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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AT 437584

21913 / 23.11.2014

K. Natarajan & N. Hemalatha

ஜி. ஜெயந்தி

முத்திரைத்தாள் விற்பனையாளர்

உரிமம் எண். 27/1344/ஆ3/2

கே.கே.நகர். சென்னை - 600 07

GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney executed at Sriperumbudur on this the 24 th day of November 2014 by 1) **Mr.K.NATARAJAN (Voter's ID No.AZZ454278)**, Son of Mr.R.A.Kandasamy, aged about 52 Years, and 2) **Mrs.N.HEMALATHA (Voter's ID No.JCH3703162)**, Wife of Mr.K.Natarajan, aged about 42 Years, both residing at No.15/57, II nd Main Road, Kumaran Nagar, Chennai 600 092 hereinafter called **'The Principals'** which term shall wherever the context so admits and permits means and includes their heirs, legal and personal representatives, executors and administrators assigns,

B. mithalal

N. Hemalatha

OFFICE OF THE SUB REGISTRAR SRIPERUMBUDUR

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TO AND IN FAVOUR OF

Mr.B.MITHALAL, Son of Mr.Bhawarlal, aged about 51 Years, residing at No.123, Arcot Road, Virugambakkam, Chennai 600 092 (**Driving Licence No.TN 01 1981 0000082**) and **Mr.ANIKET TATIA**, Son of Mr.Padam Kumar Tatia, aged about 28 years, residing at No 3/2 ,Second Main Road, Vengeshwarar Nagar, Vadapalani, Chennai - 600 026 (**Driving Licence No.TN09 20050020011**) hereinafter called '**The Power Agents**' which term shall wherever the context so admits and permits, means and includes their heirs, legal and personal representatives, executors, and administrators assigns witnessth as follows: -

WHEREAS **Mr.K.NATARAJAN and Mrs.N.HEMALATHA**, the Principals herein are the sole and absolute Joint Owners of the Agricultural Lands in Pillaipakkam Village, Sriperumbudur Taluk, Kancheepuram District comprising Survey No.707 measuring Acres 0.39 Cents, Survey No.708 measuring Acres 1.78 Cents and Survey No.713/4 measuring Acres 0.48 Cents morefully described in Item I, Item II and Item III of the Schedule hereunder, they having purchased the same out of their own funds from Mr.Kanniappan and others by way of a registered Sale Deed bearing No.4089 of 1993 dated 22.09.1993 registered at the Office of the Sub Registrar, Sriperumbudur and ever since the date of purchase, the Principals are in absolute and uninterrupted possession and enjoyment of the same.

WHREAS due to their heavy burden of work, the Principals could not be able to deal with the Schedule mentioned Lands and hence the Principals hereby constitute and appoint **Mr.B.MITHALAL and Mr. ANIKET TATIA** as their Power Agents to do the following acts and deeds.

KNOW ALL MEN BY THESE PRESENTS THAT We, the Principals herein do hereby nominate, constitute and appoint **Mr.B.MITHALAL and Mr. ANIKET TATIA** as our true and lawful Attorneys in our name and on

B. mithalal

Aniket Tatia

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N. Hemalatha

our behalf to do any or all of the following acts, deeds and things relating to the property morefully described in the Schedule hereunder.

1) To develop the Schedule lands by forming a Layout by dividing the Schedule Lands into Plots, obtain approval from the Competent Authorities, to sign and present all the Applications, forms, records for obtaining Approval, to pay all charges, to receive receipts, to sign, execute, register and admit execution of Gift Deed/s and to do all acts and deeds for obtaining Approval of Layout,

2) To form the Layout by laying stones, by laying roads, by painting the Plot Numbers in the stones and make the layout in the ready stage for marketing.

3) To sign all connected papers like Plans, Affidavit applications, letters, indemnities, authorizations and connection before the competent authorities of the respective departments or bodies of the Government like Municipality, CMDA, Director or Deputy Director of Town and Country Planning, Water Board, Electricity Board, Collector of Kancheepuram, etc. as the case may be for the purpose of obtaining necessary sanctions connected with the schedule mentioned property to respect of any or all of the following matters:

a) Sub Divisions of the Plot,
b) Amalgamation or reclassification of the plot,
c) Re-union of the plot,
d) Apply submit and obtain sanctions of plan, to sign, execute and register Gift Deeds to Panchayat/other Authorities and to do all acts and deeds with respect to the same.

4) To appear before Panchayat, Municipal, Panchayat Union and Revenue Offices, C.M.D.A., Corporations, Tamil Nadu Electricity Board, Metro water and Sewerage Boards, and other Governmental

B. mithalal

Authorised

OFFICE OF THE SUB REGISTRAR
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and Quazi Governmental Offices, to sign and present all petitions, applications, forms, to pay all charges, to receive receipts and to do all acts and deeds.

5) To negotiate for sale of the Schedule Property either in whole or in parts, in divided or undivided share to such person or persons for such sale price or consideration as our Attorney may think fit and proper.

6) To receive advance and full sale price for the Schedule Property or its shares or parts from the Purchaser or Purchasers and to give proper and expedient receipts therefore or sign and execute Agreement to sell.

7) To execute on our behalf any document or documents of sale or otherwise dispose off the property described in the Schedule hereunder in favour of the prospective Purchaser or Purchasers in one or more sale deed either in divided or undivided share or shares or in a lot.

8) To admit, execute and to present on our behalf all documents including Sale Deed so executed by the Attorney 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.

9) To sign other documents such as patta transfer forms and all other papers, forms needed thereof and to do all such acts, deeds and things as may be necessary and reasonable required for effectively conducting and concluding the registration of the document or documents with respect to Schedule Property.

B. mithalal

Arnold Ltd

OFFICE OF THE SUB REGISTRAR ★ SRIPERUMBUDUR ★
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10) To execute, admit execution and register all forms of transactions as envisaged under the Transfer of Property Act with respect to Schedule Property, viz Rectification Deeds, etc.

11) To engage Advocates, sign Vakalat 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, to compromise and settle any dispute and to deal with all or any matters connected with any dispute if any arise with reference to the schedule mentioned property.

12) To apply and obtain No Objection Certificate from Appropriate Authority of Income Tax, if necessary and in that connection to sign the necessary papers and to represent me before the Departments.

13) To apply and get Income Tax clearance certificate under Section 280 A of the Income Tax Act, if necessary and to engage Auditors in this connection to sign the necessary papers and give evidence before the Departments.

14) To delicate 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) To do all acts and deeds as stated above with respect to the Schedule Lands.

13) All bonafide and legal acts, deeds and things done by our Attorney as may be necessary to carry out the aforesaid purposes to the Schedule Property will be binding on us. The Agent is fully accountable to us for all the acts done under this Power.

B. mithalal

Arihant Ltd

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14) We hereby ratify and confirm and agree to ratify and confirm all and whatsoever our Attorney may do or cause to be done or perform to do by virtue of the Power hereby granted.

15) No consideration is received. Attorney is also requested to maintain proper accounts and shall be produced to us whenever required.

SCHEDULE

All that piece and parcel of the Agricultural Lands in Pillaipakkam Village, Sriperumbudur Taluk, Kancheepuram District and situated within the Registration District of Kancheepuram and Sub registration District of Sriperumbudur comprising Survey Numbers and extent as described hereunder.

Item.No.	Survey No.	Extent	Classification	Patta No.
I.	707	Acres 0.39 Cents	Punjai	795
II.	708	Acres 1.78 Cents	Punjai	795
III.	713/4	Acres 0.48 Cents	Punjai	795
	Totalling	**Acres 2.65 Cents**		

IN WITNESS WHEREOF the Principals on today sign this Deed of General Power of Attorney in the presence of the following witnesses:

WITNESSES:

1) [illegible]
SPRs. [illegible]
622201

PRINCIPALS

B. mithalal

POWER AGENTS

Drafted by

P.K. RAMESH KUMAR, B.Sc., L.L.B.,
ADVOCATE
Enroll. [illegible]
O.No. 20/2, N.No.6, Thiruvalluvar Street,
Ethiraj Nagar, (Near [illegible] upalayam Market)
West Mambalam, Chennai - 33.

OFFICE OF THE SUB REGISTRAR
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P391/2014/BK1

Presented in the Office of SubRegistrar of Sriperumpudur and fee of Rs. ~~10100~~ 10210 paid between hours of 3 and 4 on 24/11/2014 by

1 Left Thumb





Additions As per the recitals of the document

9677121312

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

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Additions As per the recitals of the document

9840384868.

SUB-REGISTRAR

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Claim Admitted by

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B. mithalal

Additions As per the recitals of the document

9940396909

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Additions As per the recitals of the document

9840842149

Identified by

1 Left Thumb





M. Ramaiya

Name : RAMAIYA

S/o [illegible] SPRS [illegible]

[illegible]

622201

OFFICE OF THE SUB REGISTRAR
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Identified by

2 Left Thumb





Name : VENKATESHAN

S/o Dhapul agaram village.

24th day of November 2014

SubRegistrar Sriperumpudur

REGISTERED AS No. 12603 ...OF. 2014 ON

BOOK.... 1 .....

DATE: 24-11-2014 SUB-REGISTRAR



"இவ்வாவணத்தின் அடிபடையில் எழுதி கொடுக்கப்படும் ஆவணங்கள பதிவுக்கு தாக்கல் செய்யபபடும் போது பொது அதிகாரம் அளித்தவரின் 'Life Certificate' உடன் தாக்கல் செய்யபபடவேண்டும்."

சார்பதிவாளர்
ஸ்ரீபெரும்புதூர்

OFFICE OF THE SUB REGISTRAR
SRIPERUMBUDUR
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India Driving Licence(Tamilnadu)
Form 7

DL No: TN01 19810000082
Name: MITHALAL JAIN B
S/D/W of: BHAWALAL JAIN
Address:
NO 123 ARCOT ROAD
VIRUGAMBAKKAM
CHENNAI 600092
Temp Addr

D.O.I: 08/01/1981
D.O.B: 25/12/1962 B.G.:
Endorsements

FCO 3985

B. mithalal

End.No: TN10/DLR/[illegible]/2013 09/01/2013 11:22:37 AM
Licensed to drive throughout India, vehicles of the following descriptions:
M/CYCL, WG 08/01/1981 TN01 LMV-NT 08/07/1985 TN09

Non-Transport Veh Valid upto 24/12/2017
Prev.DL Exp Date - NT : 24/12/2012

Signature of the Holder

[illegible]
TO CHRONICLE CHENNAI

OFFICE OF THE SUB REGISTRAR
SUPERINTENDENT
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India Driving Licence(Tamilnadu)

Form 7

DOI: 01/08/2005



D.L.No : TN09 20050020011
Name : ANIKET TATIA
S/D/W of : PADAM KUMAR TATIA
Address
O NO 2 N NO 3 VENGEESWARAR NAGAR
2ND MAIN ROAD VADAPALANI
CHENNAI 600026
Temp Addr

D.O.B. : 01/06/1987 B.G :

Endorsements:

Aniket Tatia

End.No. :TN10 /DLA/0005015/2013 25/11/2013 12:57:28 PM

Licensed to drive throughout India, vehicles of the following descriptions:
M/CYCL. WG 01/08/2005 TN09 LMV-NT 01/08/2005 TN09

Non-Transport Veh Valid upto 31/07/2025



Signature / LTI of the Holder

Asst./Issuing Authority
RTO, CHENNAI-SOUTH

OFFICE OF THE SUB REGISTRAR
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ELECTION COMMISSION OF INDIA

IDENTITY CARD

இந்திய தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை

AZZ4542718



Elector's Name : Natarajan
வாக்காளர் பெயர் : நடராஜன்

Father's Name : Kandhasamy
தகப்பனார் பெயர் : கந்தசாமி

Sex / பாலினம் : Male / ஆண்

Age as on 1.1.2006 : 45
1.1.2006 அன்று வயது

AZZ4542718

Address : 15
Kumaran nagar 2nd main street
Virugambakkam (n) koyambedu div 65
THIRUVALLUR

முகவரி 15
குமரன்நகர் 2வது மெயின் வீதி
விருகம்பாக்கம் வடக்கு கோயம்பேடு கோட்டம் 65
திருவள்ளூர்

Facsimile Signature of Electoral Registration Officer
வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை
For 018 - Villivakkam
Assembly Constituency

018 - வில்லிவாக்கம்
சட்டமன்ற தொகுதி

Place : Ponneri
இடம் : பொன்னேரி
Date / நாள் : 26/03/2006

This card may be used as an Identity Card under different Government Schemes.
இந்த அட்டையை அரசின் பலவேறு திட்டங்களின் கீழ் அடையாள அட்டையாக பயன்படுத்தலாம்.

575 /750

OFFICE OF THE SUB REGISTRAR
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ELECTION COMMISSION OF INDIA
IDENTITY CARD
இந்தியத் தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை
JCH3703162



Elector's Name Hemalatha
வாக்காளர் பெயர் ஹேமலதா
Husband's Name Natarajan
கணவர் பெயர் நடராஜன்
Sex / பாலினம் Female / பெண்
Age as on 1.1.2001
1.1.2001 அன்று வயது 29

Address : 15
Kumaran Nagar 2nd Main Road
Virugambakkam
Chennai
CHENNAI - 600111

முகவரி 15
குமரன் நகர் 2வது மெயின் ரோடு
விருகம்பாக்கம்
சென்னை
சென்னை - 600111

Facsimile Signature of Electoral Registration Officer
வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை
For 018 - Villivakkam
Assembly Constituency
018 - வில்லிவாக்கம்
சட்டமன்ற தொகுதி

Place PONNERI
இடம் பொன்னேரி
Date / நாள் 03/04/2001

This card may be used as an Identity Card under different Government Schemes.
இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ் அடையாள அட்டையாக பயன்படுத்தலாம்.

N. Hemalatha

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India Driving Licence(Tamilnadu)
Form 7

DOI 14/08/2001

D.L. No TN55 20010002935
Name RAMAIYA.M
S/D/W of MANOKARAN
Address
94,S.P.R.S.STREET
ARIMALAM,THIRUMAYAM TK
PUDUKKOTTAI DT. 622201
Temp Addr

D.O.B. 18/06/1983 B.G.:

Punishments:

End.No. :TN55 /DLR/0004954/2012 07/09/2012 4:14:37 PM
Licensed to drive throughout India, vehicles of the following descriptions
LMV 14/08/2001 TN55 HTV 16/02/2005 TN55
M/CYCL. WG 16/02/2005 TN55

Non-Transport Veh. Valid upto 13/08/2021
Transport Veh. Valid Upto 04/09/2015
Prev.DL.Exp.Date - Tr. 04/09/2012
Authorised to Drive Transport Vehicle vide Badge No.
31990 DI.05/09/2003 TN55

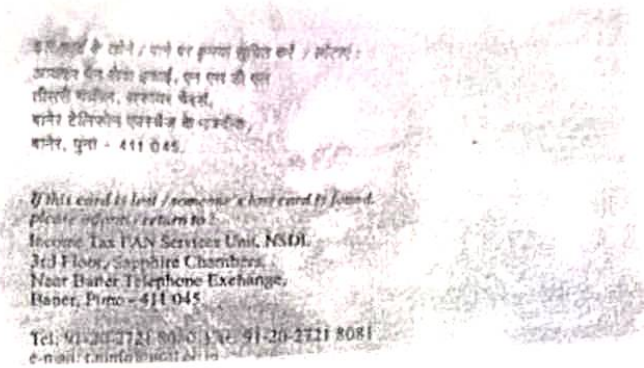
Signature L.T.I of the Holder

Asst.Licensing Authority
RTO, PUDUKOTTAI

M. Ramaiya.

OFFICE OF THE SUB REGISTRAR
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आयकर विभाग
INCOME TAX DEPARTMENT
VENKATESAN
DHANAPAL
10/05/1987
Permanent Account Number
ASCPV0698N
Signature
भारत सरकार
GOVT. OF INDIA


If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.
Tel: 91-20-2721 8080 / 81 Fax: 91-20-2721 8081

D. Venkatesan.

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Sheets 15
PARTICULARS PUB

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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
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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.