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DIGITALLY VERIFIED RECORD

P244/2026 1891/2026 TP/25667563/2026

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AX 302474

02 MAR 2026

Enclave Realty
Chennai - 42

V.P. SEETHALAKSHMI (S.V.)
L.No. 9/CH(S)/2010 Dt.14-2-2011
20A/26A, Morrison 6th Street, Alandur
Chennai - 600 016. Cell: 99402 10578

IRREVOCABLE POWER OF ATTORNEY

This Deed of General Power of Attorney executed at **Thirukazhukundram,** On this **3rd day** of **March 2026,**

by

Mr. R. CITRRASAN (PAN BQLPC5278C, Aadhaar Card No.9799 2527 6421), aged about 32 years, Son of Mr. Ramalingam, residing at Kizha Street, Poonthazhaimedu, M.Adhanur Post, Kattu Mannar Kovil, Cuddalore 608 304, hereinafter referred to as the **PRINCIPAL.**

28/3/26

11/4/26

For Enclave Realty

C. Rajaraman

Partners / Authorized Signatory

1891 2026

Document No.....of .....of Book
Contains 19 Sheets 1 Sheet

Registering Officer
Thirukazhukundram

TO AND IN FAVOUR OF

M/s. ENCLAVE REALTY (PAN AALFE9130G) a Partnership firm having its registered office at Flat F3, CCC Towers, No.12, Tharamani High Road, Ramagiri Nagar, Velachery, Chennai 600 042, represented by its Partner **Mr. C. RAJASEKAR** (Aadhaar Card No.5628 1095 9506), aged about 43 years, Son of (late) G. Chandrasekar, hereinafter referred to as the **AGENT.**

WHEREAS the Principal is the sole and absolute owner of the vacant house site, measuring an extent of **8508 Square Feet** out of 20056 Square Feet (0.18.70 ares or 46 Cents), Comprised in **Survey No.235/7B,** Under **Patta No.2905,** as per Patta Sub-division **Survey No.235/7B1A,** Situated in **No.83, Pudupattinam** Village, Thirukazhukundram Taluk, Chengalpattu District, he having purchased the same from and out of his own funds, from **Mr. S.R. Linkeswaran** alias **Mr. S.R. Linkeshavan,** Son of (late) G. Rajagopal, duly represented by his general power of attorney agent **Mr. C. Muruganantham,** Son of Mr. Chandrakasu and the said **SALE DEED** was registered as **Document No.6085/2022, Book 1, dated 27th day of October 2022, in the office of the Sub-Registrar of Thirukazhukundram.**

And a separate patta was issued in favour of Principal, Under **Patta No.5072,** as per Patta Sub-division **Survey No.235/7B1A2,** now the above said Principal is the sole and absolute owner and in uninterrupted possession and enjoyment of the same ever since the date of purchase.

For Enclave Realty

C. Raja Sekar

Partners / Authorized Signatory

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Registering Officer
Thirukazhukundram

The PRINCIPAL herein is in continuous possession and absolute enjoyment of the property morefully described in Schedule hereunder ever since the date of acquisition, free from all encumbrances.

The **PRINCIPAL** due to his commitments is unable to attend to the day to day affairs for sale of the property morefully described in Schedule hereunder and for reasons of convenience it is necessary that he should appoint an Attorney and confer upon him the powers to do all acts, matters, deeds and things hereinafter stated connected with the property morefully described in Schedule hereunder for and on his behalf.

NOW THIS DEED OF POWER OF ATTORNEY WITNESSES THAT:

Pursuant to the above, the **PRINCIPAL** do hereby nominate, constitute, appoint, empower and authorize **M/s. ENCLAVE REALTY,** represented by its Partner **Mr. C. RAJASEKAR,** Son of (late) G. Chandrasekar, to be his true and lawful **AGENT** to do, exercise, execute and perform all or any of the following acts, deeds, matters and things in respect of the property morefully described in Schedule hereunder.

1. To maintain and to take care of the property as my power agent.
2. To negotiate for the sale of the schedule mentioned property.
3. To take advance and for entering into agreement of sale with the purchaser/s and to receive the sale consideration.
4. To execute the sale deed on my behalf and to register the same in the competent office of sub-registrar.

For Enclave Realty

C. Rajasekar

Partners / Authorized Signatory

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Registering Officer
Thirukalzhukunram

5. To sign patta transfer forms, ceiling declaration forms that are necessary and incidental for effectually conveying the property.

6. To construct individual houses or Flats.

7. To obtain Electricity Connection from TNEB.

8. To represent myself before the authorities like the Panchayat board, municipality or Chennai Metropolitan Development Authority, Urban Land Ceiling Authorities, Electricity Board, Water and Sewerage Board and other revenue authorities.

9. To apply sub-division and obtain patta on my behalf also.

10. To look after the schedule mentioned property, till the property is disposed of.

11. In case of any trespass or encroachment or breach of contract to file cases on my behalf also.

12. In that connection to appoint advocate, auditors to sign vakalat, petitions, statements, affidavits, plaints etc. and to give evidence on my behalf also before the court and to sign compromise memos if necessary.

13. To execute any deed or document i.e., sale, settlement, lease, mortgage, and to present him before the concerned registrar of registering authority to has him registered and to pay such fees as may be necessary for registration thereof, to receive and pay moneys in respect of the aforesaid deeds and documents or papers and to sign

For Enclave Realty

C. Rajaraman

Partners / Authorized Signatory

1891 2026

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Registering Officer
Thirukalzhukundram

:43

patta transfer application or any other declaration and forms. In case of any person/s filing suits or cases against it to defend the same on my behalf also and in that connection to sign all papers, give evidence and to do all acts that are required to safeguard our interest in the property.

14. And generally to do all that are necessary and incidental for fulfilling the aforesaid objectives.

15. I agree and undertake to ratify and confirm whatsoever my power agent may lawfully do by virtue of the powers hereby given.

16. The power of attorney shall be in force till the aforesaid objectives are fully completed or till revocation by myself as principal.

17. To maintain proper accounts and produce whenever required by myself as principal.

18. No consideration has been passed by the virtue of this deed.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant house site, measuring an extent of **8508 Square Feet** out of 20056 Square Feet (0.18.70 ares or 46 Cents), Comprised in **Survey No.235/7B,** Under Old Patta No.2905, as per Patta Sub-division **Survey No.235/7B1A,** New **Patta No.5072,** as per Patta Sub-division **Survey No.235/7B1A2,** Situated in **No.83, Pudupattinam** Village, Thirukazhukundram Taluk, Chengalpattu District.

For Enclave Realty

Partners / Authorized Signatory

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Thirukazhukundram

BOUNDED ON THE NORTH BY : Plot's belongs to Mr. Selvakumar,

SOUTH BY : Land belongs to Mr. Patturaj and Mr. Vetrivel,

EAST BY : Land belongs to Mr. Abdul Rahman (Survey No.235/7),

WEST BY : Linkanadu Road.

Situate within the Sub Registration District of Thirukazhukundram and Registration District of Chengalpattu.

The Guideline Value of the Schedule of Property is ₹ **42,11,460/-**

IN WITNESS where of, the **PRINCIPAL** and the **AGENT** herein have set their hands on the day, month and year first above written.

For Enclave Realty

C Rajasekaran

Partner / Authorized Signatory

AGENT

PRINCIPAL

WITNESSES:-

1. **(VELAYUTHAM),** S/o. Vedhachalam, No.2-3-17, Periya Colony, Voyalur 603 102 (Aadhaar Card No.8225 8383 7237).

2. **(C. MURUGANANTHAM),** S/o. Chandrakasu, Keezha Street, Poonthazhaimedu, M.Adhanur (PO), Kattumannarkoil, Kunnavasal, Ommampuliyur, Cuddalore 608 306 (Aadhaar Card No.9613 0370 2633).



S. Selvi

Drafted By:- **S. SELVI, B.Sc., LL.B.,**
Advocate Reg.No.2229/2016,
Deepam Associates,
Sub-Registrar Office Opposite,
K.R. Puram, Padappai 601 301.

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Registering Officer
Thirukazhukundram

P/ Thirukazhukundram/ 244 / 2026 1891/2026

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1514 of 2026

I hereby certify that a sum of ₹ 41,620/- (Rupees Fourty One Thousand Six Hundred and Twenty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ரா. சிற்றரசன் residing at Kizha Street, Poonthazhaimedu, M.Athanur, Kattumannarkoil, Cuddalore, Tamil Nadu, India, 608304.

Sub Registrar: Thirukazhukundram
Date: 04/03/2026

Signature of Sub Registrar Levied under Section 41 of the Indian Stamp Act

SUB REGISTRAR
Thirukkalukundram

Presented in the office of the Sub Registrar of Thirukazhukundram and fee of ₹ 43,725/- paid at 12:05 on the 04/03/2026 by

Left Thumb 	638h729039 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:08640935d69a8be66e4452d84dbc1a3ab147123 (Details from UIDAI : Cltrrasan S/O: Ramalingam, 15-06-1993, xxxxxxxx6421)	

1891 2026
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Registering Officer
Thirukazhukundram

P/ Thirukazhukundram/ 244 / 2026 1891/2026

Claim admitted by Left Thumb  	C. Rajasekar 9677244461 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:688758505edbb87dbfc4d48a736c0d3bdbeab17 (Details from UIDAI : C Rajasekar S/O: G Chandrasekar, 04-06-1982, xxxxxxxx9506)	
Identified by Witness 1 Left Thumb  	V. Vidyadhary 9944506058 Additions as per recitals of document	
Identified by Witness 2 Left Thumb  	C. Lohanathan 9843858480 Additions as per recitals of document	

4th day of March 2026

SANIGANDAN S
Sub Registrar
SUB REGISTRAR
Thirukkalukundram

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

SUB REGISTRAR
Thirukkalukundram

1891 2026
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Registering Officer
Thirukkalzhukundram

P/ Thirukazhukundram/ 244 / 2026 1891/2026

The difference in amount of fees namely ₹ 0/- (Rupees Zero only) between the registration fees levied for the value set forth in the document and for the value arrived now, have been collected on 11/03/2026.

Date: 11/03/2026

Signature of Registering Officer

SUB REGISTRAR
Thirukkalukundram

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1750 of 2026

I hereby certify that a sum of ₹ 0/- (Rupees Zero only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from residing at

Sub Registrar: Thirukazhukundram
Date: 11/03/2026

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

SUB REGISTRAR
Thirukkalukundram

The difference in amount of stamp duty namely ₹ 0/- (Rupees Zero only) between the stamp duty levied and the stamp duty to be levied for the market value of ₹ 42,11,460/- (Rupees Fourty Two Lakh Eleven Thousand Four Hundred and Sixty only) for this document have been collected from Mr. ரா. சிற்றரசன் on 11/03/2026.

Date: 11/03/2026

Signature of Registering Officer
Thirukazhukundram

SUB REGISTRAR
Thirukkalukundram

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Registering Officer
Thirukazhukundram

Registered as Number **R/Thirukazhukundram/Book-1/1891/2026.**

Date: 11/03/2026

Thirukazhukundram

MANIGANDAN S

Sub Registrar

SUB REGISTRAR

Thirukkalukundram

1891 2026

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Registering Officer

Thirukalzhukundram

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALFE9130G

नाम / Name
ENCLAVE REALTY

15032025

निगमन/गठन की तारीख
Date of Incorporation/Formation
08/03/2025

For Enclave Realty

C. Ranja Kumar
Partners / Authorized Signatory

P-Ch

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Thirukalzhukundram


இந்திய அரசாங்கம்
Government of India
ச ராஜசேகர்
C Rajasekar
பிறந்த நாள் / DOB: 04/06/1982
ஆண்பால் / Male
5628 1095 9506
எனது ஆதார், எனது அடையாளம்


இந்திய தனிஅடையாள ஆணைய அமைப்பு
ஆதார்
Unique Identification Authority of India
முகவரி: தந்தை / தாய் பெயர்: க சந்திரசேகர், பழைய எண் 61 புது எண் 62/1, சுப்ரமணிய ஸ்வாமி கோவில் தெரு, சைதாப்பேட்டை, சென்னை, சைதாப்பேட்டை, தமிழ் நாடு, 600015
Address: S/O: G Chandrasekar, OLD NO 61 NEW NO 62/1, SUBRAMANIA SWAMY KOIL STREET, Saidapet, Chennai, Saidapet, Tamil Nadu, 600015
5628 1095 9506
1947
help@uidai.gov.in
www.uidai.gov.in

For Enclave Realty

Partners / Authorized Signatory

1891 2026

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Registering Officer
Thiruvalzhukundram

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BQLPC5278C



नाम / Name
CITRRASAN

पिता का नाम / Father's Name
RAMALINGAM

जन्म की तारीख / Date of Birth
15/06/1993



हस्ताक्षर / Signature

For Enclave Realty

C. Gajendran
Partners / Authorized Signatory

1891 2026

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Registering Officer
Thirumalaikkundram

भारत सरकार
GOVERNMENT OF INDIA

சிற்றரசன்



Citrrasan

பிறந்த நாள்/ DOB: 15/06/1993

ஆண் / MALE

9799 2527 6421

ஆதார் -எனது ஆதார், எனது அடையாளம்.

AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
இராமலிங்கம்,
பூந்தாழைமேடு கிராமம்,
ம.ஆதனூர், கடலூர்,
தமிழ் நாடு - 608304

Address:
S/O: Ramalingam,
POONTHAZHAIMEDU village,
Adhanur (Mannargudi), Cuddalore,
Tamil Nadu - 608304

9799 2527 6421

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

For Enclave Realty

Partners / Authorized Signatory

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Registering Officer
Thirukalzhukundram

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இந்திய அரசாங்கம்
Government of India

வேலாயுதம்
Velayutham
பிறந்த நாள்/ DOB: 12/03/1973
ஆண் / MALE

8225 8383 7237

எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்,
வேதாசலம், 2-3-17, பெரிய
காலனி, வாயலூர்,
காஞ்சிபுரம்,
தமிழ் நாடு - 603102

Address:
S/O: Vedhachalam, 2-3-17,
PERIYA COLONY, Voyalur,
Kancheepuram,
Tamil Nadu - 603102

8225 8383 7237

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For Enclave Realty

Partners / Authorized Signatory

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Registering Officer
Thiruvalzhukundram

இந்திய அரசாங்கம்
Government of India

Aadhaar no. issued: 01/12/2015



முருகானந்தம் ச
Muruganantham C
பிறந்த நாள்/DOB: 24/02/1979
ஆண்/ MALE

ஆதார் எனது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அலலது பிறந்த தேதிக்கான சான்றல்ல. இதை சரிபார்ப்புடன் மட்டும் பயன்படுத்தவும். மேலும் ஆன்லைன் அங்கீகார அல்லது QR குறியீடு/ ஆஃப்லைன் கோரும் 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).

9613 0370 2633

எனது ஆதார். எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அரசாங்கம்
Unique Identification Authority of India

Details as on: 30/01/2025

முகவரி:
தந்தை / தாய் பெயர்: சந்திரகாசு, கீழதெரு,
பூந்தாழைமேடு, ம.ஆதனூர் அஞ்சல்
கட்டுமன்னார்கோயில், குணவாசல்,
ஓமாம்புலியூர், கடலூர்,
தமிழ் நாடு - 608306

Address:
S/O: Chandrakasu, KEEZHA STREET,
POONTHAZHAIMEDU, M.ADHANUR (PO),
KATTUMANNARKOIL, Kunavasal, PO:
Omampuliyur, DIST: Cuddalore,
Tamil Nadu - 608306

9613 0370 2633
VID : 9122 3798 0303 0466

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For Enclave Realty

Partners / Authorized Signatory

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Registering Officer
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1891 2026

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Registering Office
Thiruvallikkuttam

For Enclave Realty

Partners / Authorized Signatory

GPS Map Camera



Meiyur, Tamil Nadu, India

G532+m4p, Pudupattinam Bazzar St, Pudupattinam, Meiyur, Tamil Nadu 603102, India

Lat 12.50381° Long 80.149612°

Monday, 02/03/2026 05:02 PM GMT +05:30

பதிவுத்துறைத்தலைவர் அவர்களின் ந.க.எண். 35083/சி1/2021, நாள். 07.02.2022

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

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

For Enclave Realty

Partners / Authorized Signatory

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்கொடுப்பவர்களின் கையொப்பம்

1891 2026

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Registering Officer
Thiruvalzhukundram

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருக்கழுக்குன்றம்

வருவாய் கிராமம் : புதுப்பட்டிணம்

பட்டா எண் : 5072

உரிமையாளர்கள் பெயர்

1. இராமலிங்கம் மகன் சிற்றரசன்

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	
235	7B1A2	--	--	0 - 7.90	0.60	--	--	2022/0105/35/399040--2023/35/06/0011225D ------ Digitally signed: Prabhakaran ks Tahsildar 10/01/2023 09:16:29:PM
				0 - 7.90	0.60			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதம் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/35/06/182/05072/100284** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-03-2026 அன்று 05:43:26 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

1891 2026

Document No.....of .....of Book
Contains 19 Sheets 19 Shee
Registering Officer
Thirukkazhukundram

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

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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.