Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SCANED

6792/2024 1 TP/18076342/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

D. PRAKASH

DL 322486

M. ARUN KUMAR
LIC. No 1347/B2/CH(S)/2021-16
25, PARI STREET, KAMARAJA PURAM,
NANDHIVARAM, GUDUVANCHERY-603202
Cell : 9884428560 Ph : 044-27461181

06 MAY 2024

GENERAL POWER OF ATTORNEY

THIS DEED OF **GENERAL POWER OF ATTORNEY** executed at **GUDUVANCHERI** on this **06th day of May, 2024** by,

Mrs.CHANDRA SIVASUBRAMANIAM (Aadhar Card No.9572 4352 6035 & PAN: QKYPS3344R) D/o Mr.Sivasubramaniam aged about 54 Years, residing at No.38/40, Kavignar Barathidasan Road, VTC, Teynampet, Chennai – 600 018., hereinafter called the **PRINCIPAL.**

DO HEREBY APPOINT

Mr.D.PRAKASH S/o Mr.Duraiswamy **(Aadhar Card No.5473 0314 2342 & PAN:CKVPP0571J)** aged about 36 years residing at No.56, Chelliyamman Koil Street, Kattankolathur, Chengalpattu District – 603 203, as her **GENERAL POWER OF ATTORNEY AGENT** in her name and on her behalf to execute or do all or any of the acts hereinafter stated:

D. Pra

Document No. 6792 of 2024 of books
contains 23 Sheets 1 Sheet
Registering Officer

WHEREAS the **PRINCIPAL** is the sole and absolute owner of the Vacant Land, measuring an extent of **0.77 cent** comprised in Nanjai **Survey No.39/1,** and measuring an **0.74 Cent** comprised in **Survey No.39/2** totally measuring an extent of **1 Acre and 51 Cents** covered under **Patta No.221**, situated at Village No.160, **Erivakkam Village**, Kundrathur Taluk, (Previously Sriperumbudhur Taluk) Kanchipuram District, I have purchased the same from Sale Deed, executed by Mr.Rajaram Kannan son of Mr.Kannan represented by his Power of Attorney **Mr.M.Ramesh** Son of Mr.Maruthanayakam and the said Sale Deed registered as Document No.**2162/2018**, dated 05.03.2018, Book I, In the office of SRO Guduvancheri and the same is in uninterrupted possession and enjoyment of us ever since the date.

WHEREAS the **PRINCIPAL** is the sole and absolute owner of the Vacant Land, measuring an extent of 0.13 cent **(Undivided Half Share 6.5 Cents Only)** comprised in Nanjai **Survey No.29/2 (Part)** covered under **Patta No.221**, situated at Village No.160, **Erivakkam Village**, Kundrathur Taluk, (Previously Sriperumbudhur Taluk) Kanchipuram District, I have purchased the same from Sale Deed, executed by Mr.Rajaram Kannan son of Mr.Kannan represented by his Power of Attorney **Mr.M.Ramesh** Son of Mr.Maruthanayakam and the said Sale Deed registered as Document No.**2164/2018**, dated 05.03.2018, Book I, In the office of SRO Guduvancheri and the same is in uninterrupted possession and enjoyment of us ever since the date.

Whereas I am the Principle herein decided to sale of Land which is more fully described in Schedule hereunder and for that purpose it is necessary to appoint an Agent. Whereas I am the absolute owner now in possession of the Schedule mentioned property. Whereas it is not possible for me to deal with my Land more fully described in the schedule hereunder, personally and for that purpose, I hereby appoint the said **Mr.D.PRAKASH**, as my true and lawful Power of Attorney Agent to act for me and to do the following acts, deeds and things.

D. Prakash

Document No.6792 of 2024 of books
contains 23 Sheets 2 Sheet
Registering Officer

1. The said attorney for me and on my behalf is empowered to negotiate the terms for and to agree to and sell my schedule mentioned property, either in whole or in parts, to any intending purchaser or purchasers at such price or prices which our said attorney, in his absolute discretion thinks fit and proper, to agree upon and to enter in to any agreement or agreements for such sale or sales and/or to cancel and/or to repudiate the same.

2. To negotiate on terms for and to agree to and enter in to and conclude any agreement of sale and sell my property described in the schedule here under to any purchaser or purchasers at such price, which my said attorney in his absolute discretion, thinks proper.

3. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.

4. Upon such receipt as aforesaid in my name and as my act and deed to sign execute and deliver any conveyance or conveyances of the said properties in favour of the said purchaser or his nominee or assignee.

5. The said attorney shall sign for me and on my behalf sign the application for transfer of patta and make necessary endorsement at the time of registration and in subsequent proceedings before the Tahsildar or Revenue Officer for grant of Patta to the land sold to the buyer/buyers.

6. The said attorney shall sign for me and on my behalf the application under Section 16 of Stamp Act. Apart from signing Patta Application For, as well as Application under Section 16 of Stamp Act and Form 60 of the Income Tax Act the said attorney shall sign on my behalf all Forms and/or applications for proper registration of the sale deed/deeds.

D. Roy

Document No 6792 of 2024 of books
contains 23 Sheets 3 Sheet
Registering Office

7. The said attorney shall do all acts and necessary acts and make proper endorsement for the conveyance of the sale deed/sale deeds of the schedule mentioned property.

8. To transfer and convey to the prospective purchasers of apartments retained by Power Agent necessary undivided share in the schedule mentioned land, during the course of constructions.

9. The said attorney for me and on my behalf is empowered to receive from the intending purchaser or purchasers any earnest money and/or advances and also the balance of purchase money on completion of such sale of sales and give good valid receipt and discharge for the same. Upon such receipt as aforesaid, to sign execute and deliver and deed or deeds of sale, conveyance or conveyances, of the said property, either whole or in parts, in favour of such purchaser or purchasers or their nominee or nominees.

10. The said attorney for me and on my behalf is empowered to sign and execute all other deeds and instruments including Rectification deed/s which he shall consider necessary and to enter in to and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as I could do my selves, if we are personally present.

11. The said attorney for me and on my behalf is empowered to present any such deed or deeds of sale, conveyance or conveyances, Rectification Deeds or other document or documents for registration and to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority to register such documents. Further the said Attorney is empowered to sign deed/s of Rectification and present the same property Registering Authority and get it registered.

12. The said attorney is empowered to sign on my behalf any other form that is prescribed under law for proper registration of the deed of conveyance.

D. Raj

Document No. 6792 2024 ...of books
contains 23 Sheets 4 Sheet
Registering Officer

13. The said attorney is empowered to draw a plan for constructing, and apply before DTCP/MLPA and make necessary payments, deposits or security deposits and in case if DTCP/MLPA refund the security deposit or deposits, the same shall be received by my agent in his name.

14. The said attorney for me and on my behalf is empowered to apply for shifting of water, drainage and electricity connection, existing as on date and also to apply and get new connection of the same.

15. The said attorney for me and on my behalf is empowered to apply for and obtain planning permission and building permit from Government or such local authority for construction of buildings on the said property and also to apply for and obtain Electricity, Water and Drainage connection from Electricity Board, Metro Water and such other local authority and to sign application or such other documents for that purpose

16. The said attorney for me and on my behalf is empowered to otherwise manage, maintain and protect the said property, to pay tax, if any and to do all such acts necessary for preserving the said property till the same is sold.

17. The said attorney for me and on my behalf is empowered to prefer any appeal relating to payment of caution deposit for the purpose of applying plan sanctions, sign necessary papers and make payments and receive any payment from the Authority in his name.

18. The said attorney for me and on my behalf is empowered to represent and defend any legal proceedings relating to the schedule mentioned property enter in to compromise and also to prefer any appeal.

19. The said attorney for me and on my behalf is empowered to apply for completion certificate from the MLPA/DTCP and collect back the caution deposit in his name and acknowledge the same.

D. [illegible]

Document No.6792.....of 2024.of books
contains...23....Sheets...5.....Sheet
Registering Officer

20. The said attorney for me and on my behalf is empowered to appoint Advocate, Auditors, Selling Agents and other Technical experts to carry out the constructions and other activities mentioned above fix their professional charges and pay him off.

21. The said attorney for developing the schedule mentioned property if necessary he can borrow money for this purpose by executing Mortgage Deed in favour of anyone, Private/Nationalized bank/s financial institutions/s sign mortgage deed on my behalf and present the same before the proper registering authority. Any mortgage or loan created my agent other than the purpose mentioned above will not bind the principal.

22. The said attorney is empowered to sell the schedule mentioned land or sell house site plot or plots or sell flats after construction or sell undivided shares.

23. The said attorney for me and on my behalf is empowered to sign all relevant forms, applications, declarations, affidavits, complaints, compromise memo, plan, revised plans, plan appeals, receipts, acknowledges, rectification, ratification deeds sale deeds, sale agreements and all other connected documents relating to all matters mentioned above as if I could do the same if I were physically present.

24. The power agent shall have the power to engage advocate or Advocates, sign any documents for the purpose of instituting or defending any action which we may lay or which may be laid against us in respect of schedule property. The Power Agent shall have sole discretion to *compound, settle, withdraw* of in any other manner terminate any such proceedings where we may be a party.

25. The said Attorney for me and on my behalf is empowered to prepare plan for demolition, new construction, revised plans, plan appeals etc., sign and submit the same.

D. Roy

Document No. 6792 ....of 2024 ....of books
contains 23 ....Sheets.... 6 ....Sheet
Registering Office

26. The said attorney for me and on my behalf is empowered to apply for any document relating to the schedule mentioned property with any Authority/ Authorities, sign necessary application, to pay fees and receive the same and/or acknowledge the receipt of the same.

27. The said Attorney for me and on my behalf is empowered to hand over vacant possession to the prospective buyer/buyers.

28. The said attorney for me and on my behalf is empowered to initiate legal action against any trespassers/obstructers.

29. AND GENERALLY to do all other acts, deeds and things, which in the opinion of my said attorney ought to be done, executed and performed in relation to the said property as fully and effectually as my selves could do the same if I were personally present.

30. And I hereby agree and undertake to ratify and confirm all acts done by my attorney, under the power herein contained, shall lawfully do execute or perform in exercise of the Power, authorities and liberties hereby conferred upon under and by virtue of this deed.

31. As I Used to live in Foreign I gave General Power of Attorney to Mr.Sivakumar (Adj Doc No.54/2017, dated: 07.12.2017, SRO Guduvancheri) to maintain My Land but Now that I have decided to direct myself, the Power of Attorney given by me is no longer effective, Mr.Sivakumar, to Whom I gave Adj Power, also agrees for this, When I give to another Person, he signs as a Witness to the authority.

The Attorney shall render accounts to the Principal as and when required and I have not received any consideration and no money transaction has taken place with regard to schedule mentioned property with my Attorney. Property right has not been transferred to the Agent.

D. Roy

Document No. 6792 of 2024 of books
1 contains 23 Sheets, 7 Sheet
Registering Officer

SCHEDULE OF PROPERTY

ITEM I

All that piece and parcel of Vacant Land, measuring an extent of **0.77 cent** comprised in Nanjai **Survey No.39/1,** and measuring an extent of **0.74 Cents** comprised in **Survey No.39/2** totally measuring an extent of **1 Acre and 51 Cents** covered under **Patta No.221**, situated at Village No.160, **Erivakkam Village**, Kundrathur Taluk and Kanchipuram District within the Registration District of Tambaram and sub-Registration District of Guduvancheri

ITEM II

All that piece and parcel of Vacant Land, measuring an extent of 0.13 cent **(Undivided Half Share 6.5 Cents Only)** comprised in Nanjai **Survey No.29/2** covered under **Patta No.221**, situated at Village No.160, **Erivakkam Village**, Kundrathur Taluk and Kanchipuram District within the Registration District of Tambaram and sub-Registration District of Guduvancheri

BOUNDED ON THE

North by	:	Property bearing S.No.29/2
South by	:	Lands bearing S.Nos 28 and 39/2 (Part)
East by	:	Property bearing S.No.15
West by	:	Property bearing S.No.29/2(Part),

Measuring:

East to West on the Northern Side : **58.5 Mtrs.**

Southern Side : **58.4 Mtrs.**

North to South on the Eastern and Western sides : **9 Mtrs.**

D. Raj

S. Chh.

Document No.6792 of 2024 of books
contains 23 Sheets 8 Sheet
Registering Officer

The Guide Line value of the schedule mentioned property is **Rs. 39,34,000/-**

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND MONTH AND YEAR FIRST ABOVE WRITTEN.

POWER AGENT **PRINCIPAL**

WITNESSES :

1. **(Sivakumar) S/o Sivasubramaniam Duraisamy, O.No.38, N.No.40, K B Dasan Road, Teynampet, Chennai – 600 018.,**

2. **(Sekar) S/o Vaiyapuri, Plot No.2826, TNHB 1st Cross Street, 5th Main Road, Ayapakkam, Tiruvallur District – 600 077.,**

Drafted by:-

Mr.B.VIVEKCHANDER,BA,.LLB.,.

Advocate (Enroll No.1980/2020)

No.10, Muthumariamman Koil Street,
Nandhivaram, Guduvancheri - 603 202.



Document No.6792...of 2024 of books
contains...23...Sheets...9.....Sheet
Registering Office

ANNEXTURE 3(1) STATEMENT

S.NO	Survey No	Land Type	Extent	Value
1.	39/1	Nanjai	0.77 Cent	Rs.16,17,000/-
2.	39/2	Nanjai	0.74 Cent	Rs.15,54,000/-
3.	29/2	Nanjai	6.5 Cent Undivided Share out of 0.13 Cent	Rs. 7,63,000/-
			Acre 1.57½ Cent	Rs.39,34,000/-

D. Raj

S. Chse.

Document No. 692 of 2024 of book 1
contains 23 Sheets 10 Sheet
Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : ஏரிவாக்கம் பட்டா எண் : **221**

உரிமையாளர்கள் பெயர்

1. கண்ணன் மகன் கே.ராஜாராம் -

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	
29	1B	--	--	0 - 9.50	0.69	--	--	---- -------- 17-10-2014
29	2	--	--	0 - 31.50	2.27	--	--	---- -------- 17-10-2014
29	3	--	--	0 - 20.00	1.44	--	--	---- -------- 17-10-2014
29	4	--	--	0 - 5.50	0.32	--	--	---- -------- 17-10-2014
39	1	--	--	0 - 31.00	2.18	--	--	07/3207---- -------- 16-03-2007
39	2	--	--	0 - 30.00	2.15	--	--	07/3207---- -------- 16-03-2007
				1 - 27.50	9.05			

குறிப்பு :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/200 /00221/50055** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 04-05-2024 அன்று 01:24:09 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

D. Roy

Document No.6792 of 2024 of books
contains 23 Sheets 11 Sheet
Registering Officer

அ-பதிவேடு விவரங்கள் - ஊரகம்

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

கிராமம் : ஏரிவாக்கம்

1. புல எண்	**39**	9. மண் வயனமும் ரகமும்	**7 - 4**
2. உட்பிரிவு எண்	**1**	10. மண் தரம்	**8**
3. பழைய புல உட்பிரிவு எண்	**39-1**	11. தீர்வை (ரூ - ஹெ)	**7.09**
4. பகுதி	-	12. பரப்பு (ஹெக்டேர் - ஏர்)	**0 - 31.00**
5. அரசு / ரயத்துவாரி	ரயத்துவாரி	13. மொத்த தீர்வை (ரூ - பை)	**2.18**
6. நிலத்தின் வகை	நஞ்சை	14. பட்டா எண்	**221**
7. பாசன ஆதாரம்	**A**	15. குறிப்பு	-
8. இரு போகமா	-	16. பெயர்	**1.கே.ராஜாராம்**

குறிப்பு:

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/200 /39/1/60055** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

D. Roy

Document No.6792 of 2024 of books
contains...23...Sheets...12...Sheet
Registering Officer

அ-பதிவேடு விவரங்கள் - ஊரகம்

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

கிராமம் : ஏரிவாக்கம்

1. புல எண்	**39**	9. மண் வயனமும் ரகமும்	**7 - 4**
2. உட்பிரிவு எண்	**2**	10. மண் தரம்	**8**
3. பழைய புல உட்பிரிவு எண்	**-2**	11. தீர்வை (ரூ - ஹெ)	**7.09**
4. பகுதி	-	12. பரப்பு (ஹெக்டேர் - ஏர்)	**0 - 30.00**
5. அரசு / ரயத்துவாரி	ரயத்துவாரி	13. மொத்த தீர்வை (ரூ - பை)	**2.15**
6. நிலத்தின் வகை	நஞ்சை	14. பட்டா எண்	**221**
7. பாசன ஆதாரம்	**A**	15. குறிப்பு	-
8. இரு போகமா	-	16. பெயர்	**1.கே.ராஜாராம்**

குறிப்பு:

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/200/39/2/60055** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

Document No.6792...of 2024.of books
contains...23...Sheets...1...3.....Sheet
Registering Officer

அ-பதிவேடு விவரங்கள் - ஊரகம்

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

கிராமம் : ஏரிவாக்கம்

1. புல எண்	**29**	9. மண் வயனமும் ரகமும்	**7 - 4**
2. உட்பிரிவு எண்	**2**	10. மண் தரம்	**8**
3. பழைய புல உட்பிரிவு எண்	**-2**	11. தீர்வை (ரூ - ஹெ)	**7.09**
4. பகுதி	**-**	12. பரப்பு (ஹெக்டேர் - ஏர்)	**0 - 31.50**
5. அரசு / ரயத்துவாரி	**ரயத்துவாரி**	13. மொத்த தீர்வை (ரூ - பை)	**2.27**
6. நிலத்தின் வகை	**நஞ்சை**	14. பட்டா எண்	**221**
7. பாசன ஆதாரம்	**A**	15. குறிப்பு	**-**
8. இரு போகமா	**1**	16. பெயர்	**1.கே.ராஜாராம்**

குறிப்பு:

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/200/29/2/50055** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

D. Raj

S. Chandra.

Document No.6792 of 2024 of books
& contains 23 Sheets 14 Sheet
Registering Officer

District : Kancheepuram

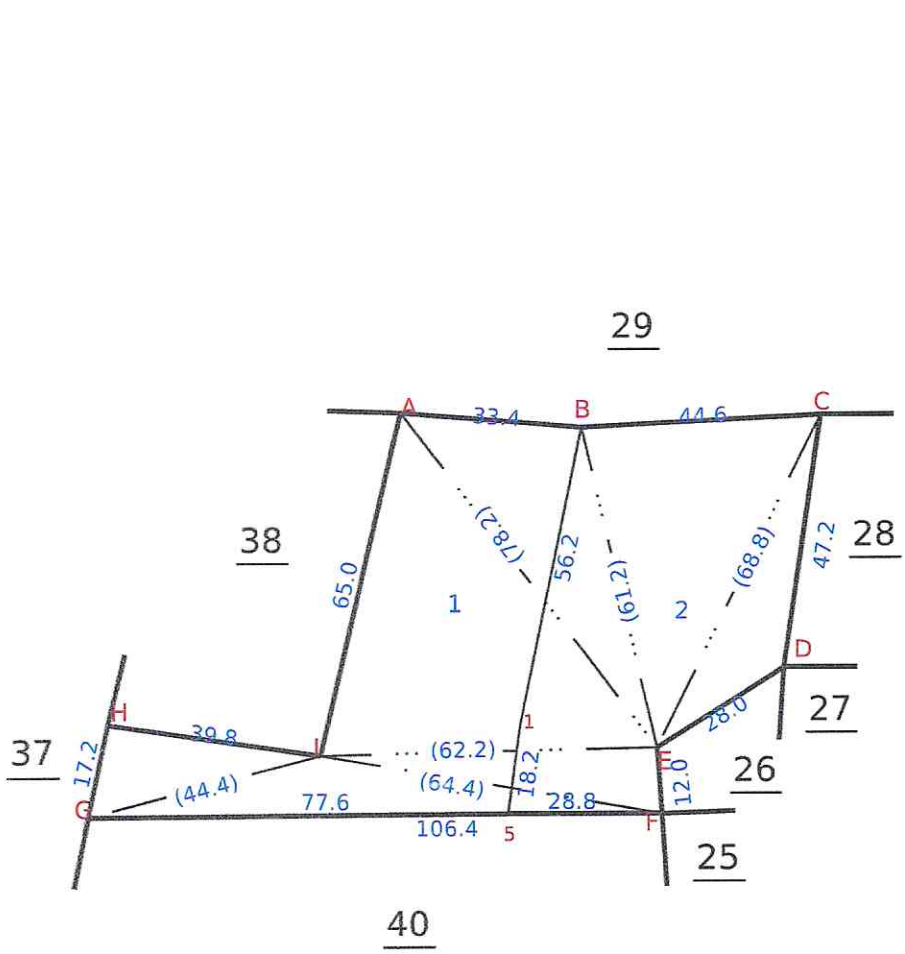
Taluk : Kundrathur

Village : Yerivakkam [200]

Survey No : 39

Area : Hect 00 Ares 61.00

Scale : 1 : 1277



Document No.6792...of 2024 of books

contains...23...Sheets...1.5.....Sheet

Registering Officer

Signed By Tahsildar

Name of approver : kpm_[illegible]lai

Date of Approval : 22-08-2017

Date of Issue: 06-05-2024 12:02:33

Survey and Settlement Department, Government of TamilNadu

240 fv.1

District : Kancheepuram

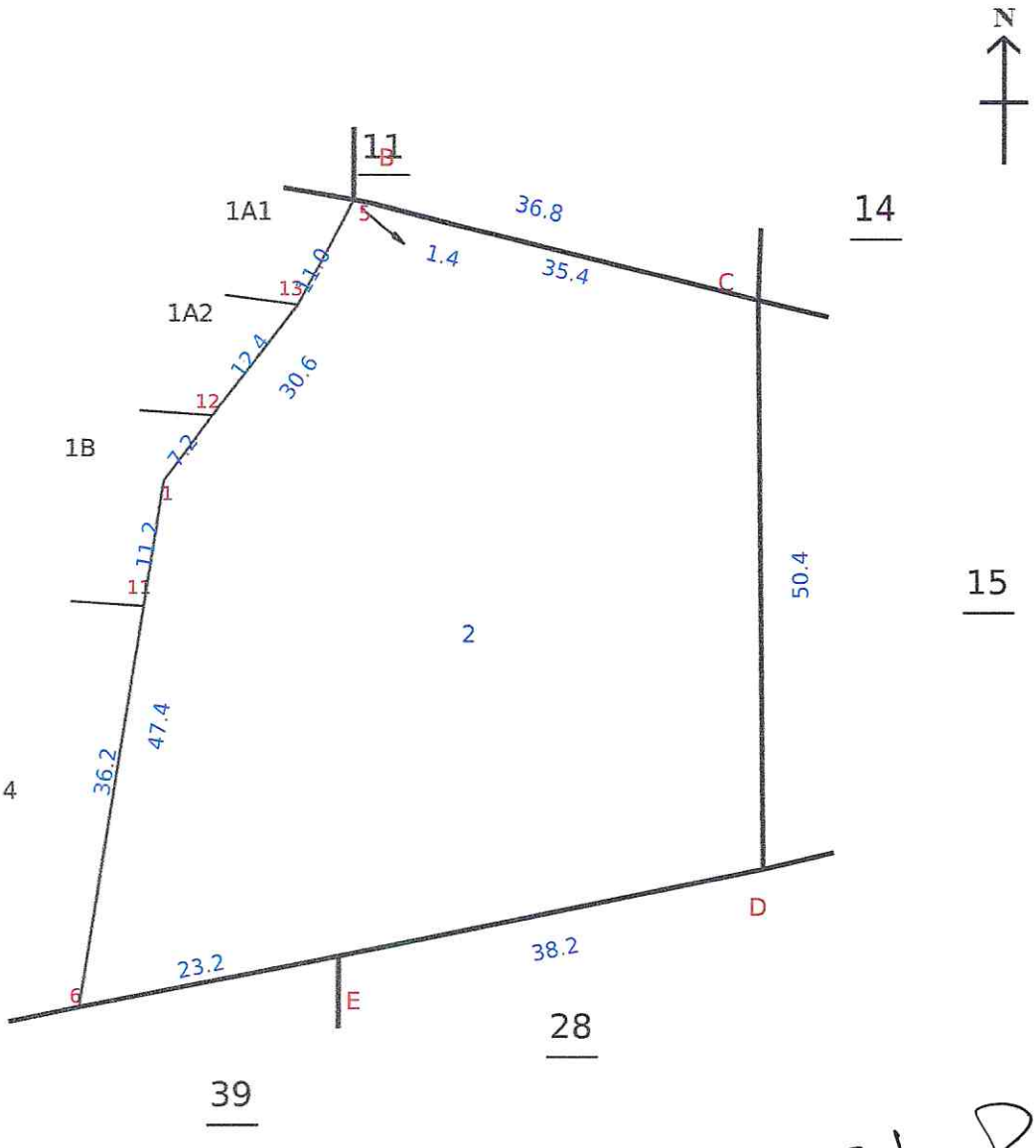
Taluk : Kundrathur

Village : Yerivakkam [200]

Survey No : 29/2

Area : Hect 00 Ares 31.50

Scale : 1 : 604



Document No 6792 of 2024 of Books

contains 23 Sheets 16 Sheet

Registering Officer

Signed By Tahsildar

Name of approver : kpm lai

Date of Approval : 22-08-2017

Date of Issue: 06-05-2024 12:04:38

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5059 of 2024

I hereby certify that a sum of ₹ 200/- (Rupees Two Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சந்திரா சிவசுப்ரமணியம் residing at NO.38/40, KAVIGNAR BARATHIDASAN ROAD, VTC, TEYNAMPET, CHENNAI, Koyembedu[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Gooduvancheri
Date: 06/05/2024

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 ₹ 40,650/- paid at 03:59 PM on the 06/05/2024 by

Left Thumb





S. Chan.
Ph: 87544 48967

Additions as per recitals of document

Execution admitted by
Left Thumb





S. Chan.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:51756244f1e0647b6249d7a6ea5708b1c1c1c7
(Details from UIDAI : Chandra Sivasubramaniam C/O: Sivasubramaniam, 1970, xxxxxxxx6035)



Document No. 6792 of 2024 of books
contains 23 Sheets 17 Sheet
Registering Officer

Claim admitted by
Left Thumb





D. [signature] 7418924618

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:594418b7a4296879b64670baf7c970cf102f3d **(Details from UIDAI : Prakash Duraisamy S/O: Duraisamy, 1988, xxxxxxxx2342)**



6th day of May 2024

VAITHILINGAM V
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/6792/2024**.

Date: 06/05/2024
Gooduvancheri

VAITHILINGAM V
Sub Registrar

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

Document No 6792 ....of 2024 ..of books
contains ...23.... Sheets ..18..... Sheet
Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2043/50323/00126

To
பிரகாஷ் துரைசாமி
Prakash Duraisamy
S/O: Duraisamy
56
CHELLIYAMMAN STREET
KATTANKOLATHUR
Kattankolathur
Kancheepuram Tamil Nadu - 603203
7418924618

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5473 0314 2342

VID : 9175 3233 4607 6973

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 19/07/2015



பிரகாஷ் துரைசாமி
Prakash Duraisamy
பிறந்த நாள்/DOB: 16/08/1988
ஆண்/ MALE

5473 0314 2342

VID : 9175 3233 4607 6973

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது
- பாதுகாப்பான QR குறியீடு/ஆப்லைன் XML/ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ ஆதார் மற்றும் எம் ஆதார் போன்ற அனைத்து வகையான ஆதார்களும் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதாரை புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள்/சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார்/பயோமெட்ரிக்ஸ் லாக்/அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:
த/பெ: துரைசாமி, 56, செல்லியம்மன் தெரு, காட்டாங்கொளத்தூர், காட்டாங்கொளத்தூர், காஞ்சிபுரம், தமிழ் நாடு - 603203

Address:
S/O: Duraisamy, 56, CHELLIYAMMAN STREET, KATTANKOLATHUR, Kattankolathur, Kancheepuram, Tamil Nadu - 603203

Download Date: 14/08/2023

5473 0314 2342

VID : 9175 3233 4607 6973

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

D. Raj

Document No. 6792 of 2024 of book 1
contains 23 Sheets 19 Sheet
Registering Officer

S. Chez.

Scanned with OKEN Scanner
Scanned with OKEN Scanner

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrollment No.: 0013/07016/07316

To
சந்திரா சிவசுப்ரமணியம்
Chandra Sivasubramaniam
C/O: Sivasubramaniam,
38/40, Kavingnar Barathidasan Road,
VTC: Teynampet,
PO: Teynampet,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu,
PIN Code: 600018,
Mobile: 7200065320

4750977

MC047509771FL



உங்கள் ஆதார் எண் / Your Aadhaar No. :

9572 4352 6035

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



சந்திரா சிவசுப்ரமணியம்
Chandra Sivasubramaniam
பிறந்த நாள் / DOB : 24/04/1970
பெண்பால் / Female

Issue Date : 22/11/2022

9572 4352 6035

எனது ஆதார், எனது அடையாளம்



Document No.6792 of 2024 of books
I contains 23 Sheets 20 Sheet
Registering Officer

भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 2189/82600/10899

To
சேகர் வை
Sekar V
S/O Vaiyapuri
PLOT NO 2826 TNHB
1ST CROSS STREET,5TH MAIN ROAD
Ayappakkam
Ayapakkam
Tiruvallur Tamil Nadu - 600077
9566195139

Download Date: 07/11/2017

Generation Date: 31/05/2017

Signature Not Verified

Digitally Signed by Unique Identification Authority of India
Date: 2017.11.07 15:49:44 IST

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2519 8286 3379

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



சேகர் வை
Sekar V
பிறந்த நாள்/DOB: 23/06/1967
ஆண்/ MALE

2519 8286 3379

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Address:
S/O Vaiyapuri, PLOT NO 2826
TNHB, 1ST CROSS STREET,5TH
MAIN ROAD, Ayappakkam,
Tiruvallur,
Tamil Nadu - 600077

முகவரி:
S/O வையாபுரி, மனை எண் 2826
தநாவீவா, 1வது குறுக்கு தெரு 5வது
மெயின் ரோடு, அயப்பாக்கம்,
திருவள்ளூர்,
தமிழ் நாடு - 600077

2519 8286 3379

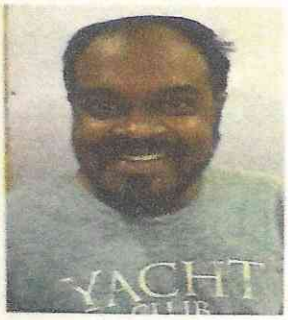
1947 | help@uidai.gov.in | www.uidai.gov.in

D. [illegible]

[illegible]

Document No 6792 of 2024 of book 1
contains 23 Sheets 21 Sheet
Registering Officer

இந்திய அரசாங்கம்
Government of India



சிவகுமார் சிவசுப்ரமணியம் துரைசாமி
Sivakumar Sivasubramaniam Doraisamy

பிறந்த நாள் / DOB: 01/07/1974

ஆண்பால் / Male

6363 0594 7841

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: தந்தை / தாய் பெயர்:
சிவசுப்ரமணியம் துரைசாமி, பழைய எண் 38, புதிய எண்.40, கே பி தாசன் சாலை, தேனாம்பேட்டை, தேனாம்பேட்டை, சென்னை, தேனாம்பேட்டை, தமிழ் நாடு, 600018

Address: S/O: Sivasubramaniam Doraisamy, Old No.38, New No.40, K B Dasan Road, Teynampet, Teynampet, Chennai, Teynampet, Tamil Nadu, 600018

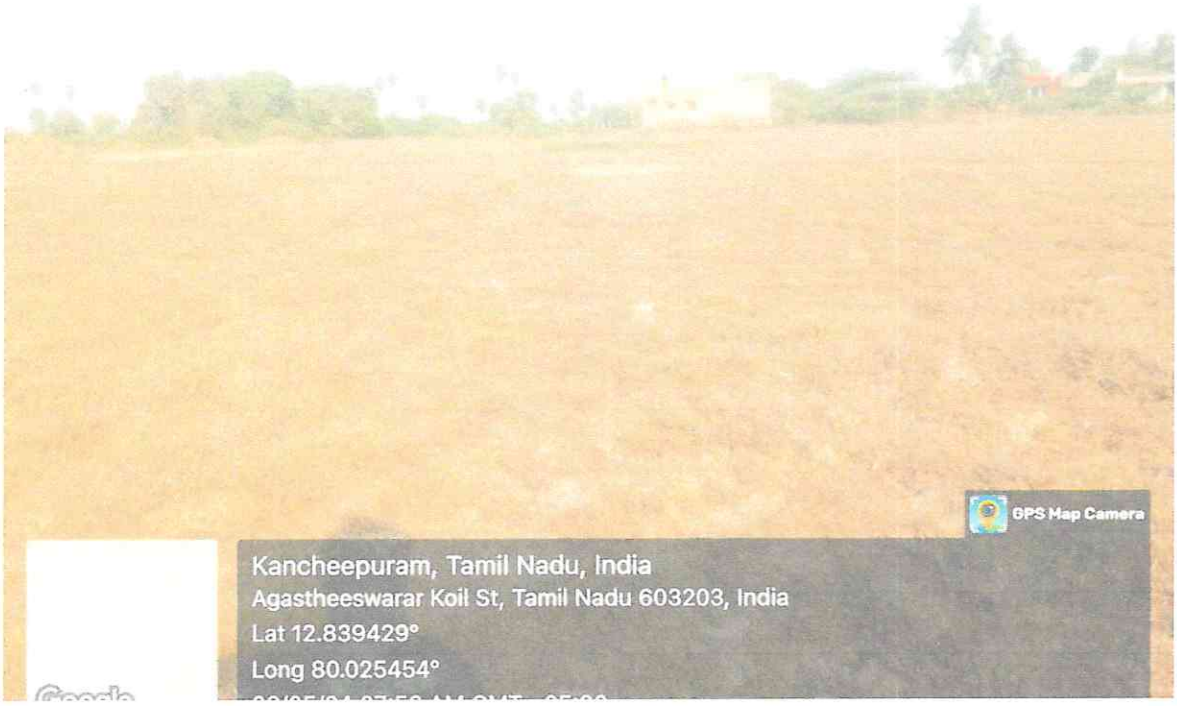
6363 0594 7841

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

D. Raj

S. Chi

Document No. 6792 of 2024 of books
I contains 23 Sheets 22 Sheet
Registering Officer



D. Roy

S. Chandra.

Document No. 6792 of 2024 of books
contains 23 Sheets 23 Sheet
Registering Officer

2162/18 TP/1152484/2018



தமிழ்நாடு TAMILNADU

BN 405559

S-Chandra

J. JAYAKARY
STAMP VENDOR
L.NO. 17/83/97
ANNA NAGAR, CH-40

VERIFIED 24.11.2017

SALE DEED

This DEED OF SALE executed at Chennai this the 05th day of ~~February~~ MARCH 2018 by

Mr. Rajaram Kannan, (Passport No. 488409689) son of Kannan, Hindu, aged 48 years , residing at No. 5517, Wallace PL , Freemont, CA 94538, United States of America, and represented herein by his duly constituted power of attorney agent, Mr. M.Ramesh (Aadhar ID.768443387656) , son of Maruthanayakam, Hindu, aged 52 years and residing at No.111, Shanmugam Enclave, II Floor, Harrington Road, Shenoy Nagar, Chennai – 600 013, the power of attorney

Document No: 2162 of 2018
Book 1
Contains 24 Sheets
Sheets

2164/18

SALE DEED

This DEED OF SALE executed at Chennai this the 8th. day of March 2018 by

Mr. Rajaram Kannan, (Passport No. 488409689) son of Kannan, Hindu, aged 48 years , residing at No. 5517, Wallace PL , Freemont, CA 94538, United States of America, and represented herein by his duly constituted power of attorney agent, Mr. M.Ramesh (Aadhar ID.768443387656) , son of Maruthanayakam, Hindu, aged 52 years and residing at No.111, Shanmugam Enclave, II Floor, Harrington Road, Shenoy Nagar, Chennai – 600 013, the power of attorney

Document No: 2164 of 2018

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
3/350/2 Mettukuppam,
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.