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DIGITALLY VERIFIED RECORD

SCANED

6044 /2025

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

AE 558876

M. Palaniyappan

Thanjavur

21 APR 2025

M. ARUN KUMAR

LIC No. 2022-16

Cell : 9884-28[illegible] Ph. 044-27461181

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT GUDUVANCHERY ON THIS 21st **DAY OF APRIL 2025 BY:**

Mrs.N.JAYABHARATHI (Aadhar Card No.2272 7346 4237, Pan.ADWPJ1346B) D/o.Narasimhalu, aged about 73 years, residing at No.1/429. G.S.T.Road, Vandalur, Vandalur Taluk, Chengalpet District-600 048, hereinafter called the "PRINCIPAL".

DO HEREBY APPOINT, CONSTITUTE AND NOMINATE

Mr.M.PALANIYAPPAN, (Aadhar card No.2322 9967 6219, Pan.AQUPP8637Q) S/o.Mr.Muthusamy, aged about 59 years, residing at No.300, Kilamangalatan Street, Karambayam, Thanjavur District-614 626, hereinafter called the True and Lawful Power of Attorney to do the following acts and deeds regarding the Schedule mentioned Property.

Seal affixed by myself.

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Contains 19 Sheets 1 Sheet

Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

21 APR 2025

M. Palaniyappan
Thanjavur

BK 627900

ARUN KUMAR

-2-

WHEREAS the PRINCIPAL is the sole and absolute owner of the PROPERTY, **Comprised in Old Patta No.64,148,617, Old Punjai Survey Nos.380/2, 380/3, New Patta No.2497, As per Patta New Sub Division Punjai Survey No.380/2A, Acre 0.19.50 Cents, Punjai Survey No.380/2B, Acre 0.19.50 Cents, Punjai Survey No.380/3, Acre 0.62 Cents, in total measuring an extent of Acre 1.01 Cents, situated in No.16, Karanaipuduchery Village, Vandalur Taluk, chengalpet District.** which is morefully described in the Schedule hereunder was Purchased by the PRINCIPAL out of her own savings and earnings by the way of **Sale Deed Dated 09.06.1999, Registered in Book No.1, Volume 828, pages 5 to 9, As Document No.2731 Of 1999 at S.R.O. Guduvanchery,** from Mr.P.Ramamoorthy, S/o.Pavadai, residing at No.14, Sivan Koil Street, ChannaNallur, Thiruvarur District,

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Registering Offir



தமிழ்நாடு तमिलनाडु TAMILNADU

21 APR 2025

M. Palaniyappan
Thanjavur

BK 627901

M. ARUN KUMAR
LIC/S1/2021-16
APURA
ERY-60320
Cell : 9884[illegible] Ph: 044-27461181

Since then The PRINCIPAL, has become the sole and absolute owner of the SCHEDULE MENTIONED PROPERTY .

The PRINCIPAL does hereby appoint/nominate **Mr.M.PALANIYAPPAN**, S/o.Mr.Muthusamy, residing at No.300, Kilamangalatan Street, Karambayam, Thanjavur District-614 626, On her behalf, by this power of Attorney to do the following acts and deeds with regard to the Schedule mentioned Property.

1. To Sign and Sell, Transfer, Lease, Mortgage and to execute all kinds of deeds to that effect, including Memorandum of Deposit of Title Deeds, Settlement Deed, Release Deed or any other Deed, with respect to the SCHEDULE MENTIONED PROPERTY and to sign and to present the same before the Registering Authority for Registration.

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Registering Offi



தமிழ்நாடு தமிலனாடு TAMILNADU

21 APR 2025

M. Palaniyappan
Thanjavur

BK 627902

ARUN KUMAR

2. To receive advance and/or entire sale amount, Lease amount etc., and issue receipt therefor.

3. To enter into agreement for any of the transactions herein.

4. To rent out the SCHEDULE MENTIONED PROPERTY to anybody of his choice at any rate of rent as deemed fit.

5. To deliver possession of SCHEDULE MENTIONED PROPERTY to the Purchaser or Purchasers as the case may be either in whole or parts or as individual sites or as Apartments.

6. To sign all forms and applications for transfer of revenue records in the Corporation on my behalf in connection with the sale or sales of the SCHEDULE MENTIONED PROPERTY.

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Registering Offic



தமிழ்நாடு तमिलनाडु TAMILNADU

21 APR 2025

M. Palaniyappan
Thanjavur

BK 627903

Arun Kumar. M
ARUN KUMAR
...CH/S)/2021-16
...RAJA PURI
...NDHERY-60...
Cell : ... Ph: 044-27461184

7. To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate before any Municipal authority, Central or Stare Government District Board or any other authority and to make representations regarding the same orally or in writing, relating to the SCHEDULE MENTIONED PROPERTY.

8. Sign and verify Plaints, Written Statements, Affidavits, Petitions, Memorandum of Appeals or criminal complaints and claims relating to the SCHEDULE MENTIONED PROPERTY and to defend any actions, civil or criminal that may be initiated against the PRINCIPAL.

9. To compromise, compound, withdraw and to confess judgements or refer to arbitration, any proceedings in Court or before any Government officer or Authority and to execute and receive any decree for money or other dealings relating to the SCHEDULE MENTIONED PROPERTY.

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Registering Offic



தமிழ்நாடு तमिलनाडु TAMILNADU

21 APR 2025

M. Palaniyappan
Thanjavur

BK 627904

M. ARUN KUMAR

10. To represent before the Land Tribunal or any Department of the State Government or Central Government or any other Authority for the purpose of fi ling an appeal, review or revision and to sign Memorandum of Appeals, Revisions, Review, representation and to engage any Advocate(s) or any other Competent Person(s).

11. To evict tenant(S) if need arises.

12. To defend The PRINCIPAL in all legal proceedings concerning the affairs of the SCHEDULE MENTIONED PROPERTY.

13. To pay all kinds of taxes in respect of the SCHEDULE MENTIONED PROPERTY And Develop the land get DTCP/CMDA approval in concern Office.

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Registering Office



தமிழ்நாடு तमिलनाडु TAMILNADU

BK 627905

Z 1 APR 2025

M. Palaniyappan
Thanjavur

M. ARUN KUMAR
LIC No. 17/R2/CH(S)/2021-15
ENA SAMARAJA PURAM
NORTH TAMBARAM-600045
Cell : 9[illegible] Ph. 044-2746115

14. To maintain and render proper accounts, concerning the affairs of the SCHEDULE MENTIONED PROPERTY to The PRINCIPAL.

15. To appear before Income Tax Authorized to obtain I.T. clearance either for NOC or sale or Lease etc., in respect of SCHEDULE MENTIONED PROPERTY.

16. No consideration has been received for executing this General power of Attorney.

17. The PRINCIPAL, hereby, declare that all acts, deeds and things Lawfully done by the said ATTORNEY shall be constructed as acts, deeds and things done by the PRINCIPAL himself, by virtue of the Powers hereby given.

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Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

M. Palaniyappan
Thanjavur

21 APR 2025

BK 627906

M. ARUN KUMAR
LIC No. 1947/B2/CH(S)/20[illegible]-1[illegible]
[illegible] SAMARAJA PURAM
[illegible] UVANCHERY 60[illegible]
Cell : 9884[illegible] Ph : 044-27461161

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant Land, **Comprised in Old Patta No.64,148,617, Old Punjai Survey Nos.380/2, 380/3, New Patta No.2497, Asper Patta New Sub Division Punjai Survey No.380/2A, Acre 0.19.50 Cents, Punjai Survey No.380/2B, Acre 0.19.50 Cents, Punjai Survey No.380/3, Acre 0.62 Cents, in total measuring an extent of Acre 1.01 Cents, situated in No.16, Karanaipuduchery Village, Vandalur Taluk, chengalpet District.**

In Survey No.380/3 BOUNDED ON THE:

NORTH BY : Thaar Road,
SOUTH BY : Kanniyappan Naickar and Arjunan Naickar land,
EAST BY : Duraisamy Naickar, Ramakrishnan Indiran Land,
WEST BY : Jaganathan Naickar Land.
In Measuring Acre 0.62 Cents

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Registering Office



தமிழ்நாடு तमिलनाडु TAMILNADU

BK 627907

M. Palaniyappan
Thanjavur

M. ARUN KUMAR

-9-

In Survey No.380/2A BOUNDED ON THE:

NORTH BY : P.Ramamoorthy land,
SOUTH BY : Rangasamy land,
EAST BY : Ramakrishnan Land,
WEST BY : Indiran Land.
In Measuring Acre 0.19.50 Cents

In Survey No.380/2B BOUNDED ON THE:

NORTH BY : Kanniyappand and others Land,
SOUTH BY : Rangasamy land,
EAST BY : Rangasamy land,
WEST BY : Rangasamy land.
In Measuring Acre 0.19.50 Cents.

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Registering Office



தமிழ்நாடு तमिलनाडु TAMILNADU

BK 627908

Z 1 APR 2025

M. Palaniyappan
Thanjavur

M. ARUN KUMAR
Lic. No. 1347/B2/CH(S)/2021-16
S.J. AMARAJA BUILDING
GUDUVANCHERY-603202
Cell : 9884728560 Ph: 044-27461184

-10-

In all total measuring an extent of Acre 1.01 Cents. or thereabouts. The property is situated within the Registration District of Tambaram and Sub Registration District of Guduvanchery.

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Registering Officer

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

தமிழ்நாடு तमिलनाडु TAMILNADU

BK 627909

M. palaniyappan
Thanjavur

M. ARUN KUMAR

21 APR 2025

The Present Market Value Rs.3,08,25,200/-

IN WITNESS WHEREOF THE PRINCIPAL AND POWER AGENT HAVE SIGNED IN THIS DEED OF GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF.

WITNESSES :-

1. [INJETI SRICHAND]
S/o. Injethi Sai Manohar,
No.1/429, GST Road,
Vandalur - 600 048.

2. [K. DHANASEKARAN]
S/o. Kesavan,
Plot No. 79, Priya Senthil
Nagar, Anjanayar koil St,
Kanaipuducheri
Chengalpet - 603202.

PRINCIPAL

POWER AGENT



Drafted by
SGS ASSOCIATES
J.GUNASEKARAN.BA.,LL.M.,,
ADVOCATE & COMMISSIONER OF OATHS,
M/S.NO.3718/2014, NO.25, PAARSTREET,
NANDHIVARAM, GUDUVANCHERY-603 2
Cell:8940653755

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : காரணை புதுச்சேரி பட்டா எண் : 2497

உரிமையாளர்கள் பெயர்

1. கே.எஸ்.நரசிம்மலு மகள் என்.ஜெயபாரதி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
380	2A	0 - 8.50	0.15	--	--	--	--	---- ------ Digitally signed:SENTHIL V Tahsildar 23/01/2020 10:45:18:PM
380	2B	0 - 7.50	0.14	--	--	--	--	---- ------ Digitally signed:SENTHIL V Tahsildar 23/01/2020 10:45:18:PM
380	3	0 - 25.00	0.47	--	--	--	--	---- ------ Digitally signed:SENTHIL V Tahsildar 23/01/2020 10:45:18:PM
		0 - 41.00	0.76					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/15/007/02497/70722** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 21-04-2025 அன்று 10:49:05 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4659 of 2025

I hereby certify that a sum of ₹ 2,93,252/- (Rupees Two Lakh Ninty Three Thousand Two Hundred and Fifty Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஜெயபாரதி residing at NO.1/429. GST ROAD, VANDALUR, VANDALUR, Vandalur, Chengalpattu, Tamil Nadu, India, 600048.

Sub Registrar: Gooduvancheri
Date: 21/04/2025

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

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 3,09,362/- paid at 01:55 PM on the 21/04/2025 by

Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





9941590196

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:65775752f28cef2a494456cb590ae978fde2cf0
(Details from UIDAI : Jayabharathi Narasimhalu D/O: Narasimhalu, 04-05-1952, xxxxxxxx4237)



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Claim admitted by
Left Thumb





9865633315

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3747092c239b6dbf9cd4982b5bcc0d8cc2acbd1 **(Details from UIDAI : Palaniyappan Muthusamy C/O Muthusamy, 02-07-1966, xxxxxxxx6219)**



21st day of April 2025

Vishwanath Sathaiah
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/6044/2025**.

Date: 21/04/2025
Gooduvancheri

54494540

Vishwanath Sathaiah
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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Registering Officer

இந்திய அரசாங்கம்
Government of India



ஜெயபாரதி நரசிம்மலு
Jayabharathi Narasimhalu
பிறந்த நாள் / DOB : 04/05/1952
பெண்பால் / Female

2272 7346 4237

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

ஆதார்
(முகவரி
D/C நரசிம்மலு, 1-429, ஜீ எஸ் டி
ரோடு, வண்டலூர், வண்டலூர்
காஞ்சிபுரம், தமிழ் நாடு 600048

Address:
D/O: Narasimhalu, 1/429, G S T
ROAD, Vandalur, Vandalur,
Kancheepuram, Tamil Nadu,
600048

2272 7346 4237

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER
ADWPJ1346B



பெயர் /NAME
JAYABHARATHI NARASIMHALU

தந்தை பெயர் / FATHER'S NAME
NARASIMHALU

பிறந்த தேதி /DATE OF BIRTH
04-05-1952

கையொப்பம் /SIGNATURE

வருமான வரி ஆணையர் (கணிப்பொறி இயக்கம்)
Commissioner of Income-Tax (Computer Operations)

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Registering Office


இந்திய அரசாங்கம்
Government of India

பழனியப்பன் முத்துசாமி
Palaniyappan Muthusamy
பிறந்த நாள்/DOB: 02/07/1966
ஆண்/ MALE

2322 9967 6219
VID : 9117 8136 4394 2909

எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
முத்துசாமி, கதவு எண் 300, கிளாமங்கலத்தான் தெரு, கரம்பயம், கரம்பயம், தஞ்சாவூர், தமிழ் நாடு - 614626

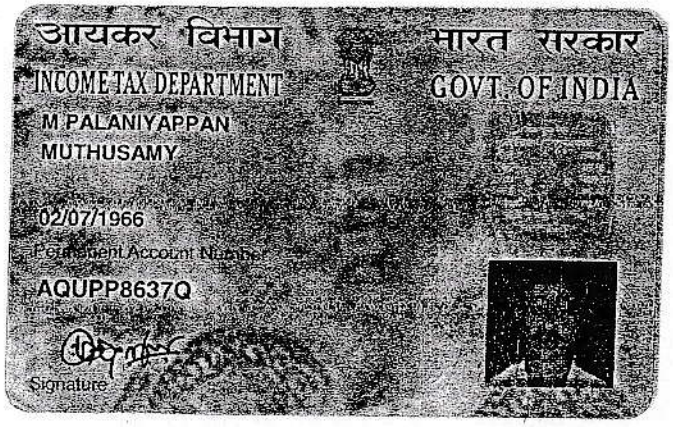
Address:
C/O Muthusamy, Door No 300, Kilamangalatan Street, Karambayam, Karambayam, Thanjavur, Tamil Nadu - 614626

2322 9967 6219
VID : 9117 8136 4394 2909

help@uidai.gov.in

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QR Code with Photograph


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

M PALANIYAPPAN
MUTHUSAMY

02/07/1966

Permanent Account Number
AQUPP8637Q

Signature

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Registering Officer

இந்திய அரசு
Government of India



Aadhar no. issued: 05/01/2017

இஞ்சேடி ஸ்ரீசந்த்
Injeti Srichand
பிறந்த நாள்/DOB: 02/08/1979
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல்/ஆஃப்லைன் XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3765 4763 0478

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Details as on: 12/12/2023

முகவரி:
தந்தை / தாய் பெயர்: இஞ்சேடி சாய்
மனோகர், 1/429, ஜீஎஸ்டி ரோடு, வண்டலூர்,
வண்டலூர், காஞ்சிபுரம்,
தமிழ் நாடு - 600048

Address:
S/O: Injeti Sai Manohar, 1/429, GST ROAD,
Vandalur, PO: Vandalur, DIST:
Kancheepuram,
Tamil Nadu - 600048

3765 4763 0478
VID : 9112 0865 4421 6182

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இந்திய அரசு
Government of India



Aadhar no. issued: 19/02/2013

தனசேகரன் கேசவன்
DHANASEKARAN KESAVAN
பிறந்த நாள்/DOB: 08/06/1977
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும் (ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல்/ஆஃப்லைன் XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

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எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Details as on: 15/7/2024

முகவரி:
S/O கேசவன், பிளாட் எண் 79, பிரியா
செந்தில் நகர், அஞ்சநேயர் கோவில் தெரு,
காரானை காட்டூர், காரணைபுதுச்சேரி,
காரணைபுதுச்சேரி, காஞ்சிபுரம்,
தமிழ் நாடு - 603202

Address:
S/O Kesavan, Plot No 79, Priya Senthil
Nagar, Anjaneyar Koil Street, Karanai Kattur,
Karanaipuducheri, PO: Karanaipuduchery,
DIST: Kancheepuram,
Tamil Nadu - 603202

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VID : 9101 6003 3432 2899

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Registering Office



Document No. 6044 of 2025 of Book
Contains 19 Sheets 18 Sheet

Registering Offic

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத் துறைத்தலைவர் சுற்றறிக்கை எண்: 35083/சி1/2021
நாள். 07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்:
W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை
நாள்.27.01.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்கொடுப்பவர்களின் கையொப்பம்

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Registering Offic

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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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.