

f) Apply in his own name or dismantle, transfer, shifting of existing services or obtain fresh services in respect of electricity with MES and TNEB.

g) To obtain approval of layout of the schedule mentioned property, presenting application with necessary documents and records and paying necessary charges payable to the appropriate authority.

h) To execute Gift Deed in respect of the land reserved for roads, Parks, Public Purpose Plots and Other OSR areas in favour of the local body and present the same for registration.

i) Apply and obtain patta from the Tahsildar or any other Competent Authorities;

j) To file appeals, references, revision, and appear and represent before the Competent Authorities;

k) To apply and obtain exemption and no objections from any Competent Authorities for any purpose, as and when required;

l) To delegate, nominate and appoint any other person or persons by execution and registering necessary deed or deeds of Power of Attorneys to carry out the same objects.

12. The Power Agent may delegate any of the power conferred herein and appoint any other person as an agent to act within or to act as a sub Agent, as deemed fit by the Agent.

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Registering Officer

Notary Public

Sydney

17/12/2022

NOTARY PUBLIC SYDNEY AUSTRALIA

13. All the acts, deeds and things done by my Power Agent and his delegates with regard to SCHEDULE PROPERTY will be binding on me.

14. I do hereby agree to ratify and confirm all acts done by my Power Agent and his delegates as if they were done by me, myself.

15. My POWER AGENT shall render proper accounts to me.

16. No consideration is received for executing this power.

Notary Public
Sydney
17/12/21

SHANTI D SHANKAR
NOTARY
PUBLIC
SYDNEY, AUSTRALIA

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Registering Officer

SCHEDULE OF PROPERTY

All that piece and parcel of land measuring an extent of **1.00 Acre,** Patta No. 1837 situated in No.9, **Nedungundram Village**, Vandalur Taluk, Chengalpattu district, within the Sub-Registration District of Tambaram and Registration District of Chennai South, Comprised in the following Survey Nos:-

Survey No.	Extent Ac.C.
184/2A1	0.24
184/2A2	0.35
184/3A	0.41

	1.00

IN WITNESS THEREOF THE ABOVE NAMED PRINCIPAL HAS SUBSCRIBED HIS SEAL AND SIGNATURE ON THE DAY, MONTH AND YEAR ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES: 17th of December 2021

WITNESSES:

1. CHEZHIYAN ARANGANATHAN.
0422615498.

[PRINCIPAL]

2. KAMAL PRASAD
BANGALORE MADRAS SHANMUGAM.
04911116890.

[AGENT]

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Registering Officer

Shanti D. Shankar
Notary Public
Sydney Australia
17/12/2021.
(02) 98371956
0403490112.

SHANTI D SHANKAR NOTARY PUBLIC SYDNEY AUSTRALIA

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMIL NADU

99AB 054571

8 FEB 2022

J.JAYASEKAR
CHENNAI

AFFIDAVIT

I, **Mr. J. JAYASEKAR,** S/o. Mr.C.S.Jagannathan, aged about 52 years, (PAN: AGBPJ4271B) (D/L No.TN20Z19891528411) No.68, I - Block, 9th Street, Anna Nagar East, Chennai – 600 102, do hereby solemnly affirm and sincerely state as follows:-

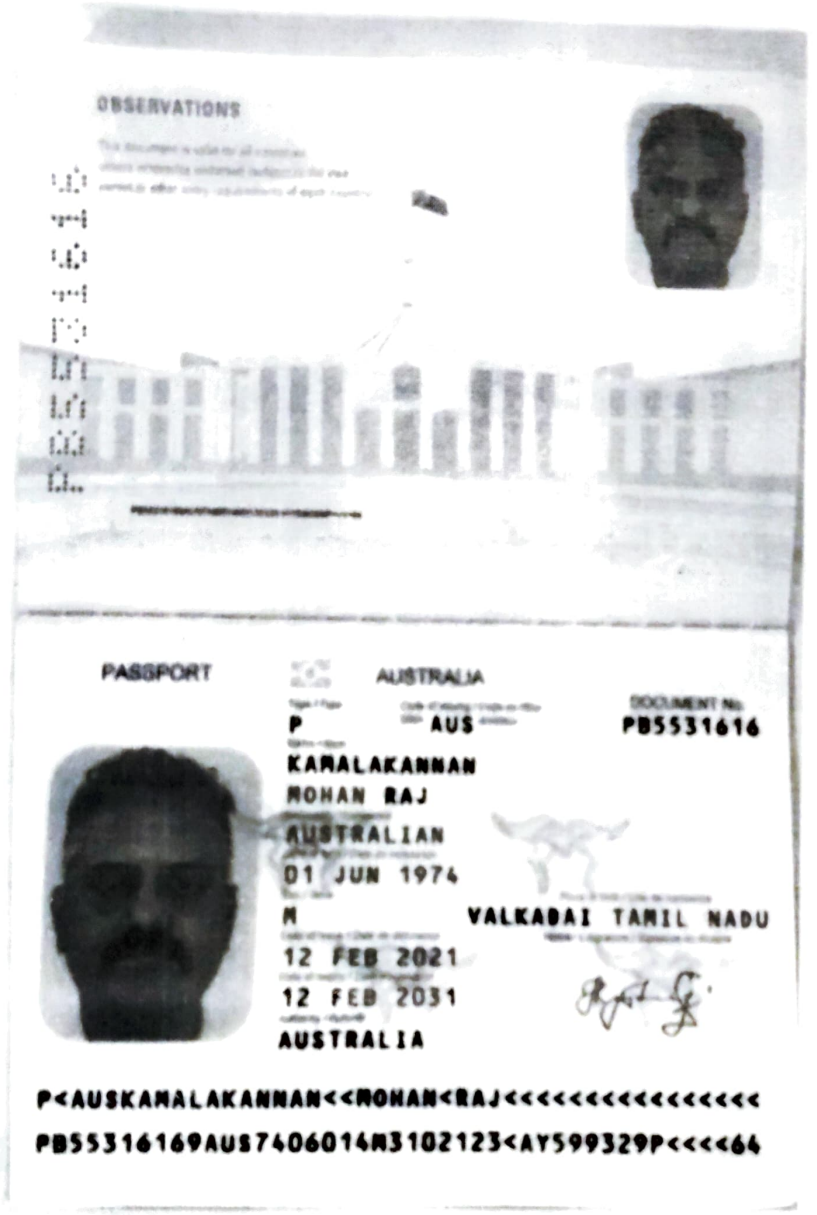
I am permanently residing at the above said address. **K.MOHAN RAJ,** (PAN-APDPM0824J) (Passport No.PB5531616) Son of Mr. R.Kamalakannan, aged about 47 years, residing at No. Unit 126, 45 Manchester Drive, Schofields, NSW 2762 Australia, appointed me as His General Power of Attorney Agent through a Power deed executed before SHANTI D SHANKAR, NOTARY PUBLIC, SYDNEY, AUSTRALIA, on 17.12.2021, I have to do act upon the said power deed.

Now I execute this affidavit for adjudication of the said power deed, before the Sub-Registrar, TAMBARAM SRO, on 18.2.2022.

Solemnly affirm at CHENNAI
On 18.2.2022 & signed
My name after knowing the contents thereof.

M. MANIMARAN, BA.BL.,
Advocate & Notary
139, Law Chambers,
Madras High Court,
Chennai - 600 104.
Enr. No: 130 / 2005

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Registering Officer



OBSERVATIONS

PASSPORT

AUSTRALIA

P AUS

DOCUMENT No.
PB5531616

KAMALAKANNAN
MOHAN RAJ

AUSTRALIAN

01 JUN 1974

M VALKADAI TAMIL NADU

12 FEB 2021

12 FEB 2031

AUSTRALIA

P<AUSKAMALAKANNAN<<MOHAN<RAJ<<<<<<<<<<<<<<<<<<<<

PB5531616 9AUS7406014M3102123<AY599329P<<<<64

MOHAN RAJ
KAMALAKANNAN.

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A-07 Contains 12 Sheets 8 Sheet
Registering Officer

Driver Licence

New South Wales, Australia

Mohan Raj KAMALAKANNAN

Card Number
2 043 054 880

1 BERAMBING ST
THE PONDS NSW 2769





Licence No
15712982

Licence Class
C, R



Date of Birth
01 JUN 1974

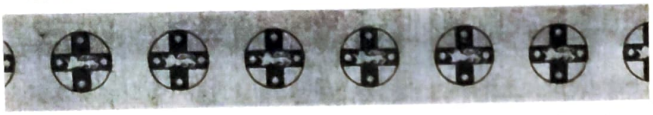
Expiry Date
15 AUG 2028



MOHAN RAJ
KAMALAKANNAN.

72 657 766

Licence Fee $342.00



While licence is valid, you may drive vehicles of the classes below subject to conditions listed

Class [C=Vehicle seating up to 12 adults to 4.5 tonnes GVM Tractor Implement
R=Motor Cycle

Conds

Change of address must be advised within 14 days
online at www.myRTA.com or by calling 13 22 13

Issued by Roads and Maritime Services, Locked Bag 928 North Sydney NSW 2059



MOHAN RAJ
KAMALAKANNAN.

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYASEKAR JAGANATHAN

JAGANATHAN
CHINTHAKUPLASESHADRI

01/05/1967
Permanent Account Number

AGBPJ4271B

Signature



15062005



இந்திய அரசாங்கம்
Government of India

ஜெய சேகர்
Jaya Sekar
பிறந்த நாள்/DOB: 01/05/1967
ஆண்/ MALE

7231 7358 7307
VID : 9142 5010 5886 1792

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
C/O சி எஸ் ஜகன்நாதன், பழைய எண் 68 புதிய எண் 12 3வது மாடி, தீ ஆர் என் தஷ்வன் அபார்ட்மெண்ட் ஜி பிளாக், 9வது தெரு, அண்ணா நகர் கிழக்கு, சென்னை, தமிழ் நாடு - 600102

Address:
C/O C S Jagannathan, Old No 68 New No 12 3rd Floor, G R N Tashavan Apartment I Block, 9th Street, Anna Nagar East, Chennai, Tamil Nadu - 600102



QR Code with Photograph

7231 7358 7307
VID : 9142 5010 5886 1792

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Registering Officer

இந்திய அரசாங்கம்
Government of India



ஸ்ரீகாந்த் கோ
Srikanth G
தந்தை : திருப்பத்தய்யா
Father : THIRUPATHAYA

பிறந்த நாள்/DOB 28/05/1976
ஆண்பால் / Male

6690 8671 6357

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

G. Srikanth

[redacted]



சு சரவணன்
S SAREVANEN
பிறந்த நாள்/DOB: 13/07/1982
ஆண்/ MALE
Mobile No. 9840150120

6675 2289 1022
VID : 9164 2657 6490 7411

எனது ஆதார், எனது அடையாளம்

S. Sarevanen.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: த/பெ திருப்பத்தையா, 68
வடக்கு திருமலை நகர், 5வது தெரு
ஐ சி எப் வில்லிவாக்கம்
வில்லிவாக்கம், வில்லிவாக்கம், சென்னை
தமிழ் நாடு, 600049

Address: S/O: Thirupathaiah, 68, NORTH THIRUMALAI NAGAR, 5TH STREET, I C F, VILLIVAKKAM, Villivakkam , Chennai, Villivakkam, Tamil Nadu, 600049

6690 8671 6357

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

[redacted] அமைப்பு
Unique Identification Authority of India

முகவரி:
சுப்ரமணியம், எண் 1/2, லால்பகதூர் சாஸ்திரி
வீதி, சிட்லபாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600064

Address
S/O, Subramaniam No 1/2 Lalbahadur Sasthri Street Chitlapakkam Chitlapakkam Kancheepuram Tamil Nadu - 600064

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1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

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

சார்பதிவாளர் : தாம்பரம்
நாள் :18/02/2022

சார்பதிவாளர்

2022 ஆம் ஆண்டு பிப்ரவரி மாதம் 18ம் நாள் தாம்பரம் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்



J. Jayasekar
9444104493

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

S. Saravanan 9841185009.

1. திரு S SARAVENAN த/பெ M SUBRAMANIAN No.1/2, LALBAHADUR SASTRI STREET, CHITLAPAKKAM CHENNAI, செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 600064

G. Srikanth 8248265226

2. திரு G SRIKANTH த/பெ ADHISHESHAN 68, NORTH THIRUMALAI NAGAR 5TH STREET, VILLIVAKKAM, சென்னை, தமிழ்நாடு, இந்தியா, 600049

2022 ஆம் ஆண்டு பிப்ரவரி மாதம் 18ம் நாள்

Ravindranath sankar s
சார்பதிவாளர்
தாம்பரம்

SUB REGISTRAR,
TAMBARAM.

ADJ/Tambaram/17/2022 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 18/02/2022
தாம்பரம்

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Ravindranath sankar s
சார்பதிவாளர்

SUB REGISTRAR,
TAMBARAM.

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

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+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.