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6528/2025 TP/213739743/2025

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

06 JUN 2024

BD 153576

M. Prathap
Chennai - 600018

V.RAMA
S V L No.1481/E/84
No 509, ANNA SALAI
CHENNAI-600035

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT THIRUPORUR ON THIS 18th DAY OF MARCH 2025

By

Mr. M. PRATHAP, Son of Mr. Murali Krishnan, aged about 39 years, residing at No. 103, Flat 2A, Sujatha Apartments, Abhiramapuram 4th Street, Chennai – 600 018, ID Proof : Aadhaar No. 5211 1588 3207, Income Tax Permanent Account No. AOKPP2764C, hereinafter called the **"PRINCIPAL"**

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Document No. 6528 of 2025 of Book 1
Contains 18 sheets 1 sheet
Registering officer

WHEREAS the PRINCIPAL is the sole and absolute owner in exclusive possession and enjoyment of vacant land admeasuring **50 CENTS (Hec. 0 – 20.25 Ares)** out of 3 ACRES 44 CENTS (Hec. 1 – 39.00 Ares), comprised in OLD SURVEY No.1460/2, as per Patta No. 6636 bearing **NEW SURVEY No. 1460/2B,** situated in **THAIYUR 'B' VILLAGE**, Thiruporur Taluk, Chengalpattu District and more fully described in the Schedule hereto and hereinafter referred to as "The Property".

Whereas the PRINCIPAL acquired title to "the property" out of his own sources of funds from M/s. Raj Promoters Private Limited, represented by its Director Mr. S. Sundarakumar in and by way of a Registered Deed of Sale dated 23.04.2024 bearing Document No.8433 of 2024, registered on the file of Sub Registrar Office, Thiruporur in Book – I.

WHEREAS the public and revenue records for the above property have been mutated in the name of the PRINCIPAL.

WHEREAS the Patta No. 6636 stands in the name of the PRINCIPAL for the above property and as per patta the property bearing New Survey No. 1460/2B – Hec. 0 – 20.25 Ares.

WHEREAS the PRINCIPAL has decided to sell the above mentioned property to the intending purchaser.

WHEREAS the PRINCIPAL is unable to be personally present to do the needful formalities in respect of "the property" because of his preoccupations, lack of time.

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Document No.6528 of 2025 of Book 1 Contains 18 sheets 2 sheet

Registering officer

WHEREAS the Principal has, therefore, decided to appoint an Agent to comply with the necessary legal formalities for the development and sale of the schedule mentioned property and to act concerning other administrative activities on his behalf.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, I, **Mr. M. PRATHAP,** Son of Mr. Murali Krishnan, aged about 39 years, residing at No. 103, Flat 2A, Sujatha Apartments, Abhiramapuram 4th Street, Chennai – 600 018, ID Proof : Aadhaar No. 5211 1588 3207, Income Tax Permanent Account No. AOKPP2764C, do hereby nominate, constitute, appoint and retain **M/s. RAJ PROMOTERS PRIVATE LIMITED**, a Private Limited Company, registered under the Companies Act, 1956, [U45202TN2010PTC076544] having its Registered Office at Door No.4, Chamiers Road, Nandanam, Chennai – 600 035, having its Income Tax Permanent Account No. AAECR8526P, represented herein by its Director **Mr. S. SUNDARAKUMAR,** Son of Mr. Sivaganesakumar, aged about 52 years, residing at Door No.34/35C, Flat No. FF1, 1st Floor, Shivani Apartments, 10th Street, Govindaswamy Nagar, Madipakkam, Chennai – 600 091, ID Proof : Aadhaar No. 3919 4264 7957, as my Power of Attorney in my name and on behalf of me, with full authority, to do all or any of the following acts, deeds and things: -

1. To negotiate for the sale of 'The Property', more fully described in the schedule hereto, with prospective buyer on such terms as the ATTORNEY may in his absolute discretion and to register the documents therefor.

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Document No. 6528 of 2025 of Book 1 Contains 18 sheets 3 sheet

Registering officer

2. To enter in to agreement(s) of Sale of "The Property" more fully described in the schedule hereto, either as a whole or in parts to any person(s), to fix the above sale price for the same, to receive amounts towards advance and balance sale consideration and issue receipts therefor.

3. To execute deed of sale and / or deed of rectification, Ratification Deed, Supplemental Deed, Release Deed or any other deed(s) relating "The Property" more fully described in the schedule hereto either as a whole or in specified portions.

4. To present the deed of sale and / or deed of rectification, Ratification Deed, Supplemental Deed, Release Deed or any other deed(s) before the registering officer, admit execution of the instruments, make endorsements, sign, execute, affidavits, declarations as may necessary for completing the registration.

5. To receive return of instruments after completion of registration.

6. To deliver the vacant possession, sign in all forms and petition for transfer of revenue records with concerned authorities in favour of the intending purchaser/s on his behalf.

7. To sign the necessary application for transfer of patta etc., and dividing the Schedule mentioned property in to sub – divisions.

8. To Sign, Execute and Register Gift Deed to comply with the conditions of the competent authorities to obtain layout approval and present the same before the Registrar of Assurances and receive the same duly registered.

9. To take possession of and to manage the Schedule mentioned property.

Document No.....628.....of 2026.....of Book 1.....Contains.....8.....sheets.....1.....sheets

Registering officer

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

10. To sign, execute etc., applications, letters, representations before any statutory authorities for obtaining Planning Permission for formation layout, etc.

11. To combine the property of the PRINCIPAL with other adjacent properties for the purpose of developing the same and for any of these purposes.

12. To sign, execute and make applications, petitions, affidavits, forms, indemnity bonds, declarations etc. for any of these purposes.

13. To appear and represent me before all Courts, Government / Municipal / Panchayat / CMDA / DTCP, Local Planning Authority, appropriate planning authorities, revenue, TNEB / other public authorities in relation to "The Property" more fully described in the schedule hereto.

14. To sign and correspond with any authority or authorities as is deemed necessary under any circumstances obtaining permit, approval, sanction etc., accordingly from the Government, Collector, any Government authority CMDA, DTCP or Greater Chennai Corporation , Municipality, Panchayat Union etc.,

15. To institute, prosecute or defend suits, writ petitions and or other legal proceedings and to appoint Advocates/Charted Accountants.

16. To sign, verify, plaint, written statement, vakalath, appeals, petitions, cross objection, counter affidavit, reply affidavit in case of any dispute in respect of "The Property".

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Document No. 6528 of 2025 of Book 1 Contains 18 sheets 5 sheet

Registering off...

17. To apply and obtain electricity supply from the TNEB and water supply sewerage connections from the panchayat/Corporation authorities and do all, deeds and things relation thereto.

18. All acts, deeds and things done by my attorney shall be binding on me. I undertake to ratify and confirm all and whatever my Attorney shall do or cause to be done by virtue of these presents.

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

20. The Attorney shall render true and proper accounts whenever required by me.

21. This General Power of Attorney is irrevocable.

SCHEDULE OF PROPERTY

All the piece and parcel of land admeasuring **50 CENTS (Hec. 0 – 20.25 Ares)** out of 3 ACRES 44 CENTS (Hec. 1 – 39.00 Ares), comprised in OLD SURVEY No.1460/2, as per Patta No. 6636 bearing **NEW SURVEY No. 1460/2B,** situate in **THAIYUR 'B' VILLAGE**, Thiruporur Taluk, Chengalpattu District and the land being bounded on the : -

North By	:	Land in Survey No. 1460/2 Part (now Survey Nos. 1460/2C & 1460/2D ;
South By	:	Land in Survey No. 1460/2 Part (now 7.2 Meters Road, 9.0 Meters Road and Land in the Approved Layout "Srinivasa Palms" L.P/ MLPA (CD) No. 116/2024) ;
East By	:	Land in Survey No. 1461/1A ; and
West By	:	Land in Survey No. 1454.

For RAJ PROMOTERS PRIVATE LTD.

DIRECTOR

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Registering officer

Situated within the Registration Sub District of **THIRUPORUR** and Registration District of **CHENGALPATTU**.

Total Market Value of the property described in the Schedule above : Rs. 1,03,00,000/- (Rupees One Crore Three Lakhs Only)

IN WITNESS WHEREOF the PRINCIPAL and the AGENT through its Director have signed this deed on the day, month and year first above written.

Witnesses : -

1.

PRINCIPAL

1. RAJA
S/o. R. Ilamathi
No. 86, South Kesava Perumal
Puram 3rd Street,
Greenways Road
Raja Annamalaipuram
Chennai - 600 028.
Aadhaar No. 8962 7034 8037

For RAJ PROMOTERS PRIVATE LTD

2. AGENT DIRECTOR

M. PRAKASH
S/o. Munusami
1/57, North Street
Vayalur Village
Tiruvallur Taluk & District
PIN : 602 105
Aadhaar No. 4674 2733 2520

Drafted By: -

MS.3888/12



L. SENTHIL KUMAR
Advocate
48/26, Ponnusamy Vathiyar Street, Minor Trustpuram,
Chennai – 600 094
Mobile No. 9092774477

THE SUB

Document No. 6528 of 2021 of Book 1 Contains 18 sheets 7 sheet

Registration Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5466 of 2025

I hereby certify that a sum of ₹ 1,02,000/- (Rupees One Lakh Two 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. மு. பிரதாப் residing at 103, பிளாட் எண். 2ஏ சுஜாதா அபார்ட்மெண்ட்ஸ் அபிராமபுரம் 4வது தெரு, Mylapore (Part 2)[URBAN], Mylapore, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Thiruporur
Date: 18/03/2025

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

Sub-Registrar
Thirupporur

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 1,05,110/- paid at 02:43 PM on the 18/03/2025 by

Left Thumb 	9444363127 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:063928567769a28733941fd8575847714a5fb5b **(Details from UIDAI : Prathap C/O Murali Krishnan, 19-11-1985, xxxxxxxx3207)**	

Document No. 6528 of 202.5 of Book 1 Contains 18 sheets 8 sheet
Registering Officer

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:76026229064d20f22854d0da89de92b076b939d
(Details from UIDAI : S Sundarakumar S/O: Siva Ganesakumar, 02-05-1972, xxxxxxxx7957)



18th day of March 2025

PRADEEP MARIMUTHU
Sub-Registrar
Thiruporur

Registered as Number **R/Thiruporur/Book-1/6528/2025**.

Date: 18/03/2025
Thiruporur

PRADEEP MARIMUTHU
Sub-Registrar
Thiruporur

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

Document No. 6528 of 2025 of Book 1
Contains 18 sheets 9 sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : தையூர் - ஆ பட்டா எண் : 6636

உரிமையாளர்கள் பெயர்

1. முரளிகிருஷ்ணன் மகன் பிரதாப்

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	
1460	2B	0 - 20.25	0.18	--	--	--	--	2024/0105/35/481085--2024/35/11/001776SD ------ Digitally signed:Poongodi R Tahsildar 25/04/2024 08:39:12:PM
		0 - 20.25	0.18					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/346/06636/80671** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 17-03-2025 அன்று 06:40:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For RAJ PROMOTERS DEVELOPERS PVT LTD

DIRECTOR

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சார் பதிவாளர் அலுவலகம் திருப்போரூர்



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00642/81482

To
Prathap
பிரதாப்
C/O Murali Krishnan,
103 Flat 2 A Sujatha Apartments,
Abhiramapuram 4th Street,
VTC: Teynampet, PO: Teynampet,
District: Chennai,
State: Tamil Nadu, PIN Code: 600018,
Mobile: 9840245678

30/12/2016

1380444

KF138044423FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5211 1588 3207

எனது ஆதார், எனது அடையாளம்

Government of India

பிரதாப்
Prathap

5211 1588 3207

எனது ஆதார், எனது அடையாளம்

For RAJ PROMOTERS PRIVATE LTD
DIRECTOR

Document No. 6528 of 202.5 of Book
1 Contains 18 sheets 11 sheet

Registering officer

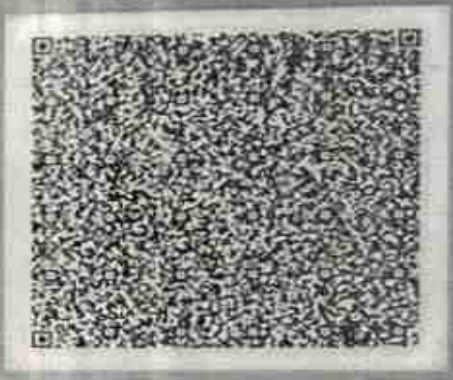
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AOKPP2764C



नाम/ Name
PRATHAP

पिता का नाम/ Father's Name
MURALI KRISHNAN

18072020

जन्म की तारीख/
Date of Birth
19/11/1985

हस्ताक्षर/ Signature

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Document No. 6528 of 202.. of Book
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Registering office

Ministry Of Corporate Affairs

Date : 17-03-2025 5:07:7 pm

Company Information

CIN	U45202TN2010PTC076544
Company Name	RAJ PROMOTERS PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	076544
Date of Incorporation	09/07/2010
Email Id	rajpromoters111@gmail.com
Registered Address	No 4 CHAMIERS ROAD, Nandanam, Chennai, Chennai City Corporation, Nandanam, Chennai, Chennai City Corporation, Tamil Nadu, India, 600035
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	5,00,000
Paid up Capital (Rs)	2,00,000
Date of last AGM	30/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Chennai
RD (name and Region)	RD, Southern Region

Index of Charges

Sr No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Name
1	AA8083390	100927417	THE KARUR VYSYA BANK LIMITED	26/08/2024	-	-	50,00,000	108/1, G N Chetty Rd, Rajavenden Mutt, T Nagar, Old TO KANNADASAN SALAI, Office, Chennai, Tamil Nadu, India, 600017	-	-

Document No. 6528 of 2025 Book 1
...1.....Contains.....18.....sheets.....1B.....sheet

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00851030	RAJASEKARAN ARUMUGAM	Director	30/09/2019	-	Yes
2	00787425	SIVAGANESAKUMAR SUNDARAKUMAR	Director	24/03/2023	-	Yes

Registering Officer

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJ PROMOTERS PRIVATE LIMITED



09/07/2010

Permanent Account Number

AAECR8526P

22072010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़ील, सफायर चेंबर्स,
बानेर टेलिफोन एक्स्चेंज के नज़दीक,
बानेर, पुना – 411045

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, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

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Registering officer

இந்திய அரசாங்கம்
Government of India



சி சுந்தரகுமார்
S Sundarakumar
பிறந்த நாள்/ DOB: 02/05/1972
ஆண் / MALE

3919 4264 7957

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்தட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India
ஆதார்

முகவரி:
தந்தை / தாய் பெயர்: சிவ கணேசகுமார், 34/35சி, எஃப்எஃப்1, 10வது தெரு, கோவிந்தசாமி நகர், மடிப்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு - 600091

Address:
S/O: Siva Ganesakumar, 34/35C, FF1, 10th STREET, GOVINDASWAMY NAGAR, Madipakkam, Kancheepuram, Tamil Nadu - 600091

3919 4264 7957

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

For RAJ PROMOTERS PRIVATE LTD

Director

Document No. 6528 of 2021 of Book 1 Contains 18 sheets 15 sheet

Registering office

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 0000/00481/20604

To
இரா ராஜா
I.Raja
S/O R Bamathi
No 86
South Kesava Perumal Puram
3rd Street
Greenways Road
Raja Annamalaipuram
Chennai Tamil Nadu - 600028
9941492177

உங்கள் ஆதார் எண் / Your Aadhaar No. :
8962 7034 8037
VID : 9196 9325 4632 4737

எனது ஆதார், எனது அடையாளம்

இரா ராஜா
I.Raja
பிறந்த நாள்/DOB: 22/12/1988
ஆண்/ MALE

8962 7034 8037
VID : 9196 9325 4632 4737

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML/ ஆன்லைன் அங்கீகாரத்தை பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை பெறுவதில் ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியை பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone using mAadhaar App.

முகவரி:
I.ராஜா, எண் 86, தெற்கு கேசவ பெருமாள் புரம், மூன்று தெரு, கிரீன்வேஸ் சாலை, ராஜா அண்ணாமலைபுரம், சென்னை, தமிழ் நாடு - 600028

Address:
S/O R Bamathi, No 86, South Kesava Perumal Puram, 3rd Street, Greenways Road, Raja Annamalaipuram, Chennai

8962 7034 8037
VID : 9196 9325 4632 4737

Unique Identification Authority of India

Issue Date: 21/02/2017

Document No. 6528 of 2022 Book 1
Contains 18 sheets 16 sheet

SUB REGISTRAR

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

இந்திய அரசாங்கம்
Government of India



முனுசாமி பிரகாஷ்
MUNUSAMI PRAKASH

பிறந்த நாள்/DOB: 03/06/1981
ஆண்பால் / Male

4674 2733 2520

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:, 1/57, நார்த் தெரு
137,வயலூர், வயலூர், வயலூர், வாயலூர்
திருவள்ளூர், தமிழ் நாடு, 602105

Address: 1/57, north STREET, 137,VOYALUR, VOYALUR, Vayalur, Tiruvallur, Vayalur, Tamil Nadu, 602105

4674 2733 2520

1947
1800 300 1947

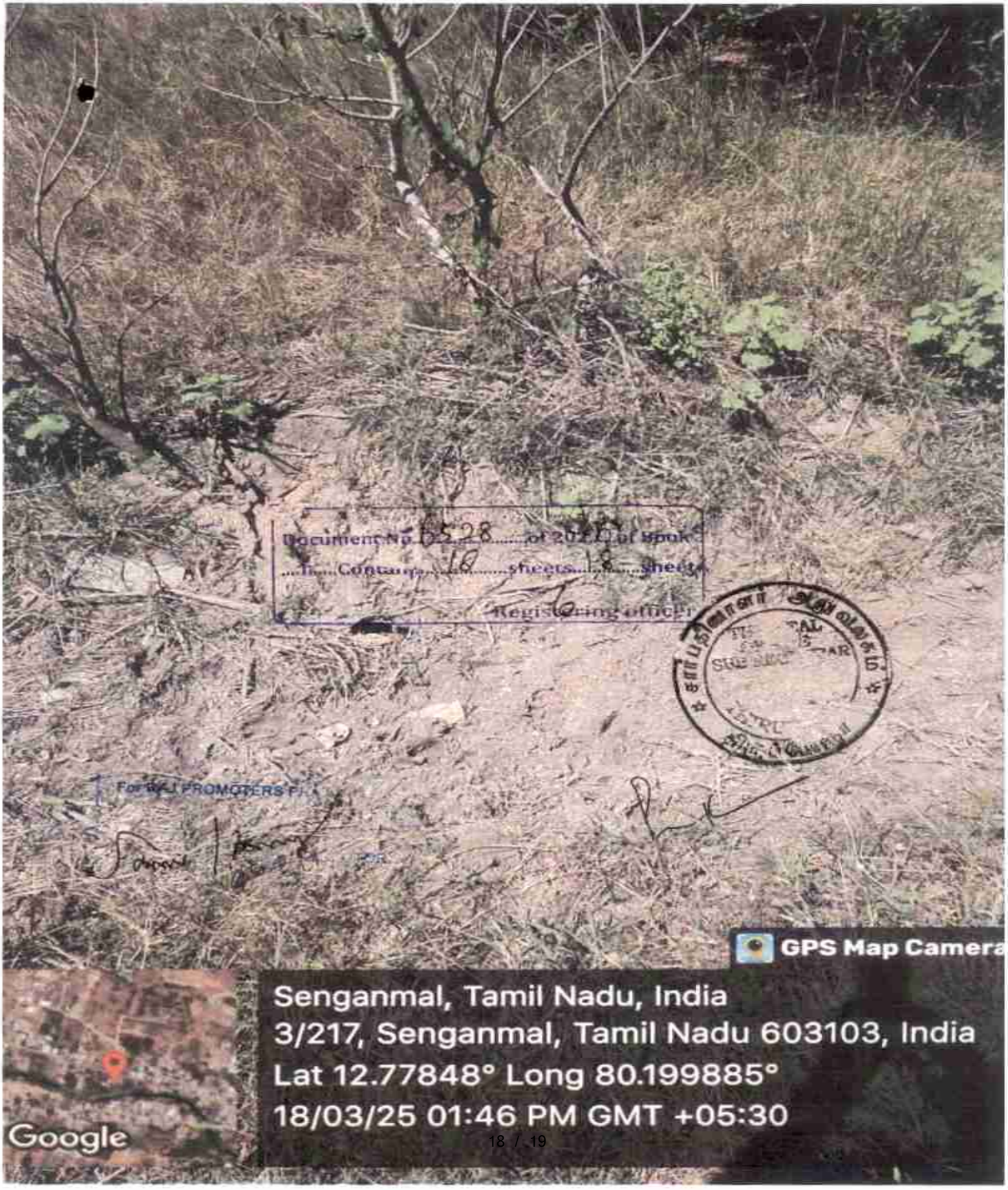
help@uidai.gov.in

www.uidai.gov.in

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Document No. 6528 of 2021 of Book 1
Contains 18 sheets 17 sheet
Registering officer


Document No 5528 of 2021 of Book 1
In Containing 10 sheets 18 sheets
Registering officer
For M/s J PROMOTERS P
GPS Map Camera
Senganmal, Tamil Nadu, India
3/217, Senganmal, Tamil Nadu 603103, India
Lat 12.77848° Long 80.199885°
18/03/25 01:46 PM GMT +05:30
Google

TP/1800865222/2024. 8433/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

BD 048093

E. Indira

E. INDIRA
Stamp Vendor
L.No.1347/82/2021-6
27/12, VH Road, Chennai-38.
PH: 9840569999

M. Prathap Ch-18

22 APR 2024

DEED OF SALE

DEED OF SALE EXECUTED AT THIRUPORUR ON THIS THE 23 DAY OF APRIL 2024

By

M/s. RAJ PROMOTERS PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, [U45202TN2010PTC076544] having its Registered Office at Door No.4, Chamiers Road, Nandanam, Chennai – 600 035, having its Income Tax Permanent Account No. AAECR8526P, represented herein by its Director **Mr. S. SUNDARAKUMAR,** Son of Mr. Sivaganesakumar, aged about 51 years, residing at Door No. 34/35C, Flat No. FF1, 1st Floor, Shivani Apartments, 10th Street, Govindaswamy Nagar, Madipakkam, Chennai – 600 091, ID Proof : Aadhaar No. 3919 4264 7957, hereinafter called the **"VENDOR"**

Verified 18/3/25

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Document No 8433 of 2024 of Book 1
Contains 23 Sheets 1 Sheet
Registering Officer



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
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Chennai, India

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