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DIGITALLY VERIFIED RECORD

CHENNAI ESTATE

Date:-08.10.2026

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **M/s. Magishaa Construction,** having its registered office at No.W-21/96, W-Block, 2nd Street, Anna Nagar, Chennai – 600 040. They are availed Project Loan from us **(M/s. CHENNAI ESTATE**, (PAN:AASFC6451B), a partnership firm, having its office at No.27/7, Dr. Alagappa Road, Purasawalkam, Chennai – 600084, represented by its partner **Mr. KHIMRAJ MISRIMAL SAKARIYA**, (Aadhaar: 5750 9787 4163), son of Mr. Misrimal Hazarimal Sakariya, aged about 60 years, residing at 10/4 N No.6, Barnaby Road (Lane), Kilpauk, Chennai – 600010) **Under Loan Agreement dated.16.04.2026. We are registered a Simple Mortgagee vide a Deed of Simple Mortgage dated 16.04.2026, registered as document no.3058 of 2026 at SRO Villivakkm, Chennai. Loan Amount Rs.6,00,00,000/- (Rupees in Word Six Crores Only)** for the development /construction of the following real estate project:

Ref:- TNRERA- THE PROPOSED CONSTRUCTION OF **STILT FLOOR+5 FLOORS RESIDENTIAL BUILDING** CALLED "HAMSAVERDE" (18.30 m HEIGHT) **WITH 15 DWELLING UNITS** AVAILING WITH PREMIUM FSI AT ,BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME, KORATTUR, CHENNAI - 80. COMPRISED IN OLD T.S.NO. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part, 39 Part, 40 Part AND OLD S.NO. 1178/1 Part, 1179 Part, 1180/1 Part, NEW T.S.NO. 39, WARD-E, BLOCK NO: 81 OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION-Reg

Project Name:-"HAMSAVERDE" Project Address BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME, KORATTUR, CHENNAI – 80. All that piece and parcel of Residential land measuring a total extent of 7516 Sq.ft., situated in Block No.M-2, (at KORATTUR SCHEME) East Avenue, T.N.H.B. Colony, Korattur, Chennai 600080, comprised in T.S.Nos.34 Part, 35 Part, 36 Part, 37 Part, 38 Part, 39 Part & 40 Part, and by virtue of Town Survey Record bearing Patta No.703, T.S.No.39, Old Survey Nos.1178/1 part and 1179 Part; Block No.81, Ward–E, Korattur Village, Ambattur Taluk, Chennai District.

(Property Hereby Mortgaged)

All that piece and parcel of the property being vacant land measuring an extent of 3008 Square Feet of Undivided Share of Land in and out of Schedule "A" Property and together with the proposed construction of Residential Building comprising of Flat bearing numbers **A-1, A-2 and A-3 in First Floor and flat bearing number E-1, E-2 and E-3 in 5th Floor, having total built up area 9036 Square Feet or thereabouts in the project known as HAMSAVERDE, situated at M2, East Avenue, Korattur, Chennai – 600 080** comprised in Town Survey Number 39, Old Survey Numbers 1178/1 part and 1179 part, Block No.81, Ward E, situated at Korattur Village, Ambattur Taluk, Chennai District, and situated within the Registration District of Chennai central and sub-registration district of Villivakkam.

We hereby confirm that the above-mentioned project is financed by our Financial Institution and is subject to the terms and conditions of the financing documents executed with the borrower.

We further confirm that we have **NO OBJECTION** to the above-mentioned project being registered with the Tamil Nadu Real Estate Regulatory Authority (TN RERA) under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017. We also have no objection to the Promoter submitting the project details and relevant documents before TN RERA for the purpose of obtaining project registration.

This NOC is issued at the request of the borrower/promoter for submission before Tamil Nadu Real Estate Regulatory Authority (TN RERA) in connection with the registration of the above project. This certificate does not constitute a waiver, release, modification or alteration of any rights, security interest, charge, mortgage, lien or other rights of the Bank / Financial Institution under the loan and security documents.

We have assure & Confirm that, **we have NO Objection**. The Builder can receive all the payment Deposit through the TN RERA Registered Bank Accounts as per Norms of TN RERA

For CHENNAI ESTATE

CHENNAI ESTATE
No.27/7, Dr. Alagappa Road,
Purasaiwakkam,
Chennai-600 084.

Partner

No.27/7, Dr. Alagappa Road, Purasawalkam, Chennai – 600084

SCANNED

3058/2026

DEED OF SIMPLE MORTGAGE WITHOUT POSSESSION

THIS DEED OF SIMPLE MORTGAGE WITHOUT POSSESSION ("DEED") EXECUTED AT CHENNAI THIS 16th DAY OF APRIL 2026:

By

1. **Mr. R. SUBRAMANIAN (AADHAAR No: 2761 0273 8367 and PAN: APDPS8851B),** son of Mr. G.S. Ramanathan, aged about 72 years, residing at No. M2/4, East Avenue, Korattur, Chennai – 600 080,
2. **Mrs. S. RAMALEKSHMI (AADHAAR No: 9569 3064 1852 and PAN: AFZPR3435A),** wife of Mr. Shanmuganathan, aged about 59 years, residing at Flat No.3A, Vaibhav Enclave, No.H17/H18, East Avenue, Korattur, Chennai – 600 080, and
3. **Mrs. KAMALA SUBRAMANIAN (AADHAAR No: 2374 4916 7941 and PAN: AHYPS2344E)**, wife of Mr. R. Subramanian, aged about 77 years, residing at Dharma Plot No.817, Door No.15, 35th Street, Korattur, Chennai – 600 080 represented by their power of attorney **M/s. MAGISHAA CONSTRUCTION,** A Sole Proprietorship Firm (GSTIN: 33BHTPS0557H1ZY) having its office at New No. W21, Old No. W96, 2nd Street, W-Block, Anna Nagar, Chennai – 600 040, represented by its Proprietor **Mr. SHANKAR K. MARIMUTHU (PAN: BHTPS0557H & AADHAAD No. 9075 9033 6706),** son of Mr. K. Marimuthu, aged about 50 years, residing at old No. 821, New No.7, TNHB Colony, 35th Street, Korattur, Tiruvallur – 600080 **(appointed vide three Deed of General Power Attorney dated 28.05.2025, registered as document numbers 3998/2025, 3999/2025 and 4018/2025, on the file of Villivakkam)** and hereinafter referred to as the **"Mortgagors/Borrowers"** of the First Part.

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REGISTERING OFFICER

TO AND IN FAVOUR OF

M/s. CHENNAI ESTATE, (PAN:AASFC6451B), a partnership firm, having its office at No.27/7, Dr. Alagappa Road, Purasawalkam, Chennai – 600084, represented by its partner Mr. KHIMRAJ MISRIMAL SAKARIYA, (Aadhaar No. 5750 9787 4163), aged about 60 years, son of Mr. Misrimal Hazarimal Sakariya, residing at 10/4, No – 6, Barnaby Road (Lane), Kilpauk, Chennai – 600 010., and hereinafter collectively referred to as the **"Mortgagee"**

The terms 'Mortgagors' and 'Mortgagee' wherever they may appear in this Deed of Mortgage shall wherever the context admits or permits be deemed to mean and include their respective legal representatives, executors, attorneys and assigns.

The Words denoting one gender shall mean and include, wherever the context so permits, other genders, and words denoting the singular shall mean and include, wherever the context so permits, the plural and vice versa

WHEREAS

A) The Mortgagors represent to the Mortgagee that the Mortgagors are the absolute owners of the property being vacant land measuring an extent of 7516 Square Feet, situated at M2, East Avenue, Korattur, Chennai – 600 080 comprised in Town Survey Number 39, Old Survey Numbers 1178/1 part and 1179 part, Block No.81, Ward E, situated at Korattur Village, Ambattur Taluk, Chennai District, and together with the proposed construction thereon, which is morefully described in the Schedule "A" hereunder and hereinafter referred to as the **"SCHEDULE "A" PROPERTY"**.

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B) The Mortgagors herein have appointed M/s. Magishaa Construction as their agent vide the following deeds with sufficient powers to represent the Mortgagors and to develop the Schedule "A" Property as apartments as well as to deal with and create mortgage/security interest over the Schedule "B" property;

1. 1st Mortgagor herein appointed the power agent vide Deed of General Power Attorney dated 28.05.2025, registered as document numbers 3998/2025, on the file of Villivakkam,
2. 2nd Mortgagor herein appointed the power agent vide Deed of General Power Attorney dated 28.05.2025, registered as document numbers 3999/2025, on the file of Villivakkam, and
3. 3rd Mortgagor herein appointed the power agent vide Deed of General Power Attorney dated 28.05.2025, registered as document numbers 4018/2025, on the file of Villivakkam

C) The Power of attorney represents that the powers are valid and in force and the execution by the Power of Attorney are binding on the Mortgagors as per the terms of the said Deeds of Power of Attorney.

AND WHEREAS the Mortgagors represented by their power agent **M/s. MAGISHAA CONSTRUCTION** execute this deed to secure the loan availed from the Mortgagee to an extent of **Rs.6,00,00,000/- (Rupees Six Crore only)** ("Loan") for the business and investment purposes and the Parties had entered in to necessary documents for the said loan.

AND WHEREAS to secure the repayments, the Mortgagors are required to create a Mortgage over the Schedule "B" Property in favour of the Mortgagee for a sum of **Rs.6,00,00,000/- (Rupees Six Crore only)** together with interest, penal interest and other charges. The Mortgagors hereby agree to mortgage the Schedule "B" Property to the Mortgagee on the terms and conditions as set out herein.

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NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:

1. The Mortgagors have on this day in consideration for a sum of **Rs. 6,00,00,000/- (Rupees Six Crore only)** received from the Mortgagee and the same is as follows as per the instructions of the Mortgagors:

   a) a sum of **Rs. 6,00,00,000/- (Rupees Six Crore Only)** lent to and in favour of **M/s. MAGISHAA CONSTRUCTION** (Proprietor **Mr. SHANKAR K. MARIMUTHU**) through RTGS dated 16/04/2026

   and the said sum was paid as mortgage money and the Mortgagors admit, accept and acknowledge the receipt of the said mortgage money and the Mortgagors hereby grant, convey, transfer, assign and assure unto the Mortgagee by way of mortgage the Schedule "B" Property (**"Mortgage"**). The Mortgagors shall duly repay the Loan amount with interest/penal interest any other charges as secured hereby to the Mortgagee. The Mortgagee herewith agree that the Mortgagors shall be entitled to redeem the Schedule "B" Property upon the re-payment of the entire dues detailed herein.

2. The herein acknowledge the receipt of the aforesaid entire loan amount of **Rs.6,00,00,000/- (Rupees Six Crore only)** from the Mortgagee herein and further acquit the Mortgagee from any further payments thereof.

3. The Mortgagors covenant with the Mortgagee that the aforesaid sum of **Rs.6,00,00,000/- (Rupees Six Crore only)** received by the Mortgagors as Mortgage sum shall be repaid by the Mortgagors to the Mortgagee along with interest at **30% per annum** in a period not exceeding **20 months** from the date of signing of this Deed. The interest shall be payable along with the principal within the said period. The Mortgagors shall obtain NOC for sale of Schedule "B" Property specified in Schedule herein.

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...1....Contain20..SHEETS 1....SHEE
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4. The Mortgagors and Mortgagee agree that the first 5 month shall be the Lock -in- Period and the Principal Moratorium Period wherein the interest shall be payable on monthly basis. The repayment of the principal loan sum with interest shall be paid in 15 equated instalments from 6th month to 20th month from this day. The Loan Term shall be 20 months. If the Mortgagors failed to pay the monthly interest as agreed herein, the Mortgagors shall be liable to pay the penal interest of 3% per month on all such defaulted interests.

5. THE MORTGAGORS hereby declare that the Mortgagors are the absolute owners of their respective Schedule "B" Property and there is no encumbrance, lien, Lis Pendens, proceedings pending or initiated against the Mortgagors under the Income Tax Act, 1961, attachment or any other process issued by the Court or authority or charge of any nature existing over the Schedule Property and they have powers, to Mortgage the Schedule Property and that all taxes, rents and dues payable on the Schedule Property are paid upto date and there is no attachment or revenue recovery proceedings pending in respect of the Schedule Property. The Mortgagors is in peaceful and absolute possession and enjoyment of the Schedule "B" Property.

6. The Mortgagors covenant with the Mortgagee that the Mortgagors shall be in possession of the Schedule Property and shall utilize the same in good tenable condition and shall not do any act which shall be detrimental to the rights of the Mortgagee to recover the Mortgage sum or shall also not do any act which will reduce the value of the Schedule Property and shall also maintain the Schedule Property which in normal circumstances would require.

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7. The Mortgagors have deposited the original title deeds (as listed in Annexure-A herein below) pertaining to the Schedule Property with the Mortgagee with an intent to create a MORTGAGE in favour of the Mortgagee over the Schedule Property for the purpose of securing repayment to the Mortgagee of all the amounts owing to the Mortgagee. The Mortgagors further declare that the documents deposited are all were in its possession and control and that the Schedule Property is not charged or encumbered in anyway whatsoever.

8. The Mortgagors do hereby also covenant that all their other property would be liable for a breach of any of the covenant contained herein.

9. The Mortgagors further covenant with the Mortgagee that the Mortgagors shall not mortgage the Schedule Property to any other third parties in the nature of second mortgage, charge and further shall also not create any type of encumbrance on the Schedule Property during the subsistence of this mortgage. The Mortgagors are entitled to deal with, encumber, mortgage and convey the Schedule property as detailed in Schedule by receiving NOC from the Mortgagee for the respective transactions.

10. The Mortgagors or their office, Assignees, Power Agent, Principal, Authorized persons, Staffs or any their party had indulged in encumbering the mortgaged property without the No objection certificate or by manipulating/fabricated No objection certificate then the Directors/Partners/Owners shall be personally held liable for the criminal offence and will be punishable under the penal laws and such fraud shall be published in both the Vernacular Newspapers and

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further all the transactions done under such instances shall become null and void and the Mortgagors agree and accept for the same.

11. The Mortgagors covenant with the Mortgagee that in the case of default of the principal Mortgage sum and/or interest as aforesaid remains unpaid to the Mortgagee even after demands have been made or if the Mortgagors become insolvent, then the Mortgagee shall have the absolute right to proceed against the Mortgagors to sell the Schedule Property without the express intervention of the Court as stipulated in Section 69 (c) of the Transfer of Property Act of 1882 and the conditions for such sale as stipulated therein Section 69 Clause 2 shall be duly followed by the Mortgagee.

12. The Mortgagors further covenant that all notices sent either by the Mortgagors to the Mortgagee or by the Mortgagee to the Mortgagors shall be sent either by Registered Post or through certificate of Posting and the acknowledgments received thereupon shall stand proof for the notices sent by either of the parties to this deed.

13. The Mortgagors agree and acknowledge that the Mortgage of the Schedule "B" Property shall operate as continuing security to the Mortgagee for the financial facility extended together with interest, penal interest and other charges becoming payable to the Mortgagee as per the terms of this Deed of Mortgage and/or as otherwise agreed.

14. The Mortgagors agree that the Mortgagors shall keep the Mortgagee harmless and indemnified from any loss or damage whatsoever in nature as may arise due to the acts or omission on the part of the Mortgagors to abide by the terms of these presents or for any breach committed by the Mortgagors of the terms agreed between the Mortgagors and the Mortgagee.

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1 Contain 20 SHEETS 7 SHEET
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15. The Mortgagors does further covenant that during the continuance of this mortgage, the Mortgagors will pay all the assessments, quit rents, rates, taxes and all other charges payable in respect of the Schedule "B" Property. The Mortgagors do further covenant that if the Mortgagors fails to pay the assessment, quit rent and other public out-goings in respect of the Schedule "B" Property hereby Mortgaged, the Mortgagee may at their discretion pay the same and add the sum so paid to the amount borrowed under these presents and that it shall carry the same interest on such sums as is provided in these presents on the amount borrowed and on unpaid interests thereon.

16. The Mortgagors agree and acknowledge that the Mortgagee can assign and transfer its rights under these presents to any third party/entity/company as deem fit by the Mortgagee.

17. The Mortgagors agree and acknowledge that all the rights and remedies set out in these presents are cumulative and in addition to any further rights or remedies that may be available to the Mortgagee under any existing agreement, law, statute or equity.

18. The Mortgagors agree that the Mortgagors shall from time to time on request by the Mortgagee execute such further and other assurances, consents and documents as may be reasonably necessary for the purpose of perfecting the Mortgagee' security in the Schedule "B" Property .

19. The Mortgagors have not handed over the possession of the Schedule "B" Property.

20. The Mortgagors agree and acknowledge that all the expenses including stamp duty, levies and other monies payable in connection with the execution of this Deed of Mortgage and enforcement of the Schedule

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"B" Property upon the default by the Mortgagors shall be borne by the Mortgagors.

ANNEXURE A

List of original Documents submitted to the Mortgagees

1. Rectification deed dated 16.05.2025, registered as document number 3708/2025, on the file of SRO, Villivakkam
2. A Rectification deed dated 16.05.2025, registered as document number 3715/2025, on the file of SRO, Villivakkam
3. A Rectification deed dated 16.05.2025, registered as document number 3717/2025, on the file of SRO, Villivakkam
4. Settlement deed dated 13.07.2017, registered as document number 3640/2017, on the file of SRO, Villivakkam
5. Sale deed dated 01.06.1998, registered as document number 1240/1998 on the file of SRO, Villivakkam
6. Sale deed dated 20.08.1993, registered as document number 3534/1993 on the file of SRO, Villivakkam
7. Sale deed dated 13.02.1991, registered as document number 602/1991 on the file of SRO, Villivakkam
8. Sale deed dated 17.02.1989, registered as document number 673/1989 on the file of SRO, Anna Nagar
9. Sale deed dated 21.04.1988, registered as document number 1583/1988 on the file of SRO, Anna Nagar
10. Sale deed dated 04.03.1988, registered as document number 854/1988 on the file of SRO, Anna Nagar
11. Sale deed dated 23.01.1987 registered as document number 205/1987 on the file of SRO, Anna Nagar
12. Deed of Power of attorney dated 28.05.2025, registered as document number 4018/2025 on the file of SRO, Villivakkam

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13. Deed of Power of attorney dated 28.05.2025, registered as document number 3999/2025 on the file of SRO, Villivakkam

14. Deed of Power of attorney dated 28.05.2025, registered as document number 3998/2025 on the file of SRO, Villivakkam

15. Town Survey Land Register

16. Building Approval

17. Planning Permission

18. TNRERA Registration Certificate

SCHEDULE OF PROPERTY

SCHEDULE "A" PROPERTY

(Entire Property)

All that piece and parcel of the property being vacant land measuring an extent of 7516 Square Feet, situated at M2, East Avenue, Korattur, Chennai – 600 080 comprised in Town Survey Number 39, Old Survey Numbers 1178/1 part and 1179 part, Block No.81, Ward E, situated at Korattur Village, Ambattur Taluk, Chennai District, and together with the proposed construction thereon and the property being

BOUNDED ON THE

North by : Block No – M 3

South by : Block No – M 1

East by : TVS Group

West by : 100 Feet wide road

And situated within the Registration District of Chennai central and sub-registration district of Villivakkam

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REGISTERING OFFICER

SCHEDULE "B" PROPERTY

(property Hereby Mortgaged)

All that piece and parcel of the property being vacant land measuring an extent of 3008 Square Feet of Undivided Share of Land in and out of Schedule "A" Property and together with the proposed construction of Residential Building comprising of Flat bearing numbers A-1, A-2 and A-3 in First Floor and flat bearing number E-1, E-2 and E-3 in 5th Floor, having total built up area 9036 Square Feet or thereabouts in the project known as HAMSAVERDE, situated at M2, East Avenue, Korattur, Chennai – 600 080 comprised in Town Survey Number 39, Old Survey Numbers 1178/1 part and 1179 part, Block No.81, Ward E, situated at Korattur Village, Ambattur Taluk, Chennai District, and situated within the Registration District of Chennai central and sub-registration district of Villivakkam

IN WITNESS WHEREOF THE MORTGAGORS HAVE SIGNED THIS DEED OF SIMPLE MORTGAGE WITHOUT POSSESSION ON THE DAY, MONTH AND YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF;

MORTGAGOR

WITNESSES:

1. M. Rajesh....., Rajesh.M, S/o. Mathialagan, No – 40/10, Mettukulam, Padi, Chennai – 600 050.(Aadhar no – 4603 1271 2528).
2. G. Kumar....., KUMAR G, S/o. Gopal, No104, Kambar Nagar, Mavalavadi Anjal, Kondiyangkuppam, Nallur, Tiruvanamalai - 604406.(Aadhar no – 4338 5085 5665).



Drafted by :

B.BASKARAN, B.Sc., L.L.B.,
ADVOCATE – Ms.7530/2024
217 - B, New Addl Law Chamber
High Court , Chennai – 600 104.
Mobile - +91 7550054858.

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REGISTERING OFFICER

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2240 of 2026

I hereby certify that a sum of ₹ 50,000/- (Rupees Fifty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. மகிஷா கண்ஸ்டெக்ஷன் உரிமையாளர் சங்கர் கே மாரிமுத்து இவரின் சிறப்பு அதிகார முகவரான நடராஜன் residing at 154 MARIYAMMA KOVIL STREET KOLAKKARAVADY DEVIGAPURAM TIRUVANNAMALAI, Tiruvannamalai, Tamil Nadu, India, 606902.

Sub Registrar: Villivakkam
Date: 16/04/2026

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

Presented in the office of the Sub Registrar of Villivakkam and fee of ₹ 16,610/- paid at 01:09 PM on the 16/04/2026 by

Left Thumb





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:058358580431b0906854c138d0b04b5fb25ceb1 **(Details from UIDAI : Natarajan D S/O: Dhanabl, 30-05-1989, xxxxxxxx6809)**



16th day of April 2026

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REGISTERING OFFICER

LOGANATHAN P
Sub Registrar
Villivakkam

SUB-REGISTRAR
VILLIVAKKAM

Registered as Number R/Villivakkam/Book-1/3058/2026.

Date: 16/04/2026
Villivakkam

LOGANATHAN P
Sub Registrar

SUB-REGISTRAR
VILLIVAKKAM

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REGISTERING OFFICER

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Ambattur Town : Ambattur Ward : 7 (056) Korattur (Ward:E)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0081--	39	0	1179/PT	-	ரயத்துவர்ரி	புறம்போக்கு	-	-	0-		0.00		0	6	94.0	-	0.00	-	G.SHANMUGANATHAN மனைவி S.RAMALEKSHMI, R.SUBRAMANIAN மனைவி KAMALA SUBRAMANIAN, G.S.RAMANATHAN மகன் R.SUBRAMANIAN	மாடி வீடு	TR.NO/2025/0172/02/024373-2025-08-20 14:36:34.414 TR DT: 21-08-2025

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

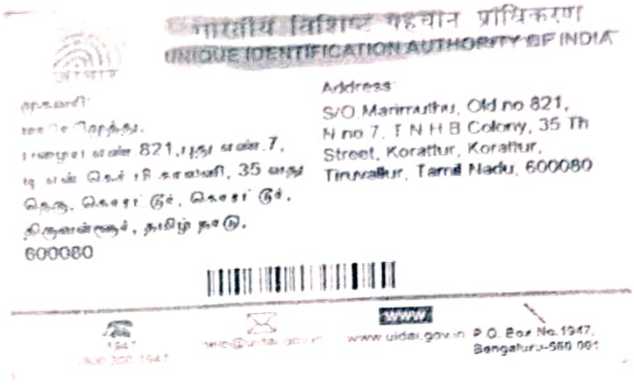
மின் கையொப்பம் / Digital Signature : 21-08-2025
பெயர் / Name : Manisekar R
பதவி / Designation : Settlement Tahsildar
இடம் / Place : அம்பத்தூர் வட்டம் / Ambattur, சென்னை மாவட்டம் / Chennai

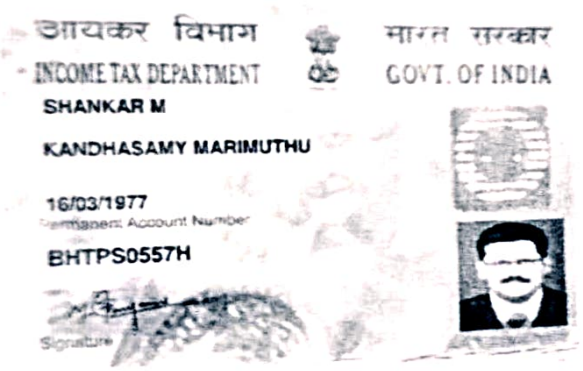
Document No. 3058 of 2026 Dated 30.3.26 REGISTERED OFFICE SHEETS 1 to 4

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/14/001/005/0081/39/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/14/001/005/0081/39/0
2. இத் தகவல்கள் 30-03-2026 அன்று 07:32:41 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 30-03-2026 at 07:32:41 PM
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.


भारत सरकार
GOVERNMENT OF INDIA
சங்கர்
Shankar
பிறந்த நாள் / DOB : 16/03/1977
ஆண் / MALE
9075 9033 6706
- சாதாரண மனிதனின் அதிகாரம்

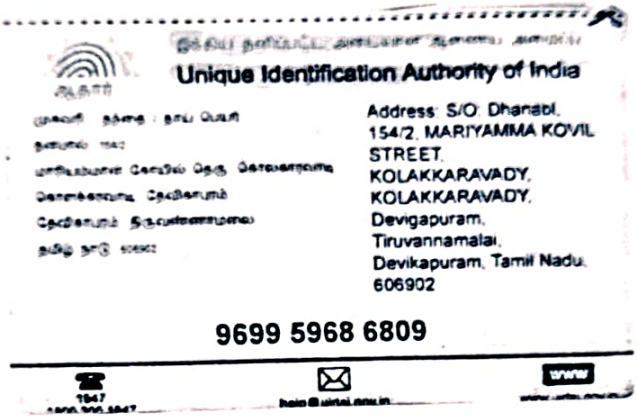

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O Marimuthu, Old no 821,
N no 7, T N H B Colony, 35 Th
Street, Korattur, Korattur,
Tiruvallur, Tamil Nadu, 600080
600080
www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHANKAR M
KANDHASAMY MARIMUTHU
16/03/1977
Permanent Account Number
BHTPS0557H
Signature

M. Shankar

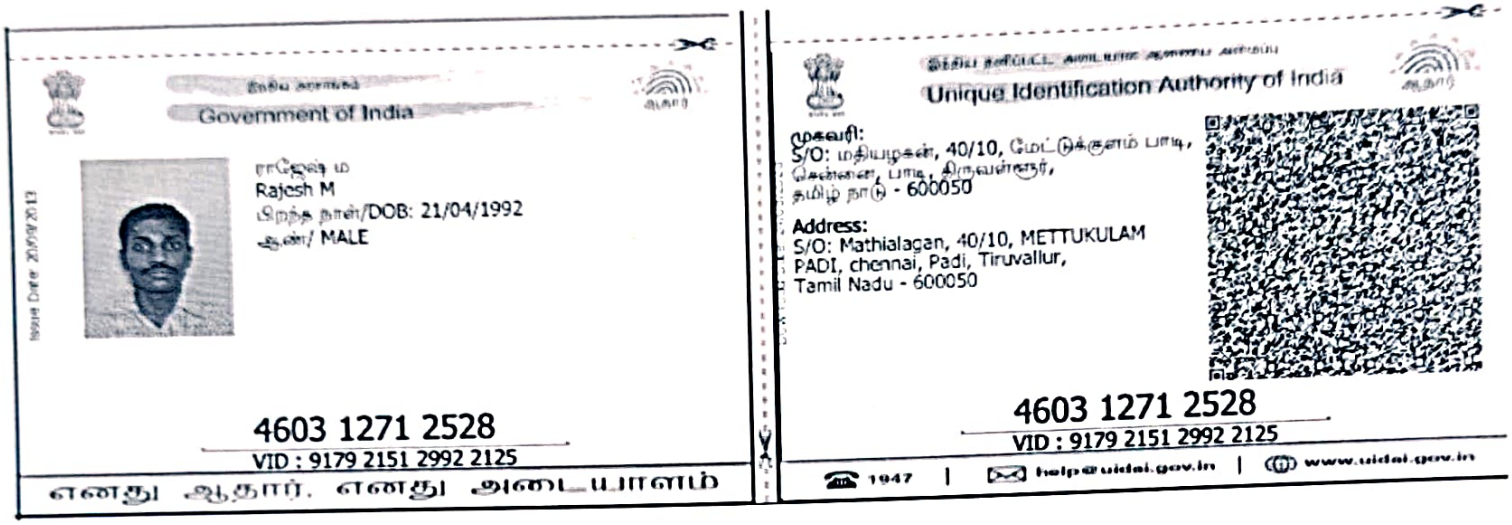
Documet No....3058.....of 2026 Book
...1....Contain 20 SHEETS. 15 SHEET
REGISTERING OFFICER


இந்திய அரசாங்கம்
Government of India
Nadarajan Dhanabl
DOB: 30/05/1999
Male
9699 5968 6809
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
Address: S/O: Dhanabl, 154/2, MARIYAMMA KOVIL STREET, KOLAKKARAVADY, KOLAKKARAVADY, Devigapuram, Tiruvannamalai, Devikapuram, Tamil Nadu, 606902
9699 5968 6809

M: [redacted]

Documet No.....3058.....of 2026 Book
...1....Contain 20 SHEETS 16 SHEET
REGISTERING OFFICER



இந்திய அரசு
Government of India

ராஜேஷ் ம
Rajesh M
பிறந்த நாள்/DOB: 21/04/1992
ஆண்/ MALE

Issue Date: 20/09/2013

4603 1271 2528
VID : 9179 2151 2992 2125

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசு
Unique Identification Authority of India

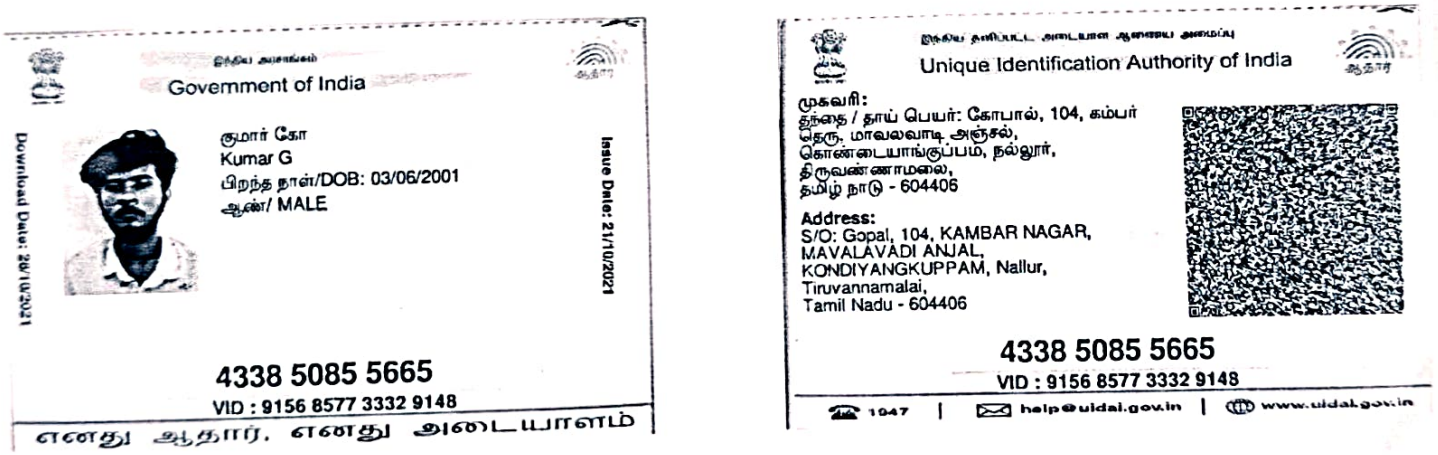
முகவரி:
S/O: மதியழகன், 40/10, மேட்டுக்குளம் பாடி,
சென்னை, பாடி, திருவள்ளூர்,
தமிழ் நாடு - 600050

Address:
S/O: Mathialagan, 40/10, METTUKULAM
PADI, chennai, Padi, Tiruvallur,
Tamil Nadu - 600050

4603 1271 2528
VID : 9179 2151 2992 2125

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

M. Rajesh



இந்திய அரசு
Government of India

குமார் கோ
Kumar G
பிறந்த நாள்/DOB: 03/06/2001
ஆண்/ MALE

Download Date: 28/10/2021

Issue Date: 21/10/2021

4338 5085 5665
VID : 9156 8577 3332 9148

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசு
Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: கோபால், 104, கம்பர்
தெரு, மாவலவாடி அஞ்சல்,
கொண்டையாங்குப்பம், நல்லூர்,
திருவண்ணாமலை,
தமிழ் நாடு - 604406

Address:
S/O: Gopal, 104, KAMBAR NAGAR,
MAVALAVADI ANJAL,
KONDIYANGKUPPAM, Nallur,
Tiruvannamalai,
Tamil Nadu - 604406

4338 5085 5665
VID : 9156 8577 3332 9148

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G. Kumar

Documet No....3058.....of 2026 Book
....1...Contain..20 SHEETS..17 SHEETS

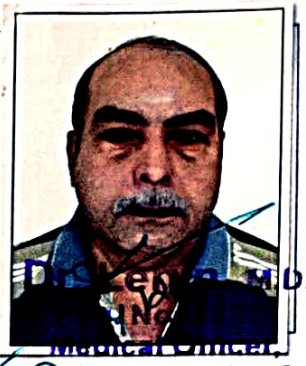
REGISTERING OFFICER

LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY

INDIVIDUAL'S DETAILS

R. SUBRAMANIAN

M2/4. EAST AVENUE, KORATTUR,
CHENNAI - 600080.



Dr. Lenin, M.D.
Reg. No. 82739
Medical Officer,
Govt. Primary Health Centre
Banavaram Vellore Dist
Pin-632 505.

_____ Signature of the Individual

Certified that the individual name Shri/Smt./Ms_____

Son/wife/daughter of _____ residing at _____

_____

_____

who has signed in my presence and whose photo has been attested by me, is alive, as on this date

Name:	DR. LENIN
Designation of Registered Medical Practitioner with Registered No./'A' group officer	DOCTOR
Seal/No of Practitioner/'A' Group Officer	Dr. Lenin, M.D. Reg. No. 82739 Medical Officer, Govt. Primary Health Centre Banavaram Vellore Dist Pin-632 505. 82739
Place:	CHENNAI
Date: (in words)	FIFTEEN/FOUR/TWENTY SIX

15/4/26

Documet No. 3058 of 2026 Book 1 Contain 20 SHEETS 18 SHEET

REGISTERING OFFICER

LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY

INDIVIDUAL'S DETAILS

S. RAMA LEKSHMI

Flat No. 3A, Vaibhav Enclave,
No. H17/H18, East Avenue, Koraltur,
Chennai - 600 080.



Dr. Lenin, M.D.
Reg. No. 82739
Medical Officer,
Govt. Primary Health Centre
Banavaram Vellore Dist
Pin-632 505.

S. Rama Lekshmi Signature of the Individual

Certified that the individual name Shri/Smt./Ms _____
Son/wife/daughter of _____ residing at _____
_____
_____
who has signed in my presence and whose photo has been attested by me, is alive, as on this date

Name:	DR. LENIN
Designation of Registered Medical Practitioner with Registered No./'A' group officer	DOCTOR Dr. Lenin, M.D. Reg. No. 82739 Medical Officer, Govt. Primary Health Centre Banavaram Vellore Dist Pin-632 505
Practitioner/'A' Group Officer	Seal/No 15 of Regd. 82739
Place:	CHENNAI
Date: (in words)	FIFTEEN/FOUR/TWENTY SIX

Documet No....308.....of 2026 Book
.....1..Contain. 20 SHEETS..19 SHEET
REGISTERING OFFICER

LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY

INDIVIDUAL'S DETAILS

KAMALA SUBRAMANIAN

DHARAMA Plot No. 817, Door No. 15,
35th Street. Korattur, chennai - 600080.



Govt. Primary Health Centre
Banavaram Vellore Dist
Pin-632 505.

Kamala Subramanian Signature of the Individual

Certified that the individual name Shri/Smt./Ms_____

Son/wife/daughter of _____ residing at _____

_____

_____

who has signed in my presence and whose photo has been attested by me, is alive, as on this date

Name:	DR. LENIN
Designation of Registered Medical Practitioner with Registered No./'A' group officer	DOCTOR
Practitioner/'A' Group Officer Seal/No 15/1/2 of Regd.	Dr. Lenin, M.D. Reg. No. 82739 Medical Officer, Govt. Primary Health Centre Banavaram Vellore Dist Pin-632 505. 82739
Place:	CHENNAI
Date: (in words)	FIFTEEN / FOUR / TWENTY SIX

Document No. 3058 of 2026 Book
No. 1 Contain 20 SHEETS. 20 SHEETS

REGISTERING OFFICER

SCANNED

3058/2026

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 3631/2026

ஆவண எண் : R/ Villivakkam/ BOOK-1/ 3058 / 2026

திரு மகிஷா கண்ஸ்டெக்ஷன் உரிமையாளர் சங்கர் கே மாரிமுத்து இவரின் சிறப்பு அதிகார முகவரான நடராஜன் அவர்களிடமிருந்து ₹ 66,610 (ரூபாய் அறுபத்தாறாயிரத்து அறுநூற்று பத்து மட்டும்) [இணைய வழி: REG202604164947946 ₹ 66610] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு [illegible])	50,000
2	பதிவுக் கட்டணம்	15,000
3	கணினிக் கட்டணம்	1,500
4	விடியோ செயலாக்க கட்டணங்கள்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	66,610

16 APR 2026

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

வில்லிவாக்கம் அலுவலகம்

நாள்: 16/04/2026

பதிவு அலுவலர் கையொப்பம்

SUB-REGISTRAR
VILLIVAKKAM

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
baskaran07 (குடிமக்கள்)	Baskaran Babu	7550054858	16-04-26 11:26:33 AM

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

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.