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Certified Copy of R/Pallavaram/BOOK 1/2629/2022

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 20/- (Rupees. Twenty Only) has been paid through e-payment on 11-Apr-2022 for application number CCA/Online/42232240/2022.

--------Certified Copy of R/Pallavaram/BOOK 1/2629/2022--------

2629/2022 TP/1130614444/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

21 FEB 2022 G. SELVAGANAPATHI

CN 562527

R. LAKSHMANAN
STAMP VENDOR
L. C. No: 6/7 72/B3/96
No: 261, E.V.R ROAD
AMINJIKARAI, CHENNAI-29

GIFT DEED

THIS DEED OF INDENTURE MADE THIS 4th DAY OF MARCH 2022 BETWEEN

(1) **Mr. G. SELVAGANAPATHI** [PAN: ASAPS6743G], aged 45 years, son of Mr. P. Ganapathi, having [Aadhaar No.7995 9370 2250] and residing at No.119, Muthu Bhavanam, Lloyds Road, Royapettah, Chennai – 600 014.

(2) **Mr. G. PERIYASAMY** [PAN: AIUPP2819A], aged 42 years, son of Mr. P. Ganapathi, having [Aadhaar No.5942 0986 4779] and residing at 78, Keezha Post, Aranmanaipatti, Pudukkottai, Tamil Nadu – 622 503.

(3) **Mr. GANAPATHY** husband of Late Mrs.G. Muthu aged 76 years, , having Aadhaar No.6078 9432 8124 residing at No.119, Muthu Bhavanam, Lloyds Road, Royapettah, Chennai – 600 014, herein after collectively called the **"DONORS"** of the one part.

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

Document No. 2629 of 2022 of Book 1
Contains 17 Sheets 1 Sheet

Registering Officer

1

AND

ST.THOMAS MOUNT PANCHAYAT UNION, represented by The Member Secretary, Chennai Metropolitan Development Authority, Chennai - 600 008, herein after called the **"DONEE"** of the other part.

CMDA has been authorized to obtain Gift of **Roads / OSR area / Public Purpose Sites** proposed in layout / sub-division from the Developer and compulsorily transfer it to the Local Body designated by its free of cost for the use of said **Roads / OSR area / Public Purpose Sites** vide G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

WHEREAS, the "DONOR" is absolute owner of the property bearing Survey Nos. 41/1B, 42/1B, 45/2A2, 2A3, 5A1, 5A2, 5A3, 5A4, 5B, 6B1, 7 and 46/1 situated at No.18, Kovilambakkam Village, Tambaram Taluk, Kancheepuram District have submitted a proposal for layout of house sites in the above Survey number for residential use. To comply with rules and regulations prevailing now, the **DONOR** in the Interest of public has agreed to transfer the Roads I & II herein under described through Gift Deed in favour of **DONEE** and **DONEE** has agreed to accept the same.

NOW THIS INDENTURE WITNESSETH that the **"DONOR"** doth hereby give, grant, convey and assign in the interest of public unto the **"DONEE"** who hereby accepts the same on behalf of ST.THOMAS MOUNT PANCHAYAT UNION, all that land as mentioned in the schedule below on behalf of Local Body for Road I & II, situated in S.No. 42/1B, 46/1, 45/6B1 and 45/7 of Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union Village which is for the use of the Public comprised in Layout sketch enclosed within Registration Sub-District of Chennai South and Registration District of Pallavaram and more Particularly described in the scheduler written, and the **DONOR** doth hereby covenant with the **DONEE** that the **DONOR** now does have good right to grant, convey and assign the lands of Roads hereby granted, conveyed and assigned unto the **"DONEE"** with the manner aforesaid and that the **"DONEE"** shall and may at all times hereafter peacefully and quietly possess and enjoy the said lands of Roads free from all encumbrances whatsoever without any Lawfull eviction, interruption, claims, whatsoever, from or by the "DONOR" or any person claiming under or interest for him and further that the **"DONOR"**

Document No. 2629 of 2022 of Book 1
Contains 13 Sheets 2 Sheet

Registering Officer

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONEE

and all persons having lawfully or equitable claiming any rights on Roads or interest with the said premises or any part thereof from under or interest for the **"DONOR"** or from or under any of his/her ancestors shall and will from time to time and at all times hereafter at the request of and cost of the "DONOR"do Execute and register or cause to be done executed and registered all such acts, deeds, and things whatsoever for further and more perfectly assuring the said lands or Roads every part thereof unto the "DONEE" in the manner aforesaid or as shall or may be reasonably required.

THE SCHEDULE OF PROPERTY

(TOTAL EXTENT)

Item No.I – Owned by 1.Mr.G.Selvaganapathi, 2.G.Periasamy and 3.G.Muthu (Sale Deed Doc.No.5008/2005)

All that piece and parcel of vacant land of an extent of 63.20 cents in Survey No. 45/6B1, 45/7, 46/1, 41/1(Part), 41/3(Part), 42/1(Part), situated at No.18, Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, detailed here under,

S.NO	SURVEY NO.	EXTENT/CENTS
1	45/6B1	2.70
2	45/7	17
3	46/1	28
4	41/1(Part) 41/3(Part)	4
5	42/1(Part)	11.5
Total	**63.2 Cents**	

totally measuring 63.2 Cents or thereabouts situated within the Registration District of Chennai South and Sub Registration District of Pallavaram.

Item No.II– Owned by 1.Mr.G.Selvaganapathi and 2.G.Periasamy (Sale deed Doc.No.1826/2006)

All that piece and parcel of Vacant Land originally comprised in Survey No.45/6, currently comprised in Survey No.45/6B1 as per Patta bearing No.405, in Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, admeasuring 367.5 sq.ft. or thereabouts,and the said land bounded on the –

Document No. 2229 of 2022 of Book I Contains 17 Sheets 3 Sheet

Registering Officer

MEMBER-SECRETARY
Chennai Metropolitan Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

North by : 200 Feet M.M.R.D.Road

South by : Land sold by Mrs.Meena

East by : Land comprised in Survey No.45/6B originally belonging to Dr.Arasakumar

West by : Land originally belonging to Mr.Jaganatha Mudaliar

Measuring :

North to South on the Eastern Side : 38 Feet 6 Inches

North to South on the Western Side : 35 Feet

East to West on the Northern Side : 16 Feet 6 Inches

East to West on the Southern Side : 3 Feet 6 Inches

Situated within the Registration District of Chennai South and Sub-Registration District of Pallavaram.

Item No.III – Owned by 1.Mr.G.Selvaganapathi and 2.G.Periasamy (Sale deed Doc.No.1310/2006)

All that piece and parcel of vacant land, bearing Plot No.584 in the Layout known as "Viduthalai Nagar", originally comprised in Survey No.45/2 and 45/5, currently comprised in Survey No. 45/2A3 and 45/5A3 in Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, admeasuring 2400 Sq.Ft (5.5 cents)or thereabouts, bounded on the

North by : Plot No.599

South by : 20 Feet wide Veeramani Road

East by : Plot No.583 and

West by : Plot No.585

Measuring

North to South on the Eastern side: 60 Feet

North to south on the Western side: 60 Feet

East to West on the Northern side : 40 Feet

East to West on the Southern side : 40 Feet

Situated within the Registration District of Chennai South and Sub Registration District of Pallavaram.

Document No. 2229 of 2022 of Book I Contains 17 Sheets 4 Sheet

Registering Officer

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONE

Item No.IV – Owned by.Mr.G.Selvaganapathi and 2.G.Periasamy (Sale deed Doc.No.1825/2006)

All that piece and parcel of vacant land, bearing Plot No.600 in the layout known as "Viduthalai Nagar", (LPDM/DTP No. 12/75) originally comprised in Survey No.45/5, currently comprised in Survey No. 45/5B as per Patta bearing No.674 in Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, admeasuring 2400 sq.ft (5.5 cents)or thereabouts, bounded on the

North by	:	30 Feet wide Road
South by	:	Plot No.583
East by	:	Plot No.601 and
West by	:	Plot No.599

Measuring

North to South on the Eastern side : 60 Feet

North to south on the Western side : 60 Feet

East to West on the Northern side : 40 Feet

East to West on the Southern side : 40 Feet

Situated within the Registration District of Chennai south and Sub Registration District of Pallavaram.

Item No.V Owned by 1.Mr.G.Selvaganapathi and 2.G.Periasamy (Sale deed Doc.No.513/2007)

All that piece and parcel of vacant land, situated at Old No.152 & 99, New No.18 bearing Plot No.583 in the layout known as "Viduthalai Nagar", (LPDM/DTP No. 12/75) originally comprised in Survey No.45/5, currently comprised in Survey No. 45/5A1 as per Patta in Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, admeasuring 2616 Sq.Ft or thereabouts, bounded on the

North by	:	Plot No.600
South by	:	20 Feet Road and Plot No. 572
East by	:	Plot No.582
West by	:	Plot No.584

Situated within the Registration District of Chennai South and Sub Registration District of Pallavaram.

Document No. 2229 of 2022 of Book I
Contains 17 Sheets 5 Sheet

Registering Officer

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

8/11

Donee

Item No.VI Owned by 1.Mr.G.Selvaganapathi and 2.G.Periasamy (Sale deed Doc.No.5000/2009)

All that piece and parcel of vacant house site bearing Plot No.599 in the approved layout called "Viduthalai Nagar", vide approval No. LPDM/DDTP No.12/75, originally comprised in Survey No.45/2 and 45/5, currently comprised in Survey No. 45/2A2 and 45/5A2 as per patta bearing No.727, in Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, (Formerly Saidapet Taluk, Chengai Anna District) measuring an extent of 2400 sq.ft or thereabouts, bounded on

North by : 30 Feet Wide Road

South by : Plot No. 584

East by : Plot No.600

West by : Plot No.598

Measuring

North : 40 Feet

South : 40 Feet

East : 60 Feet

West : 60 Feet

Situated within the Registration District of Chennai South and Sub Registration District of Pallavaram.

SCHEDULE – B

[Property Conveyed]

(TOTAL ROAD AREA – 862 SQ.M)

Item No.1 – 9M WIDE PROPOSED ROAD -1

All that piece and parcel of land measuring an extent of 305 Sq.M reserved for Road Area-1 marked in BROWN COLOUR in the sketch enclosed herein situated in part of Survey No.42/1B and 46/1 of Kovilambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit bounded on,

North by : Proposed Plots

South by : Proposed Plots

East by : 9M Wide Proposed Road No.2

West by : Vacant Land in Survey No.42/1A

And within the Sub Registration District of Pallavaram and Registration District of Chennai South

Document No. 2629 of 2022 of Book I Contains 17 Sheets 6 Sheet

Registering Officer

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONEE

Item No.2 - 9M WIDE PROPOSED ROAD -2

All that piece and parcel of land measuring an extent of 557 Sq.M reserved for Road Area-2 marked in BROWN COLOUR in the sketch enclosed herein situated in part of Survey No.45/6B1, 45/7 and 46/1 of Kovilambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit bounded on,

North by	:	Existing Road
South by	:	Proposed Plots
East by	:	Proposed Plots and Vacant Land in Survey No.46/2
West by	:	Proposed Plots and 9M Wide Proposed Road No.1

And within the Sub Registration District of Pallavaram and Registration District of Chennai South

IN WITNESS WHEREOF THE ABOVE PARTIES HAVE PUT THEIR SIGNATURE, THE DAY, MONTH AND YEAR ABOVE WIRTTEN IN THE PRESENCE OF:

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

10/11

DONEE

DONOR

WITNESS:

1. E. (E-PETER)
S/o S. Ezhilmaran
No 6/8. Amar Avenue, B.V. Nagar,
Adyar Chennai - 600 020

2. T-Sarath Kumar T-SARATH KUMAR
S/o Ev. Thiruthanigivel
No: 12/21 Amman Kovil St,
H.H. Colony Aminjikarai
Chennai - 600029.

Document No. 2629 of 2022 of Book I
Contains 17 Sheets 7 Sheet

Registering Officer

DRAFTED BY,



J. JESSI JULIET
M/s. No. 1064/2019
No: 36, Padmanaba Colony,
1st cross street, Kaladipet
Thiruvotriyur, Chennai
– 600 019;

R/Pallavaram/Book-1/2629/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1980 of 2022

I hereby certify that a sum of ₹ 14/- (Rupees Fourteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. SELVAGANAPTHY residing at 119, Muthu Pavanam, Lloyds Road, Royappetah, Chennai, Chennai, Tamil Nadu, India, 600014.

Sub Registrar: Pallavaram
Date: 08/03/2022

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

SUB REGISTRAR
PALLAVARAM

Presented in the office of the Sub Registrar of Pallavaram and fee of ₹ 2,302/- paid at 04:39 PM on the 08/03/2022 by

Left Thumb





Additions as per recitals of document

Execution admitted by
Left Thumb





Additions as per recitals of document
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
872985aec858cefa02457fa11e8ab7ba4e8a07

Execution admitted by
Left Thumb





Additions as per recitals of document
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
6272946a72ddad9c6f478593712fe210b87240

Registering Officer

1 / 2

R/Pallavaram/Book-1/2629/2022

Execution admitted by

Left Thumb





P Ganapathi 9444413352

Additions as per recitals of document

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
556110d58236ad65334dd8b7b824478f79eda8

I have satisfied myself as to the execution of the instrument by Mr. ANSHUL MISHRA, NO.1, GANDHI IRWIN ROAD, EGMORE, CHENNAI, Chennai, Tamil Nadu, India, 600008 (Chennai) who is exempted from personal appearance under section 88(1) of the registration act.

SUB REGISTRAR PALLAVARAM

Sub Registrar

8th day of March 2022

SUB REGISTRAR PALLAVARAM

Sub Registrar
Pallavaram

Registered as Number R/Pallavaram/Book-1/2629/2022

Date: 08/03/2022
Pallavaram

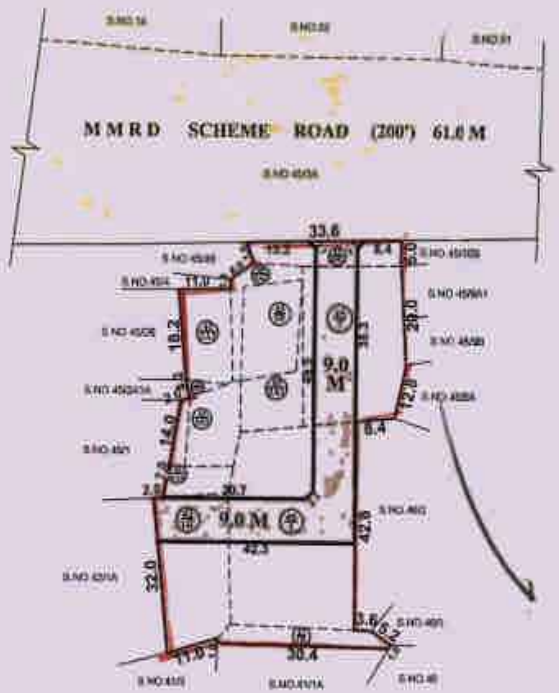
SUB REGISTRAR PALLAVARAM

Sub Registrar

Document No. 2629 of 2022 of Book 1 Contains 17 Sheets 9 Sheet

Registering Officer

FILE NO: LAYOUT-1 / 0222 / 2021



SITE EXTENT	(AS PER DOCUMENT)	=	3468 Sq.M
ROAD AREA		=	862 Sq.M

NOTE

1 SPLAY - 1.5M x 1.5M
2 MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3 ROAD AREA TO BE HANDED OVER TO THE LOCAL BODY

CONDITION :

TNCDBR-2019, RULE NO:47 (11) :

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD

Document No. 2849 of 2022 of Book 1 Contains 19 Sheet

Registering Officer

MEMBER-SECRETARY
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-Irwin Road,
Egmore, Chennai - 600 008.

DONEE :

DONOR :

VIDE LETTER NO : LAYOUT-1 / 0222 / 2021

DATE : 15 / 02 / 2022

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

ST.THOMAS MOUNT PANCHAYAT UNION

PLAN SHOWING THE PROPOSED ROAD PATTERN AND AREA DETAILS IN S.No:41/1B, 42/1B, 45/2/[redacted]2A3, 5A1, 5A2, 5A3, 5A4, 5B, 6B1, 7 AND 46/1 OF KOVILAMBAKKAM VILLAGE.

SCALE : 1:600 (ALL MEASUREMENTS ARE IN METRE.)

CITY UNION BANK LTD.,
PUDUKKOTTAI BRANCH
T S NO 9954/3A2B, Marthandapuram 3rd Street, Alangudi Road,
Pudukottai - 622 001, Phone : 04322-267133-34, 9344037583
E-mail : cub040@cityunionbank.com

To

Date:07.03.2022

The Registrar
Sub Register office
Pallavaram
Chennai South

Sir,

Sub: Issue of NOC to obtain CMDA approval Reg.
----:o0o:----

We would like to inform you that we have No Objection to obtain any deeds regarding CMDA approval for the below mentioned properties. This NOC is only for obtaining CMDA approval from the respective metropolitan authorities. No Sale Agreement /booking of plots/token of advance should be done without our permission. Release of property will be permitted only after reduction of balance Rs. 804 lakhs.

Sl.No.	Description of Immovables	Property Owner	Remarks
1	Sale Deed Doc. No. 5008/2005-S.No. 45/6B1 & 45/7,46/1, 41/1(P), 42/1(P) of Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, Kancheepuram, Tamilnadu, India	Mr. G. Selvaganapathi Dr. G. Periyasamy & Late G. Muthu	Credit facilities in the name of Hospital and Mr. G. Selvaganapathi
2	Sale Deed Doc No. 1826/2006-S.No. 45/6B1 of Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, Kancheepuram, Tamilnadu, India	Mr. G. Selvaganapathi Dr. G. Periyasamy	-do-
3	Sale Deed Doc No.1310/2006 – S.No. 45/2 & 45/5 (old) New S. Nos. 45/2A3 & 45/5A3 Kovilambakkam Village, Tambaram Taluk, Kancheepuram District, Kancheepuram, Tamilnadu, India	Mr. G. Selvaganapathi Dr. G. Periyasamy	-do-
4	Sale Deed Doc No. 1825/2006 – Survey No. 45/5, New Survey Number45/5B of Tambaram Taluk, Kancheepuram District, Extent 2400 Sq. Ft Kancheepuram, Tamilnadu India	Mr. G. Selvaganapathi Dr. G. Periyasamy & Late G. Muthu	-do-
5	Sale Deed Doc No. 5000/2009 – Surey No 45/2 , 45/5, New Survey Number 45/2A2, 45/5A2 of Tambaram Taluk, Kancheepuram District, Kancheepuram, Tamilnadu, India	Mr. G. Selvaganapathi Dr. G. Periyasamy	-do-

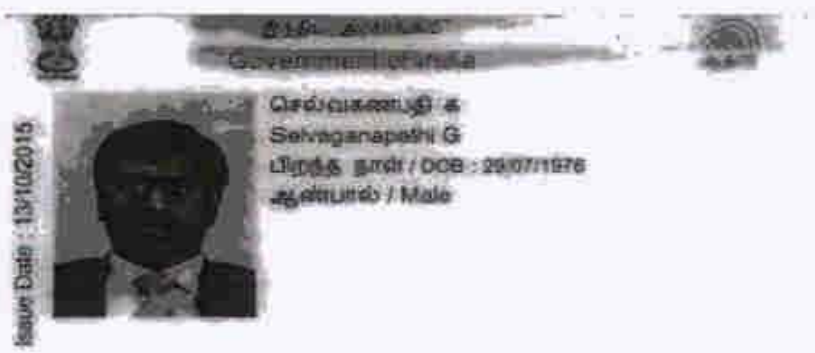
Thanking you,

Yours faithfully,

Manager.

Document No. 2609 of 2022 of Book I
Contains 17 Sheets 11 Sheet
Registering Officer





7995 9370 2250

எனது ஆதார், எனது அடையாளம்



Document No. 2629 of 2022 of Book 1

Contains 17 Sheets 2 Sheet

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Document No. 2619 of 2022 of Book I
Contains 17 Sheets 13 Sheet

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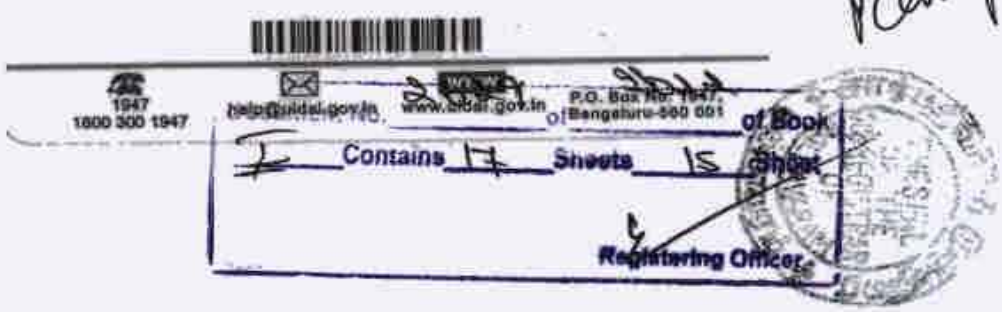

இந்திய அரசாங்கம்
Government of India
கணபதி
Ganapathy
பிறந்த நாள் / DOB: 14/10/1945
ஆண்டாள் / Male
6078 9432 8124
எனது ஆதார், எனது அடையாளம்


இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India
ஆதார்
முகவரி: தந்தை / தாய் பெயர்:
பெரியசாமி, 119/80, அவ்வை
சண்முகம் சாலை, லாயிட்ஸ் ரோடு,
இராயப்பேட்டை, சென்னை,
இராயப்பேட்டை, தமிழ் நாடு,
600014
Address: S/O: Periyasamy,
119/80, AVVAI SHANMUGAM
ROAD, LLOYDS ROAD,
Royapettah, Chennai,
Royapettah, Tamil Nadu, 600014
6078 9432 8124

Document No. 2629 2022 of Book 1
Contains 17 Sheets 14 Sheet
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PERIYASAMY GANAPATHI
PERIYASAMY CHINNAIAH
14/10/1945
AGEPG1779M


भारत सरकार
GOVERNMENT OF INDIA
பெரியசாமி கணபதி
Periyasamy Ganapathi
பிறந்த நாள் / DOB : 26/06/1978
ஆண் / MALE
5942 0986 4779
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
S/O கணபதி, எண் 78,
கீழத்தெரு, நேமத்தான்பட்டி
அஞ்சல், அரண்மனைப்பட்டி,
புதுக்கோட்டை, தமிழ்நாடு,
622503
Address:
S/O Ganapathi, 78, KEEZHA
THERU, NEMATHANPATTI
POST, aranmanaipatti,
Pudukkottai, Tamil Nadu,
622503
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bangalore-560 001


Contains 17 Sheets 15 Sheet
of Book
Registering Officer

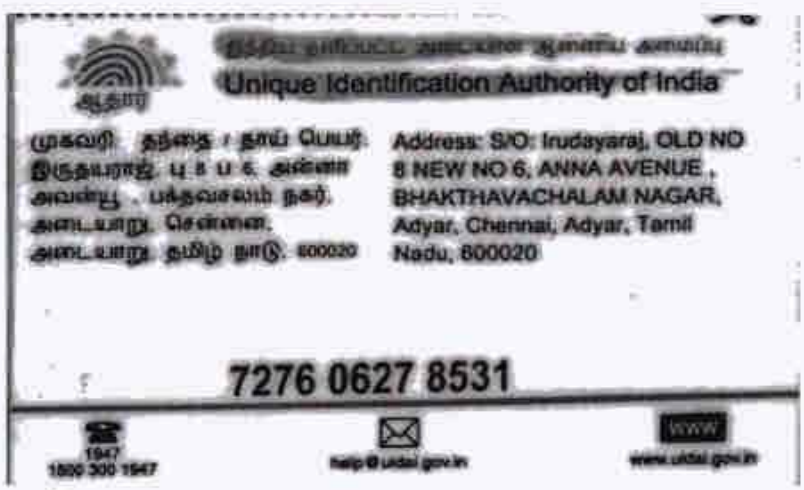


இந்திய அரசாங்கம்
Government of India

இ பீட்டர்
E Peter
பிறந்த நாள் / DOB : 04/05/1990
ஆண்மகன் / Male

7276 0627 8531

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்:
இருதயராஜ் பு ச ம ச அன்னை
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To
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Issue Date: 20/09/2013

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